

MEETING MINUTES: Broomfield High School, Design Advisory Team Meeting #1

DATE: May 8, 2023

ATTENDEES: See attached sign-in sheet

AUTHOR: Scott Dangel

For corrections or clarifications, contact: Scott Dangel

MATERIALS USED: PowerPoint, Boards

DISTRIBUTION: All Present

ITEM	DISCUSSION	ACTION
1.1	A PowerPoint presentation was utilized and included the overall agenda. See the attached PowerPoint for additional details. Also, 30"x42" boards were used to supplement the PowerPoint presentation. Mark-ups on the boards from the meeting are included. A building tour was done after the main meeting discussions.	
1.2	The meeting started with introductions and followed with the DAT meeting. Bond Overview, Ground Rules, BHS Core Values, the Design Process and a high-level project scope and timeline.	
1.3	<p>Comments from project scope discussion:</p> <ul style="list-style-type: none">• The group thinks the football field press box should be replaced and not just renovated.• The group believes that all the tennis courts have been replaced already. The design team will investigate.• If there is any money left, money should be put into the auditorium finishes.• The science & math corridor is dark. The lights should be addressed in this area and if possible, natural light (solatubes) would be great.• The sound system in the main gym is in bad shape according to the group and would be nice to address if budget allows.• The existing scene shop has double doors leading into the auditorium stage. This doesn't work for transporting scenes. These double doors should be replaced with taller garage doors. The stage double doors across the hall should be replaced with garage doors also.• The existing stage needs a new surface. Currently, there is painted black Masonite "duct taped" to the existing wood floor system.	
1.4	The group expressed their concern about reviewing the CTE masterplan currently being worked on before making final decisions on the High School's pathways. They mentioned that the school is packed, and no rooms are free. The design team will look at under-utilized spaces as a way to address these concerns.	

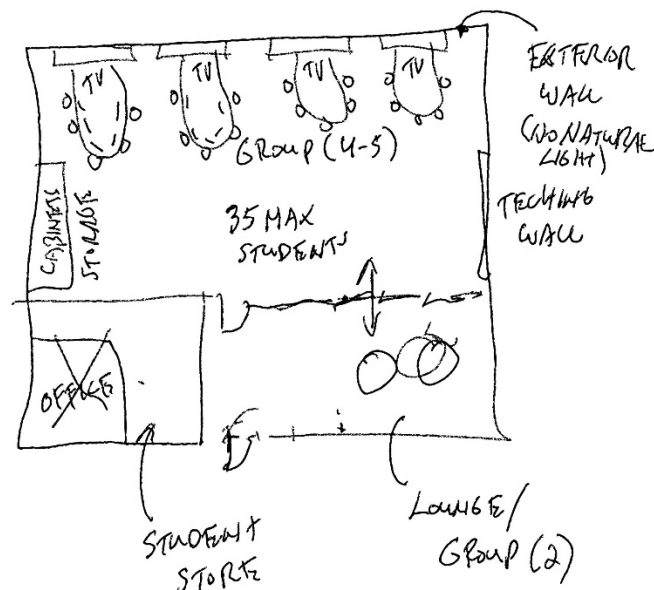
ITEM	DISCUSSION	ACTION
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1.5 Discussion related to wood shop / tech lab area

- There is no robotics department or computer science department currently. Robotics / computer science need better growth at the high school. More design thinking classes should be created and they should be tied to business.
- Tiny homes program was removed due to Covid, but they want to bring the program back in a year or two.
- The existing CAD / digital arts classroom is being used all day. Architectural design is taught but no connecting pathway beyond the class. The existing manufacturing classroom isn't being used.
- Should digital arts move by the rest of the art classrooms in the lower level, below the existing choir room?
- The existing concessions can be reduced if the space is needed for the adjacent construction CTE pathway.

