



HMK
COMPANY

Ashland School District
2019 Capital Bond Program
Final Report

Ballot Language – Bond Promise



- SEL803 outlined the work that would be done as part of the general obligation bond. Below is taken from the ballot language:

- *Replace, upgrade, or provide new:*
 - *HVAC systems to improve air quality and efficiency*
 - *Utility systems to improve efficiency,*
 - *Safety infrastructure to enhance student and staff well-being,*
 - *Technology infrastructure to modernize student learning,*
- *Renovate or replace aging schools,*
- *Strengthen schools against earthquakes,*
- *Increase accessibility to schools for people with disabilities.*



Explanatory Statement for Ballot Language



Goals for bond:

- Increase or improve health and safety
- Prioritize flexibility and adaptability
- Be sustainable and energy efficient
- Promote inclusiveness
- Promote financial stewardship
- Standardize facility systems
- Plan for the future

Expanded Scope:

- Safety enhancements district-wide
- HVAC and mechanical/electrical/plumbing upgrades (includes focus on green technology, renewable energy, and operational efficiency) district-wide
- Seismic upgrades for earthquake safety in student buildings district-wide
- Improvements to bathrooms district-wide
- Technology infrastructure with enhanced internet connectivity
- Replace/rebuild older buildings at AMS to promote modern learning and operational efficiency
- Accessibility and flexibility upgrades for AHS Humanities and Science Buildings
- Comprehensive renovation at Walker (and reconfigured point of entry) to enhance safety and improve student circulation
- Redesigned Helman classroom wing and entry, creating secure student circulation
- Renovate or replace Helman classroom buildings to enhance the learning environment, safety, and student circulation



Bond Structure



District Wide (DW) Projects:

- DW Safety enhancements
- DW HVAC and mechanical/electrical/plumbing upgrades
- DW Restrooms
- DW Technology

Major Projects:

- Helman Elementary School Addition
- Ashland Middle School Renovation
- Walker Elementary School Renovation
- Ashland High School Renovation

Themes Throughout:

- Universal Access (ADA Improvements)
- Sustainability

Program Oversight and Communication



Board and Committees

School Board

- Monthly End of Month Reports
- Program Implementation Plan

Oversight Committee

- Establish committee
- Established routine cadence to oversight committee meetings

Design Teams

- Core Teams (Administrators, teachers, custodians, maintenance and facilities, parents, students)
- Focus Groups (users of spaces)

Communication

- Bond website
- Newsletters
- Social media
- Videography

Sustainability and Standards



Sustainability

Brightworks

- Leveraged Ashland's Climate Energy Action Plan (CEAP) to identify ~20 recommendations that applied to district projects
- Reviewed building standards and design milestones and made recommendations
- Provided energy modeling for Helman Elementary School, Walker Elementary School and Ashland Middle School

Standards

- Established building standards, which include products, systems, design requirements that ensure buildings are easy to maintain, long-lasting and meet district's goals (sustainability, air quality, accessibility, etc.)
- Established interior finish standards, which ensured equitable finishes throughout the district. Additionally, that materials meet sustainability requirements
- We also met with experts and district staff to define:
 - DW HVAC
 - DW Technology
 - DW Safety & Security
 - DW Restrooms
 - Accessibility

