

Date: April 3, 2024

Attendees: Jasmine Graves Black-Clemons, Elizabeth Parady, Gene Temanson, Jeff Marek, Jennifer Thong, Matt Stoub.

By: Matt Stoub

Subject: Remodeling of Horizons K-8 Charter School
Boulder, Colorado
Eidos Project No. 24006

On Wednesday, 04/03/2024, we held a DAT meeting for Horizons K-8 Charter School.

During this meeting we discussed items from the bond list and helped prioritize scopes. Items discussed are listed below and on the attached exhibit.

- **ACT System:** The team discussed the renewal of ceiling systems. It was noted that the main North South corridor has some stained and delaminating tiles. The school will talk internally to establish any additional areas that would be prioritized. There were several stained tiles outside of the gymnasium that may be replaced with attic stock once any required roof repairs have been completed.
- **Fire Alarm System:** The school has an alarm system currently that has voice evacuation but has issues with some rooms reporting trouble (repeatedly) that needs to be investigated.
- **Intercom System:** The school doesn't currently utilize the intercom system (they use phones to call). Gene is going to utilize Beacon to evaluate the existing system and determine if it meets district decibel standards. If possible, the school would prefer to reallocate the funds to upgrade the sound system in the gymnasium.
- **Lighting Fixtures:** The team identified the areas of the building in the greatest need for lighting upgrades. There was also some discussion about upgrading lighting in special needs areas that is more appropriate for the spaces.
- **Misc. Roof Leaks:** Gene is going to hire a 3rd party consultant to do an evaluation of the existing roof to allocate the dollars to the highest priority needs. The team did discuss water infiltration at a door in the main North-South corridor that occurred during the recent storm.
- **Parking Lot-Asphalt Deterioration:** The team discussed the area outside of the main entrance to target for repairs. There was also a discussion/request to add a sidewalk out in the play area to connect the north wing to the other sidewalks (see attachment).
- **Playing Field:** The scope will be limited to aerate, top dress, and overseed of the existing field. The remaining funds in the budget will be allocated to other scopes (painting).
- **Water Heater:** Replacement of existing water heater. Design team will walk the building with BVSD's Facilities team to better define this scope.
- **Reconfigure Pumps in Boiler Room:** Design team will walk the building with BVSD's Facilities team to better define this scope.

- **Security:** Gener will review/investigate this with HSS directly outside of the Bond scope/budget.
- **Painting:** The team discussed re-painting the existing facility. It was decided to prioritize the scopes as follows and to complete as much as the budget will allow:
 - **Priority 1:** Corridors and public areas. Note: Design will identify cracks for repair and install of control joints at gyp bd., caulk/seal and paint at transite panels. Will focus on paint above the glazed block and include exposed pipes at part of the scope.
 - **Priority 2:** Main office. Focus on student/public facing areas.
 - **Priority 3:** Gymnasium: We discussed painting the bottom 10' of the light field color as well as below the stage.

The design team will specify an allowance in the specifications to cover misc. touch ups throughout the building that will be identified in the field with the painter.

- **Gender Neutral Bathroom:** The team discussed converting the existing shower/laundry space into a gender neutral toilet facility while maintaining the shower and laundry. We discussed potentially moving the washer/dryer to the mechanical room in order to provide the floorspace for the toilet and lavatory fixtures (if required to meet clearance requirements)
- **Mouse Infestation:** The 1961 (west classroom wing) building has an mouse infestation (approximately 40 caught this winter). Design will investigate potential points of entry and try to close them.

The design team will start the design process for the identified/prioritized scopes. Please review the minutes above and contact Matt Stoub (mstoub@eidosarch.com) at Eidos Architects for any additional notes or to request revisions to the notes above.

cc: Eidos File

Mice are infiltrating building and taking up winter residency

Requested sidewalk to play area
~5-6' of grade change

Paint Priority 3: Pain gymnasium field color. Potentially cover the lower ~10'