1.6 Discussion related to business

- Business and computer science should be together. To do this, the existing choir room will need to be relocated to another area of the building. (the existing choir classroom tiers are wood construction) Maybe the existing choir room can be located by the auditorium, in the existing room that currently has concrete tiers. The design team will investigate.
- Below is a sketch created by Kelly Walter (business teacher) & Scott Dangel during the site walk for the business classroom ideal setup.



1.7 Discussion related to culinary

ITEM	DISCUSSION	ACTION
	<ul style="list-style-type: none">The existing space is great. They currently have a Prostart program but this might be "grandfathered in" due to the lab only having residential equipment. The teachers would like commercial equipment at a few of the locations to better prepare students for the pathway. A follow up culinary meeting occurred 5/16/2023 at 8:30am with Terry, Charles, and Brian (kitchen consultant) to discuss more details about these spaces.The demonstration station in the existing adjacent classroom can be removed to allow for a better classroom setup / environment.A demonstration camera would be nice to have at the existing culinary lab demonstration station.There are 35 students in the Intro-Cooking class.It would be ideal to have 7 cooking stations for students and 1 demonstration station for the teacher. Currently, the demonstration station is used by a student after the teacher demonstration occurs.	
1.8	Human Services & Education Pathways: Includes culinary, child development, & mental wellness. No fashion or sewing exists but these programs would be nice.	
1.9	The DAT toured the building and viewed the existing Business & Choir areas, existing FACS space, and the existing Wood Shop / CAD classroom areas. Further review of the full scope of items will be forthcoming by the design team in conjunction with district and school staff.	
1.10	Next Step: DAT 2 on May 22 nd . TreanorHL to coordinate additional site visits with the engineers.	

Attachments:

Sign-In Sheet

PPT

Picture of boards

END OF MEETING MINUTES

The contents of these minutes are assumed to be correct unless TreanorHL is notified, in writing, of any additions, corrections, or deletions within three (3) calendar days of receipt.

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TREANORHL

MEETING SIGN-IN

PROJECT: BVSD-Broomfield High School

PROJECT NO.: ED0281.2301

OWNER PROJECT NO.:

LOCATION: Broomfield HS

DATE: May 08, 2023

	Name	Organization / Role	Email/Phone
X	1. Adam Braunstein	TreanorHL / Project Manager	abraunstein@treanorhl.com / 303-298-4707
X	2. Chad Novak	TreanorHL / Principal In-Charge	cnovak@treanorhl.com
X	3. Stephanie Grose	TreanorHL / Designer	sgrose@treanorhl.com
X	4. Scott Dangel	TreanorHL / Designer	sdangel@treanorhl.com
X	Rachel Plessing	TreanorHL / Project Arch	rplessing@treanorhl.com
X	5. Charles Zachemsky	BVSD / Project Manager	Charles.zachemsky@bvsd.org
	6. Jennifer Bryner	BVSD / Theatre Teacher	jennbryner@bvsd.org
	7. Alyson Rotman	BVSD / Choir	alyson.rotman@bvsd.org
	8. Gina Matecha	BVSD / Counselor	gina.matecha@bvsd.org
	9. Kelly Walter	BVSD / Business Teacher	Kelly.walter@bvsd.org
	10. Terry Oakley	BVSD / Teacher	Terry.Oakley@bvsd.org
	11. Robin Forbes	BVSD / FCS Teacher	ROBIN.FOBES.BVSD.ORG
	12. Ginger Ramsey	BrHS principal	ginger.ramsey@bvsd.org
	13. Nick Barnes	BrHS Assist. Principal	nick.barnes@bvsd.org
	14. Steve Shelton	AD	steve.shelton@bvsd.org / 5377
	15. John Long	BVSD / Teacher	john.long@bvsd.org






Broomfield High School

**DESIGN ADVISORY
TEAM MEETING #1**



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- **INTRODUCTIONS**
 - **WHAT IS A DAT? COMMUNICATIONS & DAT PARTICIPATION**
 - **BOND/VFA OVERVIEW**
 - **SUSTAINABILITY GUIDELINES**
 - **PROJECT SCOPE**
 - **GROUND RULES**
 - **THE DESIGN PROCESS**
 - **TIMELINE**
 - **NEXT STEPS**



AGENDA

- **NAME**
- **ROLE(S)**
- **ICEBREAKER:**
 - ☐ **SOMETHING THAT MAKES BHS SPECIAL**
 - or
 - ☐ **SOMETHING INTERESTING ABOUT YOU**



INTRODUCTIONS

Design Advisory Team (DAT)

A community based “group of representatives who work with other design team member to clarify and refine the specific scope of work outlined by the Critical Needs Plan.”