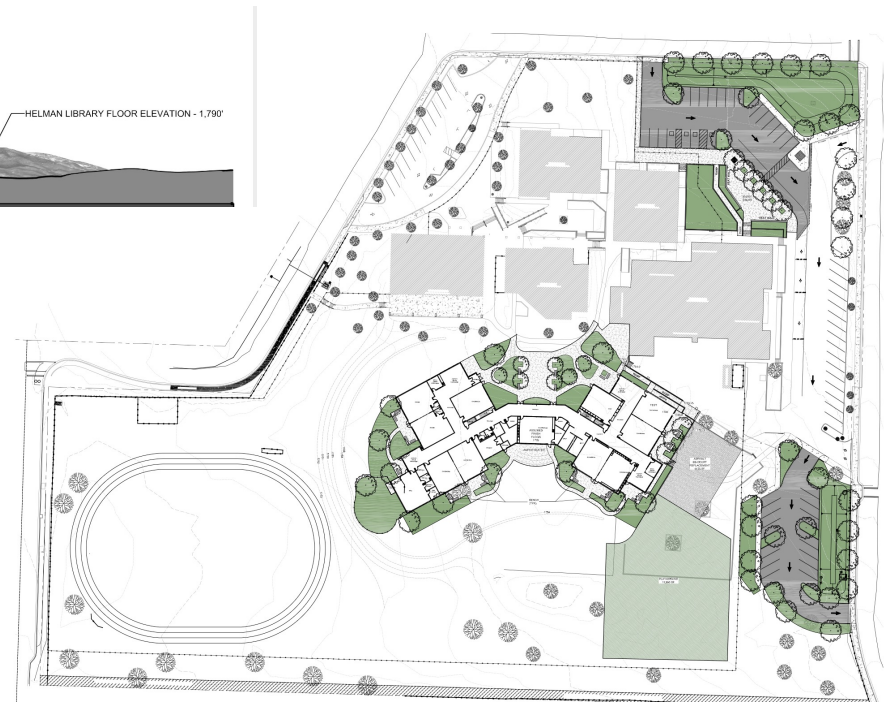
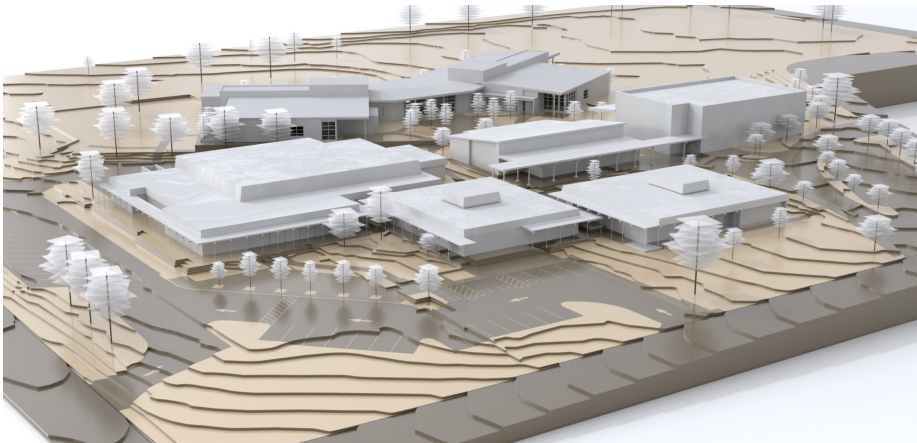
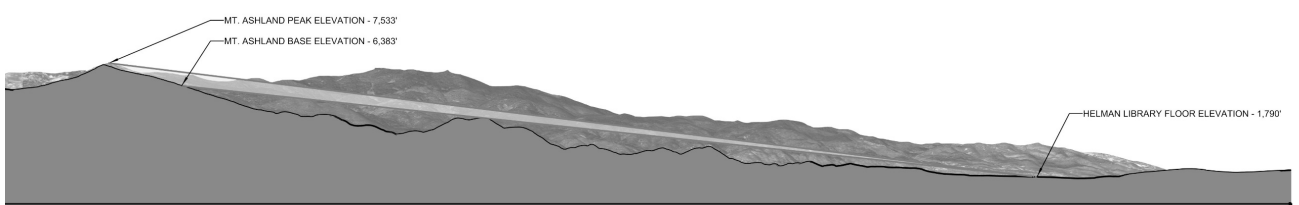
Helman Elementary School



Scope: New classroom addition, replacing 2 four classroom pods, approximately 23,000SF. Campus security improvements, which included fencing, parking/traffic flow, office reconfiguration with safety vestibule. Air quality improvements for climate resilience. Technology improvements and restroom remodel to existing pod restrooms

