

Planning Assumptions

- The student population will be 900 as a base, the plan should provide for future growth up to 1,350.
- Ashland High School will be replaced and/or modified on the existing site
- Total building replacement will occur in phases with the exception of the Theater/Commons
- The master plan will serve as a tool for the Citizen's advisory committee to determine what work will be presented in a Community Bond, November 2006. It is assumed that phase one construction will begin in 2008
- Phase two design work will begin in 2010
- Lincoln Elementary School will house displaced students for the initial phase, it may however, not be available in the future.
- The District Administration offices can be re-located off site
- The Tech Ed/Industrial Arts Department at some time in the future may be transitioned into a "Center of Excellence" that could collaborate with the nearby University and Community College and may be relocated in it's entirety to the "Lincoln Elementary site across Siskiyou Blvd.
- An Aquatic Center could potentially be introduced into the program, this would happen off site.

Goals

- Provide an environmentally sensitive school.
- Provide quality HVAC to every space
- Create a sense of entry and community presence.
- Take advantage of natural light and views.
- Create a building with flexible spaces for multiple teaching and learning models in the future.
- Maintain the quad for student socialization.
- Modify site configuration to comply with City Planning Standards
- Maintain the character of the existing gymnasium, if a new facility is to be provided, re-create the small town character.
- Provide preliminary budgets that will incorporate durable materials and long range energy efficient systems.
- Provide better security on site, existing layout can not be monitored or controlled. Allow compartmentalized access for after hours usage by the community.

Findings and recommendations

- Replacement of Ashland High School is based on a lower student population reaching a level of 900 in 10 years. The target population for 2008 will be 1,000 students. The school target size is 215,000 square feet. Departments in general have been down sized to accommodate this future trend. However, there are alternate recommendations for a few departments that have the expectation to retain student load into the future. These alternates can be added to the base recommendation as needed.
- The only existing building to remain on the campus is the Theater/Student Commons.
- The classrooms within a department should be consolidated and instructional areas should be arranged to allow clusters of classrooms with associated support space. The flexible arrangement will facilitate the desire to maintain the traditional department clustering, but will allow for future reconfiguration of programs and teaching philosophies. Support space will foster communication and shared resources for the teaching teams.

- Various user groups have suggested the character of the existing gymnasium should be retained. If remodeling is not economically feasible, a new gym should re-create the atmosphere and aesthetic. The English building (#3) does not function or work efficiently as classroom space, because of its history, it could be utilized for other purposes on another site.
- Develop a two or three story scheme to consolidate facilities, make better use of the site and minimize operational impacts created by construction. Large buildings need to address the City of Ashland's "big box" ordinance limiting building size to 45,000 square feet.
- The facility committee determined a base critical improvement is needed to bring the existing infrastructure up to date. If no buildings are to be replaced or entirely renovated at this time, a base improvement cost of \$7,000,000 - \$9,000,000 has been defined for items including, but not limited to upgrades of the HVAC and overall systems, Security, Required ADA (25%), and lighting. This is further defined in the DOWA facilities report. If the replacement of Ashland High School is to be implemented over several bond cycles, this critical improvement figure should be considered in addition to the construction cost of the new or remodeled buildings.

Department	Existing		Wish List (New)		900 Student (new)		1000 Student*	
	Square Footage	# CR	Square Footage	# CR	Square Footage	# CR		# CR
Alternate Ed.	5,160	3	6,192	4	2,500	2	3,000	3
Athletics/P.E.	37,715	5	45,921	6	41,690	5	46,000	6
Art	5,939	4	5,970		3,032	3	4,000	3
Computers (Resource Rms)	6,112	5	Within Dept. Programs	5	6,000	4	6,000	5
English	9,245	34	11,040 (8)	29	6,100	29	8,000 (7)	31
Social Studies	10,225		9,930 (7)		5,500		8,000 (6)	
Math	6,996		8,970 (7)		5,500		6,500 (6)	
Languages	4,752		11,130 (7)		5,500		5,500 (5)	
Health	3,350	3	3,230	3	1,550	2	1,550	2
Music	6,911	2	8,735	3	6,340	2	8,000	3
Tech Ed.	19,429	7	19,429	7	9,000	6	19,429**	7
Theater	12,820	2	12,820***		12,820***	2	12,820***	2
Science	12,661	6	15,819 (7)	7	10,000	5	12,000	6
Special Ed.	4,449	3	6,376 (***)	3	2,500	3	3,000	3
Administration	4,571		7,439		5,000		6,000	
Counseling	1,698		2,285		2,000		2,000	
Health Clinic	1,246		1,323		2,500		2,000	
District Administration	3,602		3,100***		3,100***		3,100***	
Library	9,772		11,876		7,800		10,000	
Commons	12,539		12,539***		12,539***		12,539***	
Circulation	23,641		35,133		24,502		30,195	
Utilities/Restroom	5,012 (+/-)		(Included in Dept)		3,000		3,500	
Student Support			8,497		4,000		4,500	
TOTALS	207,885		219,295		154,014		189,174	