The DAT’s role is advisory in nature

- School DAT participants
- District Project Manager
- Project Architect & Engineers
- General Contractor (CMGC)



SCAN ME

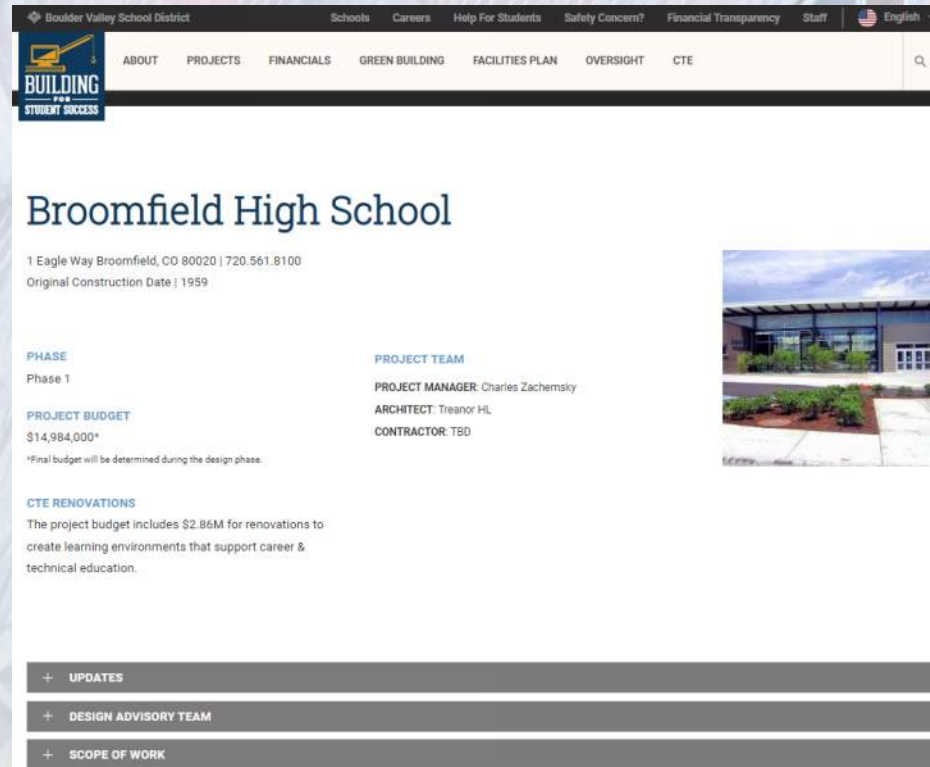


DESIGN ADVISORY TEAM

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Communications & DAT Participation

<https://bond.bvsvd.org/school-projects/broomfield-high-school>



The screenshot shows the project page for Broomfield High School on the Boulder Valley School District's bond website. The page includes a navigation bar with links to Schools, Careers, Help For Students, Safety Concern?, Financial Transparency, Staff, and a language dropdown. A secondary navigation bar lists project categories: ABOUT, PROJECTS, FINANCIALS, GREEN BUILDING, FACILITIES PLAN, OVERSIGHT, and CTE. The main content area features the school's name, address (1 Eagle Way Broomfield, CO 80020), and original construction date (1959). It details Phase 1 of the project, a budget of \$14,984,000, and the project team including Charles Zachemsky as Project Manager, Treanor HL as Architect, and TBD as Contractor. A section for CTE Renovations states that the budget includes \$2.86M for renovations to support career and technical education. At the bottom, there are expandable sections for Updates, Design Advisory Team, and Scope of Work.