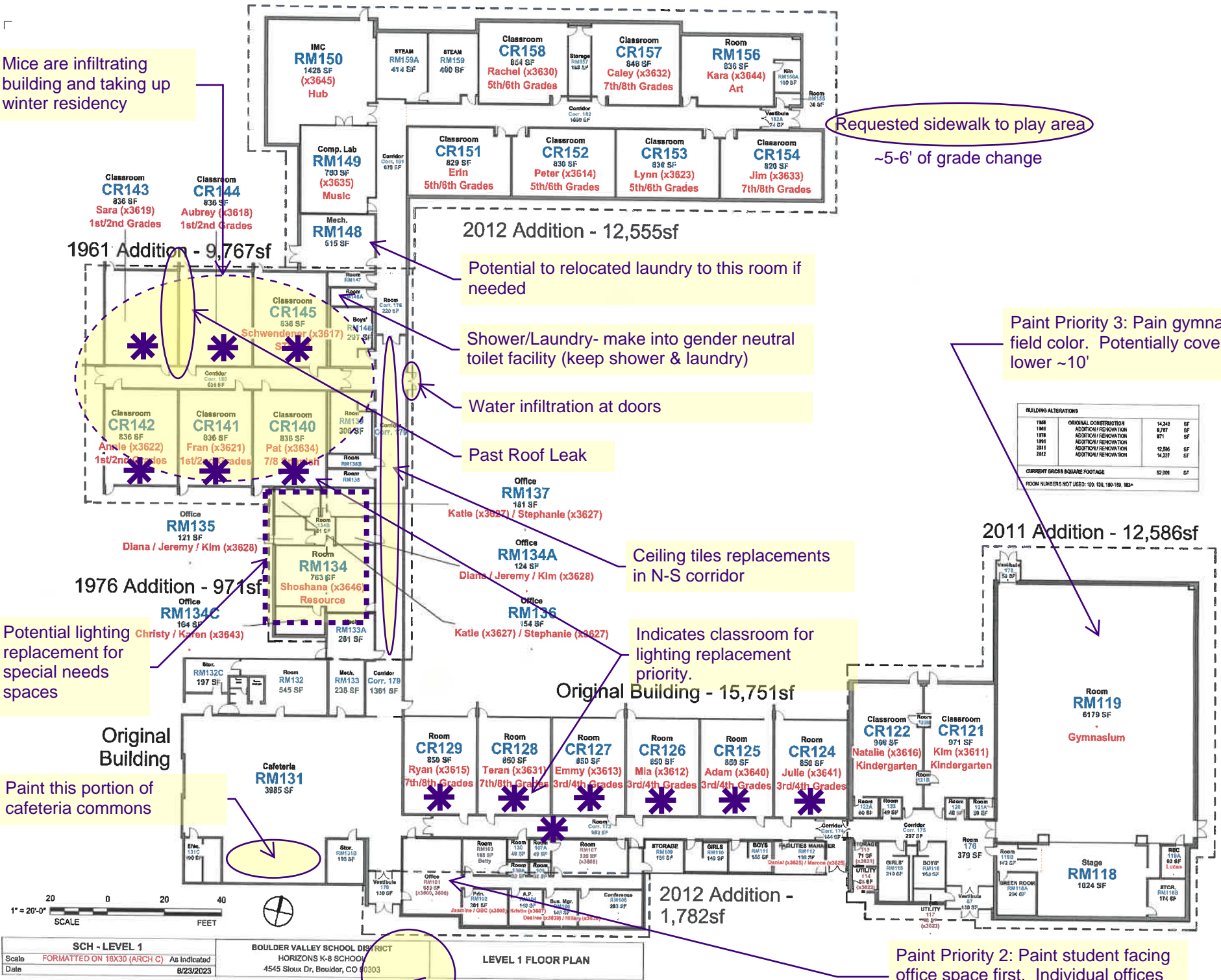
BUILDING ALTERATIONS		
1961	ORIGINAL CONSTRUCTION	14,348 SF
1976	ADDITION/RENOVATION	9,767 SF
2011	ADDITION/RENOVATION	12,586 SF
2012	ADDITION/RENOVATION	14,337 SF
CURRENT GROSS SQUARE FOOTAGE		51,037 SF
ROOM NUMBERS NOT USED: 100, 101, 180-189, 193+		

Potential lighting replacement for special needs spaces

Paint this portion of cafeteria commons

Pavement repairs near main entrance

Paint Priority 2: Paint student facing office space first. Individual offices lower priority.



SCH - LEVEL 1
Scale FORMATTED ON 10X30 (ARCH C) As Indicated
Date 8/23/2023

BOULDER VALLEY SCHOOL DISTRICT
HORIZONS K-8 SCHOOL
4545 Sioux Dr, Boulder, CO 80303

LEVEL 1 FLOOR PLAN



Photo 01 – Carry allowance for misc. paint touch up.



Photo 02 – Classroom Lighting Replacement.



Photo 03 – Damaged Ceiling Tile Replacement.



Photo 04 – Install sidewalk from classrooms to play area.