*This combines average for 1,000 student population and specific AHS needs.

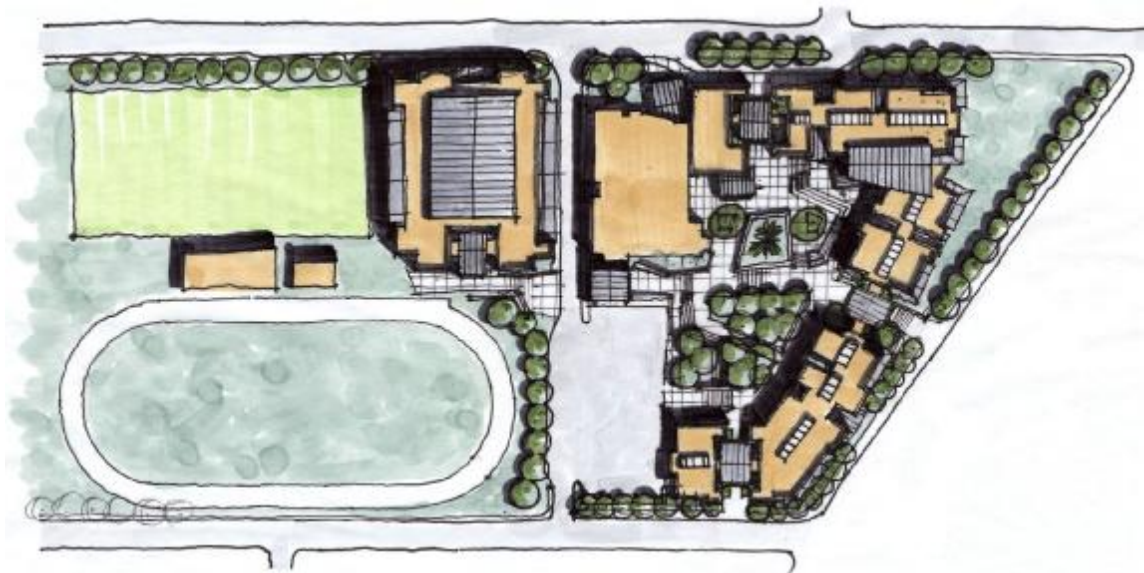
** This does not include program needs for future "Center of Excellence".

*** Existing square footage to remain/relocate and is not included in overall new square footage

Planning Concepts

The master plan for Ashland High School was developed to consider both programmatic needs and respond to community contextual issues. The existing campus layout composition is that of individual buildings scattered randomly over the site. No uniform concept ties the buildings together. Spaces between the existing buildings are difficult to monitor and secure and do not provide welcoming or comfortable areas. The existing campus has no distinct sense of entry or community front.

- The quad is an important socializing element for the school and should be retained and further developed to retain and promote this activity.
- Students access the campus from all edges, therefore, there are several points of entry that need to be considered. Off site student parking, bus unloading and parent drop off located at the Mountain Avenue edge make that a primary student entrance. The Siskiyou Boulevard Edge is the community front. Two major entrances will be developed along these edges. The administration building needs to be located at the Mountain Avenue entrance. Points of entry should be able to be secured for safety. The Siskiyou Boulevard entrance will help reinforce the link to the Lincoln Elementary School Site for both temporary and possible long term relationships.
- The site topography should be utilized to maximize building area, taller buildings can be integrated into the slope in such a way that the overall height from the site perimeter is not visually higher than a two story building. Two or Three story classroom pods will flank the quad area and create the entry points. These new classroom wings will allow a reconfiguration of instructional spaces to provide a variety of classroom sizes, teacher support space, computer/resource areas and accommodation of a more collaborative approach to learning. Each classroom will be able to have natural light.
- Existing parking lots along street edges need to be internalized to satisfy city planning standards.
- Parent Drop off and Bus Loading need to be separated to eliminate conflicts.
- Students and the community have expressed a desire to retain several buildings rather than create one monolithic structure. Departments that have a high interaction should be grouped together.