Boulder Valley School District

Schools Careers Help For Students Safety Concern? Financial Transparency Staff English

BUILDING FOR STUDENT SUCCESS

ABOUT PROJECTS FINANCIALS GREEN BUILDING FACILITIES PLAN OVERSIGHT CTE

Broomfield High School

1 Eagle Way Broomfield, CO 80020 | 720.561.8100
Original Construction Date | 1959

PHASE
Phase 1

PROJECT BUDGET
\$14,984,000*
*Final budget will be determined during the design phase.

CTE RENOVATIONS
The project budget includes \$2.86M for renovations to create learning environments that support career & technical education.

PROJECT TEAM
PROJECT MANAGER: Charles Zachemsky
ARCHITECT: Treanor HL
CONTRACTOR: TBD

+ UPDATES

+ DESIGN ADVISORY TEAM

+ SCOPE OF WORK



DESIGN ADVISORY TEAM

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Bond/VFA Overview

<https://bond.bvsvd.org/educational-facilities-master-plan>

A screenshot of the Boulder Valley School District (BVSD) website's 'Facilities Critical Needs Plan' page. The page features a header with navigation links: ABOUT, PROJECTS, FINANCIALS, GREEN BUILDING, FACILITIES PLAN, OVERSIGHT, and CTE. Below the header is a large image of two students in lab coats using a microscope in a science classroom. The main heading is 'Facilities Critical Needs Plan' followed by an 'Overview' section. The text describes the district's commitment to maintaining and improving its facilities, mentioning a 2021 districtwide assessment and a 2022 Critical Needs Plan that identifies \$350M in facility needs over the next 10 years. It also mentions the need for additional capacity in the northeastern area of the district.

SCAN ME



BOND/VFA OVERVIEW

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Sustainability Guidelines

<https://bond.bvsvd.org/green-building>

Green Building



Overview

BVSD has made an organizational commitment to sustainability through policy and our [Sustainability Action Plan](#). Goals set in the Action Plan establish measurable benchmarks for our efforts to protect student and staff health; conserve energy, water, and other natural resources; and reduce waste, pollution, and environmental degradation. The [work described in the 2022 Critical Needs Plan](#) will continue to support these goals through the design and operation of our school buildings.

To support our design partners to help us build more innovative and sustainable schools, we've developed [Green Building Guiding Principles](#) and updated our technical specifications to reflect our sustainability values. New construction will use the LEED rating system to guide design and strive to achieve a gold standard.

RELATED RESOURCES

- [Green Building Guiding Principles](#)
- [Sustainability Action Plan](#)
- [Sustainable Energy Plan](#)
- [greenBVSD Webpage](#)
- [BVSD Energy Website](#)



SUSTAINABILITY GUIDELINES

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Overview of work to be completed:

Building Envelope	<ul style="list-style-type: none">• Replace exterior metal panels• Repair/replace exterior brick & concrete• Repair/replace deteriorating areas of roof and roof components
Building Systems	<ul style="list-style-type: none">• Replace deteriorating HVAC, electrical, & plumbing systems components to avoid potential system failure• Update obsolete HVAC controls• Replace boilers
Infrastructure/Site	<ul style="list-style-type: none">• Upgrade stadium lighting• Repair/replace exterior concrete & pavement• Repair/replace tennis court surfacing• Replace synthetic turf field• Site irrigation improvements• Replace track surfacing• Renovate press box• Replace grandstand seating
Safety/Code	<ul style="list-style-type: none">• Address various ADA needs• Install safety railings and ladders• Update fire protection system• Upgrade exterior lighting
Interior Space Improvement	<ul style="list-style-type: none">• Auditorium improvements• Interior finish improvements such as flooring, paint and ceilings• Weight room renovation• Repair/replace casework
Career & Technical Education Improvements	Broomfield High is eligible to receive up to \$2.86M in additional funds to invest in renovations to create learning environments to support career & technical education.