Design: BBT

Construction: Adroit



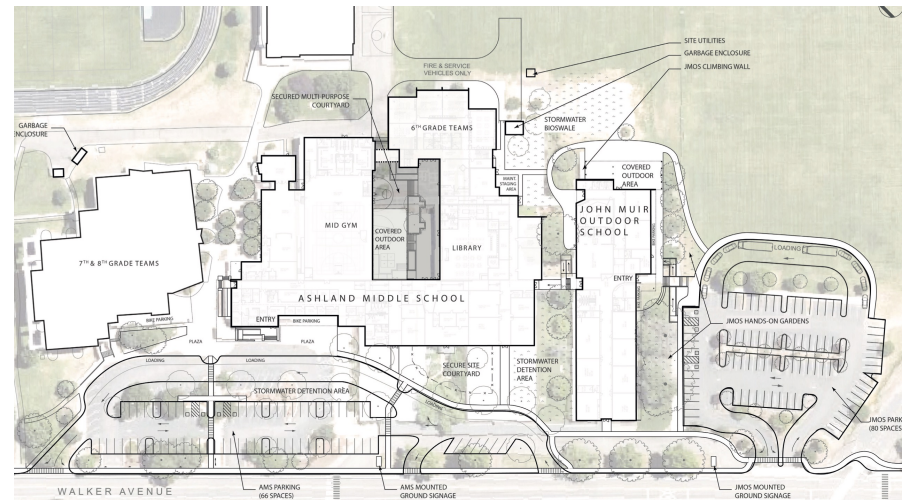
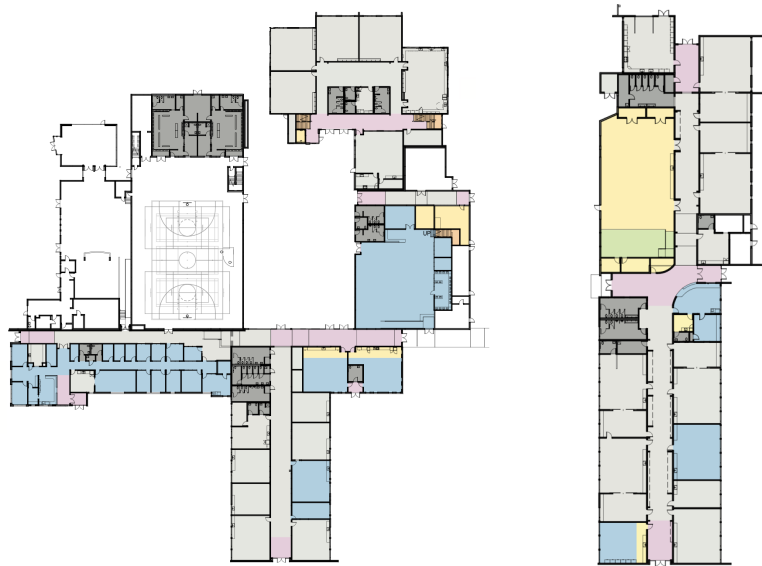
Ashland Middle School + TRAILS



Scope: Renovate/replace classrooms spaces in three wings, totaling approximately 65,000SF. By virtue of this project, TRAILS was also included throughout design process for initial programming and long term solution. The northern two most wings were renovated to modern learning spaces, including converting small gym to library and constructing a new addition. The southernmost wing was disconnected from the building and renovated to meet TRAILS programmatic needs, with minimum reliance on main campus. This included new office entry way. The whole campus received district standard for technology, safety & security improvements and improved HVAC systems.

Design: Soderstrom + arkitek design & architecture

Construction: Adroit



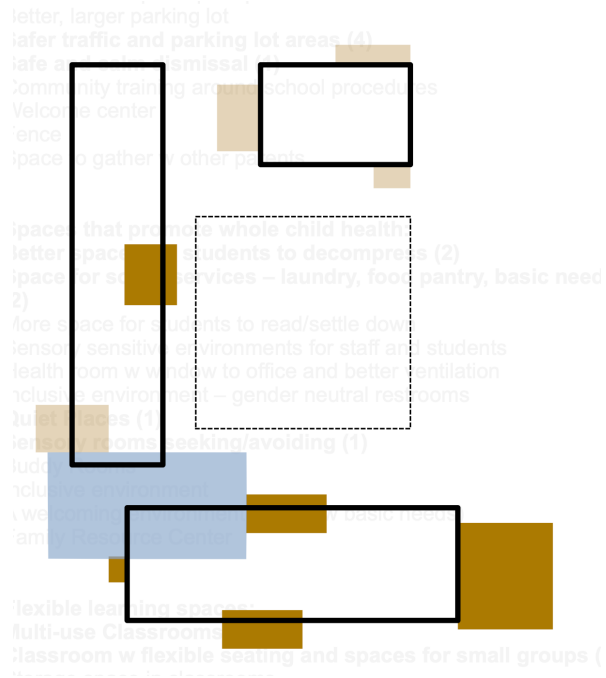
Walker Elementary School



Scope: Initial plan was to renovate existing building. However, after investigations and consulting with design firms, it was determined that it would not be in the district's best interest to renovate. Throughout the first half of 2020, the district, HMK and school board reviewed options and estimates to demo the E/W wing, renovate the historical wing and create a new addition. Ultimately, the board agreed and allocated bond premium to completely transform the Walker Elementary School Campus. In addition to the bond and premium funds, the district received two Seismic Rehabilitation Grants, totaling nearly \$5M. The first grant contributed towards seismic improvements to the historic Walker Ave facing building. The second grant reinforced the gymnasium. The final outcome was a transformed building that meets the educational programmatic needs and meets all established building standards.