Master Plan (Option Five)

Combination two story/three story plan

Note: Phases one and two can be completed simultaneously or in reverse order.

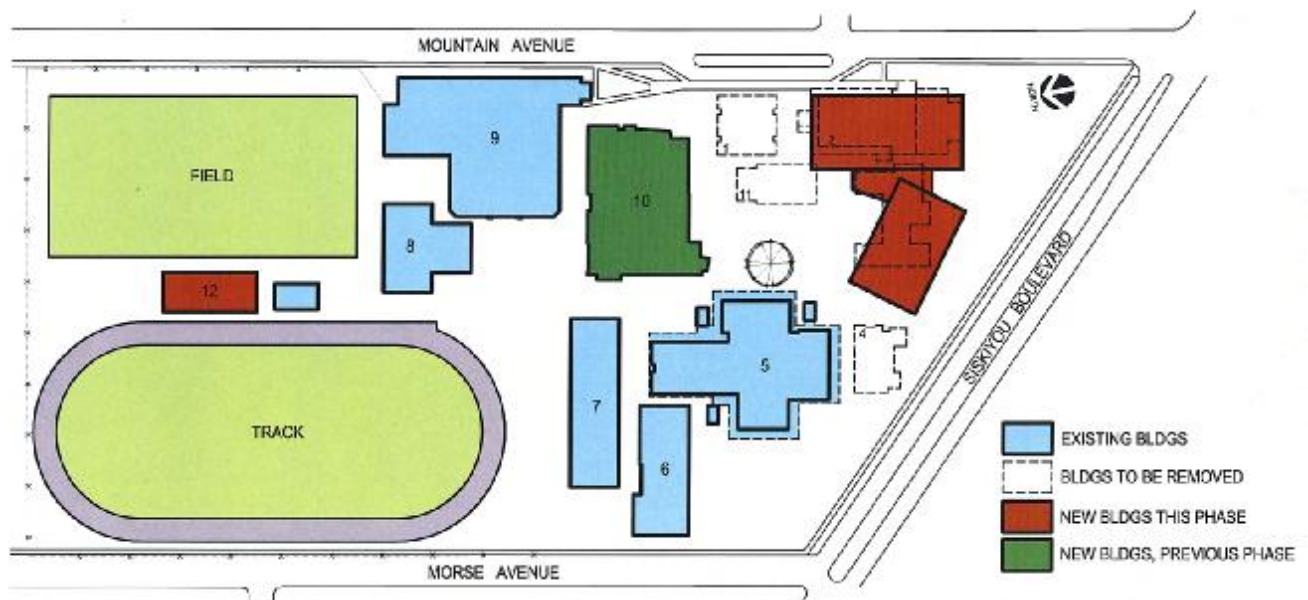
Phase One

The Humanities and English Buildings will be removed during this phase. 22 classrooms, the print shop and IT office will be temporarily lost due to the removal of these two buildings. Currently there are approximately 18 teaching spaces available at Lincoln Elementary School across Siskiyou Boulevard. With slight modifications, more teaching spaces could be created.

Both the High School and the District Administration can be vacated during this phase, but it is not necessary. The district administration building could remain in place during construction to temporarily house displaced classrooms.

A new 65,000 square foot academic building will be constructed in the vicinity of the old Humanities and English buildings. This new structure will house the high school administration, the library, and the science, math, English and Social Studies classrooms.

A new stadium will be built during this phase.