PROJECT SCOPE

- **BE BIG PICTURE FOCUSED**
- **ATTENDANCE IS CRITICAL**
- **BE OPEN-MINDED**
- **BE HONEST**
- **BE CREATIVE**
- **LISTEN**
- **BE DECISIVE**
- **BE A COMMUNITY AMBASSADOR**
- **HAVE FUN!!**

THE CREATIVE PROCESS



GROUND RULES

Critical Needs At a Glance



Aging Buildings

All students will benefit from safe, functional, comfortable schools. "Seismic investments are justified by extending the useful life of facilities."

PK-12 were not spared in buildings constructed in nearly every decade of the last 100 years. Over time, building materials and equipment age, wear out, and become outdated. BVSD needs more in maintaining and updating facilities on an ongoing basis to ensure they are safe and functional and can continue to serve students for decades to come.

In some cases, when a building has aged to the point where it needs to repair and maintain to significant degree, it makes more sense to replace the school rather than attempt to repair it to a safe and comfortable building. As such, the Facilities Critical Needs Plan calls for the "Total and New High School building to be replaced with a new building on the same site."



Overcrowding

Continued growth, driven by student new housing developments, has already caused overcrowding in many of our schools in the near future. At the district, currently, Mountain View HS (MVS) only school in line is already over its enrollment capacity of 1,000 students. With additional subdivisions planned for the area, a new school campus, serving grades PK-5 will be needed in coming years.



Expanding Educational Opportunities and Post-Graduation Readiness

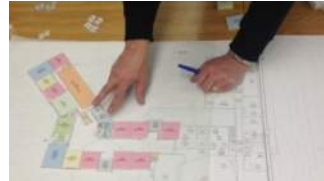
BVSD has recognized the need to expand Career and Technical Education (CTE) opportunities, and is ready to transform the student experience in college and career preparation. In the future we are planning renovations of PK-12 schools and high schools that will expand or create facilities, able spaces where students can experience relevant career preparation with the most equipment, taking them beyond traditional academic skills along with the real-world, hands-on experience that lead to high-wage and high-growth careers that are in high demand.



Improving ADA Access on Playgrounds

The first step of all physical activities on play and exercise, playgrounds must be a matter of experience playgrounds must be replaced with substantial solid and paved that are accessible to all.

CRITICAL NEEDS



CONCEPT & SCHEMATIC DESIGN (SD)



DESIGN DEVELOPMENT (DD)



CONSTRUCTION DOCUMENTS (CD)



CONSTRUCTION BIDDING & CONSTRUCTION

Road map of general goals for the District as a whole and each school individually;

Big decisions made with regard to building program, footprint and shape, building systems and materials. Preliminary cost estimate prepared. **DAT meetings**.

Refinement of building systems, assemblies, and materials; footprint, shape, and program finalized; details begin to emerge. Cost estimate refined. **Update DAT on progress.**