Design: BBT

Construction: Adroit



Ashland High School

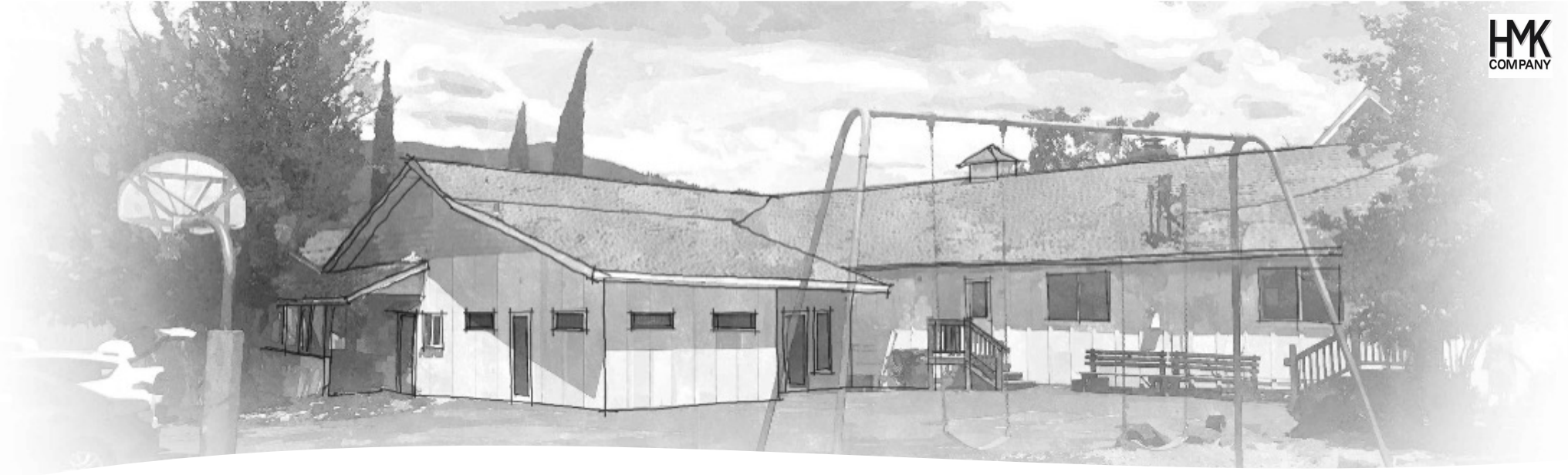


Scope: Campus improvements were strategically broken out into several phases. Total scope of upgrades was developed around accessibility, safety, security and extensive infrastructure enhancements throughout the campus. Overall impact to the campus involved substantial renovation of the Humanities and Science buildings which included major structural retrofits driven by the award of two separate seismic grants. Several other buildings and ancillary spaces were impacted by construction including a full renovation to the main quad. With a sprawling campus and a broad rea of impact, avoiding relocation and maintaining campus function presented challenges which were overcome with the resilience and collaboration of Ashland High School staff and students.

Design: arkitek design & architecture design & architecture

Construction: KNO (Joint venture Kirby Negalhout Construction and Outlier Construction)





Willow Wind

Scope: Safety & Security, Technology Improvements, HVAC Improvements and Restroom Renovations. It's important to note that this residential homestead school, presented challenges due to it's limited size and interstitial space. However, the bond executive team did not believe that was justification for not meeting district standards. Ductless mini splits were replaced with air handlers, which use outside air.

Design: arkitek design & architecture

Construction: Outlier Construction

Small Improvements, Lasting Impact

Scope: Bellview Elementary School and district maintenance and district transportation facilities received upgrades in the form of Safety & Security, Technology Improvements and HVAC improvements meeting district standards. Supporting these facilities with necessary upgrades is critical to ensure that these district provided services continue to perform effectively. Like many site enhancements, these core improvements may not be easily observed visually but they are essential to productivity.

Design: MFIA

Construction: Outlier Construction



Recommendations



After reflecting as a team, the Ashland School District Executive Team makes the following recommendations for future bond planning:

- Helman Elementary School
 - Replace remaining two 4 classroom pods, upgrades to library and gymnasium systems and roofs
- Ashland Middle School
 - Replace systems in 7/8th grade building and large gym, including roofs
- Walker Elementary School
 - Minimal updates needed
- Ashland High School
 - Replace roofs and systems in gymnasium and theater buildings
 - Replace/Renovate existing classroom spaces
- District Office
 - Relocate off high school campus

Financial Status



- The Ashland School District sold bonds, totaling: **\$107,380,000**
- After receiving premium, OSCIM grant, four seismic grants, and strategic reinvestments, the district added an additional **\$44,194,064**, delivering **\$151,574,064** in capital improvements
- Despite the challenges, the district will complete the 2019 Capital Bond Program with **~\$4M remaining**

**Thank you to the board and
community for your trust!**