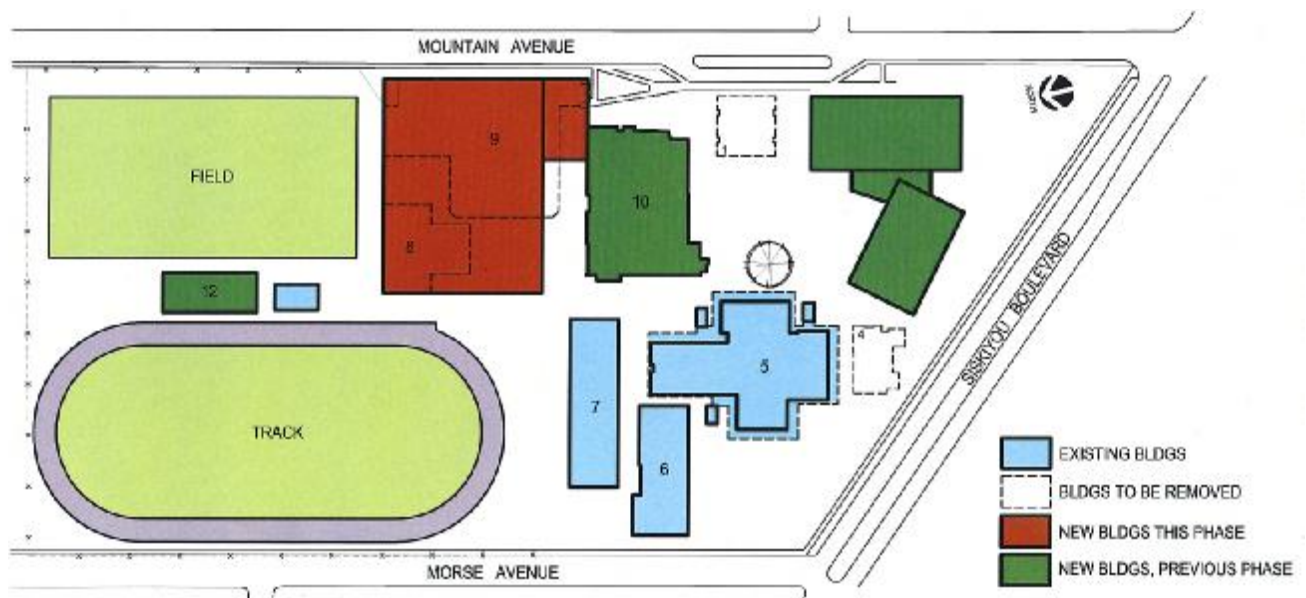


Phase Two

This phase will either replace the existing gymnasium in a new location, or the existing facility will be remodeled and expanded. Either way, the portion of the building currently housing the music department will be demolished and a new facility for music will be built as an independent addition to the existing theater or will be integrated into the remodel of the gymnasium.

The small gymnasium will be removed during this phase. This pre-engineered metal building could be considered for relocation to another district site or sale.

The music department, athletics and the health center will need to be relocated during this phase of construction. The district administration building could remain in place during this phase to house the health center and athletic offices during construction.