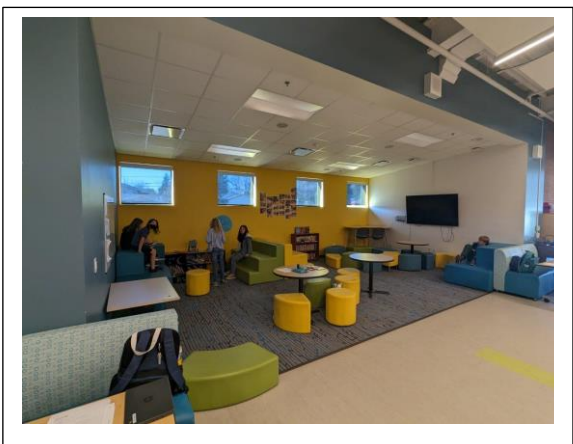


Photo 05 – Paint Reading Area.

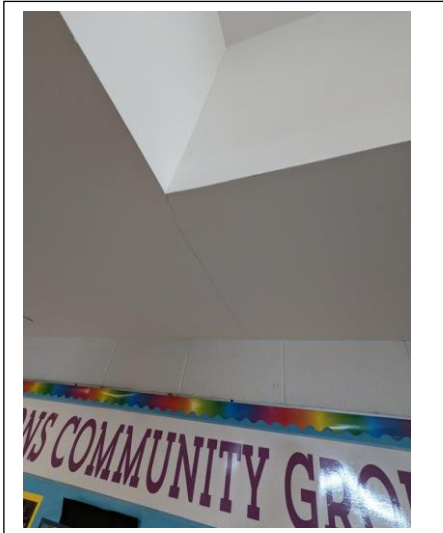


Photo 06 – Repair cracked gyp bd and install control joints.



Photo 07 – Stained ceiling tile replacement.



Photo 08 – Turf repair.



Photo 09 – Upgrade to gender neutral toilet room.



Note for Facilities: Recommend installing sealant at the base of the transite panel as it appears water is infiltrating into the frame and leaking in.

Note for Facilities: Right door was missing weatherstripping and several holes in door may be allowing water entry (some from above).

Photo 10 – Water infiltration at exterior doors.



Photo 11 – Repair asphalt by main entry



Photo 12 – Patch and paint accents below the stage.



DAT 1: Meet & Greet

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INTRODUCTIONS



BOULDER VALLEY
SCHOOL DISTRICT



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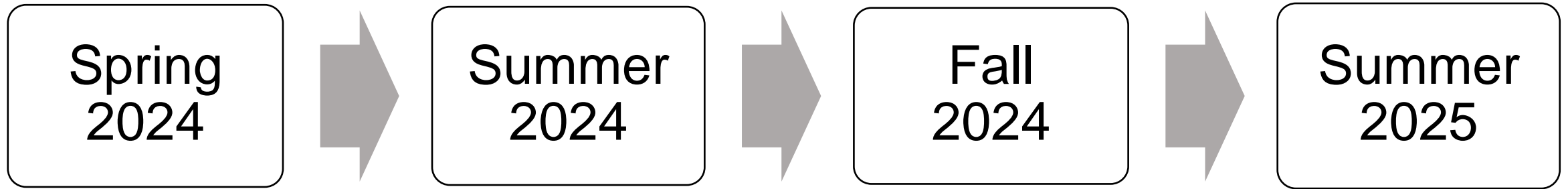
WHAT IS A D.A.T. ?



Design Advisory Team

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TIMELINE – YOUR PROJECT



Meeting #1 – Information Gathering
Meeting #2 – As needed

Meeting #3 – Fall Update

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SCOPES & BUDGETS

ACT System- Conceal Spline Renewal	\$ 37,023
Fire Alarm System – Initiating & Alarm Devices – Addressable Renewal	\$ 90,158
Intercom System – Older Renewal	\$ 88,237
Lighting Fixtures – Interior – Fluorescent – 1995 Renewal	\$ 120,255
Low Tension Service and Dist. – Exposed Conductors – Door 31	\$ 267
Low Tension Service and Dist – Storage and Combustible Materials – Electrical Rms 138, 147	\$ 334
Misc Roof Leaks	\$ 70,000
Parking Lot – Asphalt Deterioration – Longitudinal Linear and Transverse Cracking	\$ 15,157
Playing Field – Softball – Grass Turf Renewal	\$ 167,094
Water Heater – Gass – AO Smith – 1990 Renewal	\$ 10,119
Reconfigure Pumps in Boiler Room	\$ 50,000

SCOPES & BUDGETS

TOTAL: \$ 648,644

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QUESTIONS? WHATS ON YOUR MIND?