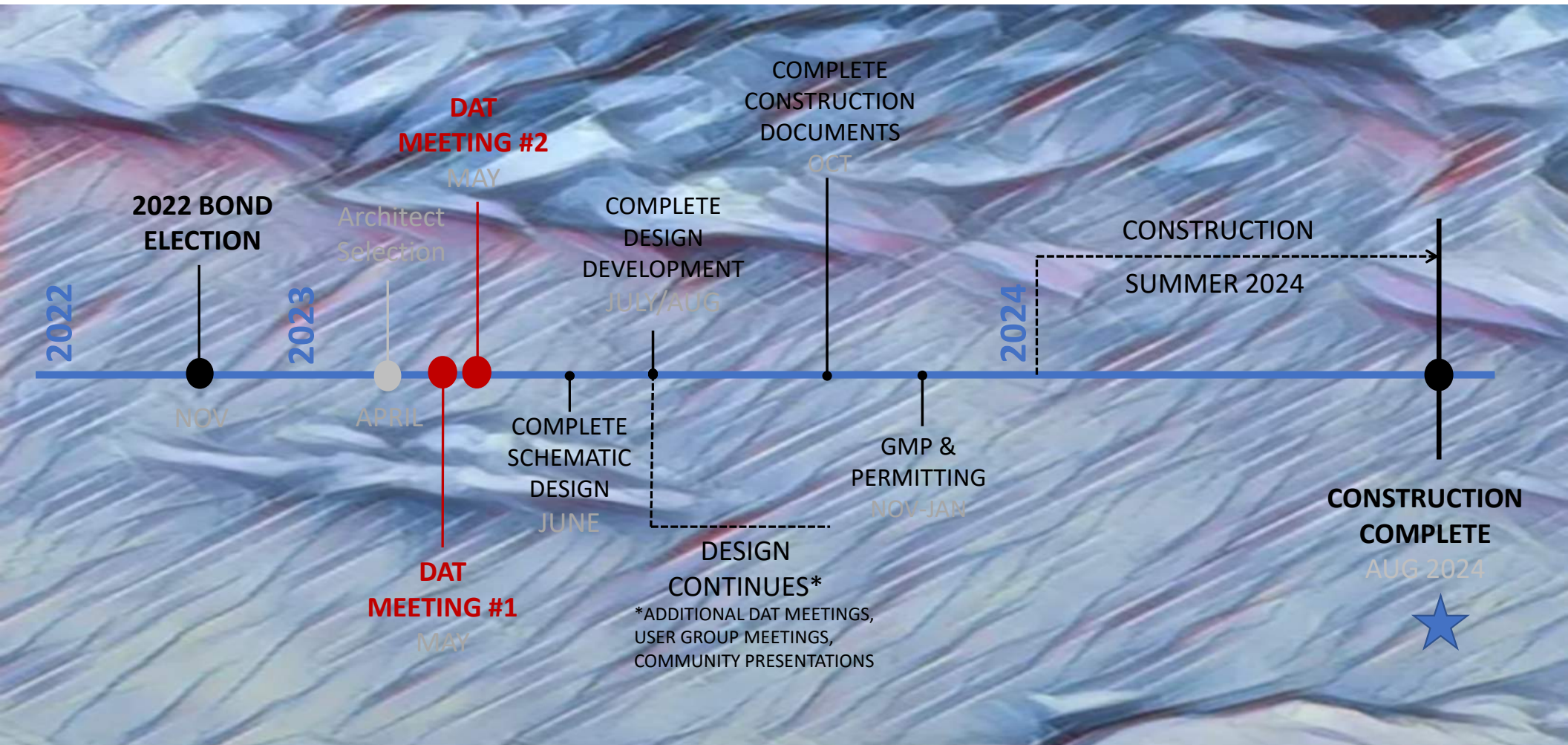
Technical documentation of all building systems and assemblies; includes details and specifications.

Project built. Pricing prepared through bids from various subcontractors; documents submitted to the State for the review and permitting.

You are here



THE DESIGN PROCESS



TIMELINE

Be Responsible * Honor Yourself and Others * Strive for Excellence

- **Create an opportunity for students to develop their intellectual, vocational, creative, and physical potentials within a challenging curriculum in a safe, inclusive, and motivational environment.**
- **Nurture students' diverse and lasting experiences that extend beyond the classroom.**
- **Recognize and support student and staff contributions and achievements.**
- **Provide the community a focal point for activity, involvement, and civic pride.**



CORE VALUES




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FLOOR PLAN



SITE

- 
- **DAT #2 (MAY 22, 4pm)**
 - **BUILDING SITE VISITS (MAY)**
 - **CTE SCOPE FINALIZED (MAY)**
 - **GENERAL CONTRACTOR SELECTION (MAY/JUNE)**
 - **SCHEMATIC DESIGN COMPLETION (JUNE)**
 - **SCHEMATIC COST ESTIMATE**



NEXT STEPS