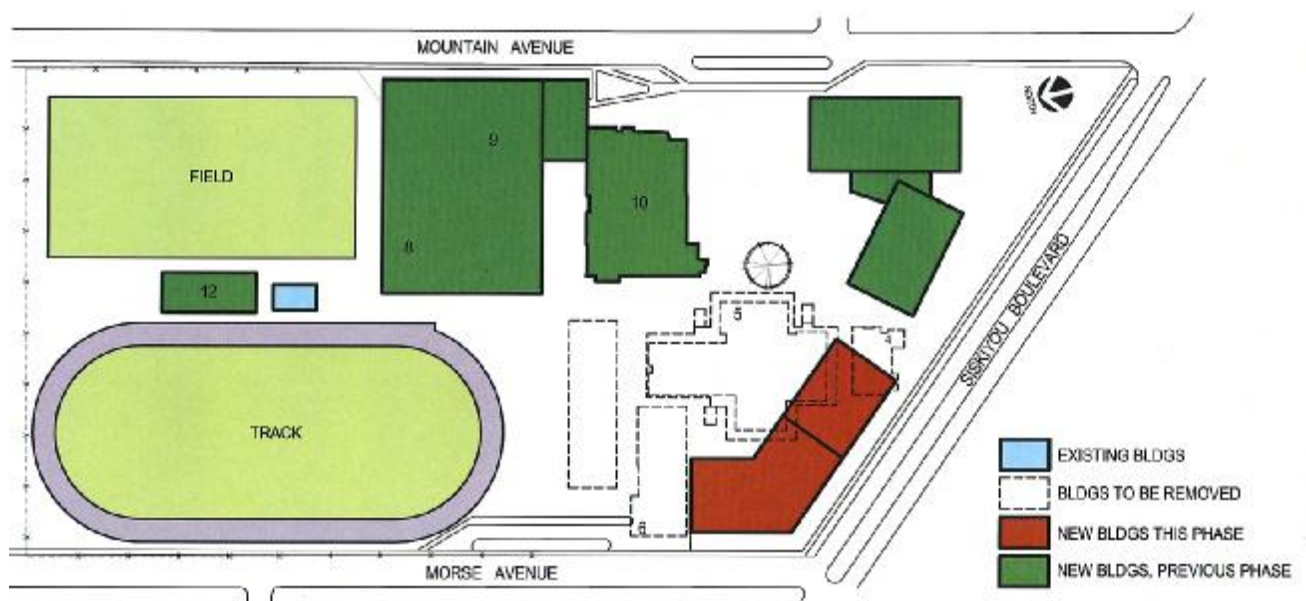


Phase Three

The removal of the Science/Library Building #5, temporarily eliminates 20 classrooms, the library, information technologies computer hub and the counseling center. Completion of phase one, allows the Library, Science, English, Social Studies and Counseling to re-locate to the new building. World Languages, Health and remaining departments will relocate offsite or to portable classrooms during this phase.

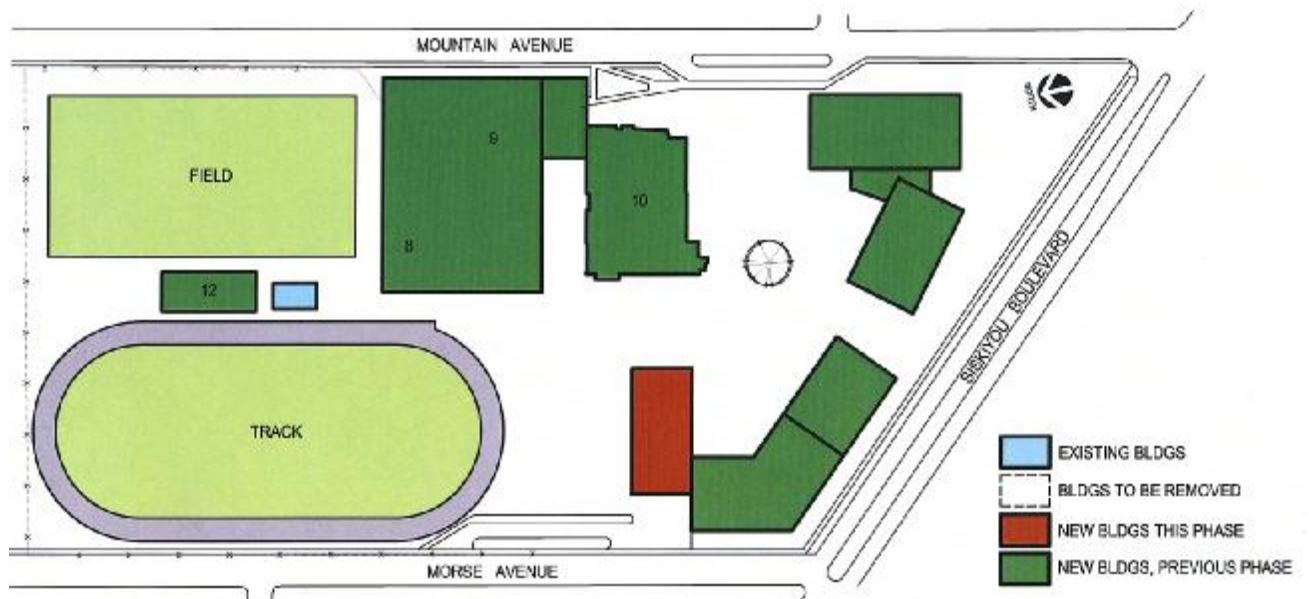
An aggressive construction schedule consolidation would mean the Technical Arts program could be affected during this phase, a temporary set up could occur off site. Because of high set up and relocation costs, the program is typically suspended during construction and partnership programs are explored. If this is not an option, the configuration of the footprint for the new building proposed in this phase could be arranged so that the existing tech art building removal could be deferred until phase 4.

A new 58,000 square foot academic building is proposed. This building will house World Languages, Health, Alternate Ed, Special Ed, Art and the Health Center. The topography of the site could allow the technical arts program to be located under a portion of this building.



Phase Four

This phase allows for expansion should the student population increase back to the 1,300 range. A 30,000 square foot, two story building has been shown.



Cost Options:

Ashland High School Master Plan					
Construction Start Year	2008	2010	2015	2020	2025
Option One (2 story)		2	7	12	17
Phase One	\$ 19,700,000	\$ 22,134,920	\$ 29,621,516	\$39,640,270.50	\$53,047,623.88
Phase Two	\$ 15,300,000	\$ 17,191,080	\$ 23,005,543	\$30,786,606	\$41,199,424
Phase Three	\$ 12,800,000	\$ 14,382,080	\$ 19,246,467	\$25,756,115	\$34,467,492
Phase Four	\$ 10,900,000	\$ 12,247,240	\$ 16,389,570	\$21,932,942	\$29,351,223
total	\$ 58,700,000	\$ 65,955,320	\$ 88,263,096	\$118,115,933	\$158,065,763
Option Two (3 story)		\$ -	\$ -	\$0	\$0
Phase One	\$ 22,200,000	\$ 24,943,920	\$ 33,380,592	\$44,670,762	\$59,779,556
Phase Two	\$ 15,300,000	\$ 17,191,080	\$ 23,005,543	\$30,786,606	\$41,199,424
Phase Three	\$ 12,800,000	\$ 14,382,080	\$ 19,246,467	\$25,756,115	\$34,467,492
Phase Four	\$ 12,400,000	\$ 13,932,640	\$ 18,645,015	\$24,951,236	\$33,390,383
total	\$ 62,700,000	\$ 70,449,720	\$ 94,277,617	\$126,164,719	\$168,836,854
Option Three (2/3 story)		\$ -	\$ -	\$0	\$0
Phase One	\$ 22,200,000	\$ 24,943,920	\$ 33,380,592	\$44,670,762	\$59,779,556
Phase Two	\$ 15,300,000	\$ 17,191,080	\$ 23,005,543	\$30,786,606	\$41,199,424
Phase Three	\$ 13,040,000	\$ 14,651,744	\$ 19,607,339	\$26,239,042	\$35,113,757
Phase Four	\$ 12,400,000	\$ 13,932,640	\$ 18,645,015	\$24,951,236	\$33,390,383
total	\$ 62,940,000	\$ 70,719,384	\$ 94,638,489	\$126,647,646	\$169,483,119
Option Four (900 student)		\$ -	\$ -	\$0	\$0
New School (phase 1-3 only)	\$ 57,200,000	\$ 64,269,920	\$ 86,007,651	\$115,097,638	\$154,026,603
Option Five (1,000 Student)					
Phase One	\$ 23,700,000	\$ 26,629,320	\$ 35,636,037	\$47,689,056	\$63,818,715
Phase Two	\$ 15,300,000	\$ 17,191,080	\$ 23,005,543	\$30,786,606	\$41,199,424
Phase Three	\$ 17,000,000	\$ 19,101,200	\$ 25,561,714	\$34,207,340	\$45,777,137
Phase Four	\$ 9,000,000	\$ 10,112,400	\$ 13,532,672	\$18,109,768	\$24,234,955
total	\$ 65,000,000	\$ 73,034,000	\$ 97,735,967	\$130,792,771	\$175,030,231
Option Six (New School 1,000)					
Phase One	\$ 39,000,000	\$ 43,820,400	\$ 58,641,580	\$78,475,662	\$105,018,139
Phase Two	\$ 26,000,000	\$ 29,213,600	\$ 39,094,387	\$52,317,108	\$70,012,092
total	\$ 65,000,000	\$ 73,034,000	\$ 97,735,967	\$130,792,771	\$175,030,231
Alternate Dept Add On (per "wishlist")					
Library (4,000 sq ft add'l)	\$ 1,200,000	\$ 1,348,320	\$ 1,804,356	\$2,414,636	\$3,231,327
Tech Arts Expansion (10,000 sq ft add'l)	\$ 3,000,000	\$ 3,370,800	\$ 4,510,891	\$6,036,589	\$8,078,318
Gymnasium (4,300 sq ft add'l)	\$ 1,290,000	\$ 1,449,444	\$ 1,939,683	\$2,595,733	\$3,473,677
Music (2,400 sq ft add'l)	\$ 720,000	\$ 808,992	\$ 1,082,614	\$1,448,781	\$1,938,796
Science (9,000 sq ft add'l)	\$ 2,700,000	\$ 3,033,720	\$ 4,059,802	\$5,432,930	\$7,270,487
Administration (2,450)	\$ 735,000	\$ 825,846	\$ 1,105,168	\$1,478,964	\$1,979,188
Natorium (50m x 25yd)	\$ 9,048,295	\$ 10,166,664	\$ 13,605,290	\$18,206,947	\$24,365,003
Natorium (8 lane, 25 yd)	\$ 4,918,278	\$ 5,526,177	\$ 7,395,272	\$9,896,542	\$13,243,805