Eidos ARCHITECTS

MEMORANDUM

Date: January 28, 2025

Attendees: Charles Zachemsky / Boulder Valley School District
Jennifer Barr / Principal
Chris Basten / Principal
Harley Evans / Swinerton
Jade Mercer / Swinerton
Caleb Laurence / Eidos Architects
Erin Jones / Eidos Architects
Jennifer Thong / Eidos Architects

By: Erin Jones

Subject BCSIS High Peaks Elementary School – DAT Meeting #1
Boulder, Colorado
Eidos Project No. 24043.1

The first Design Advisory Team (DAT) meeting with the school focused on reviewing the list of facility improvements and their associated budget, derived from a previous facility assessment. A walk-through was conducted with district facility staff and engineers to confirm necessary infrastructure repairs and upgrades, though a few scope items still need to be finalized. The total construction budget is $592,083. We requested input from the school regarding additional needs or previously addressed items so we can update the list. Key discussion points included:

1. Roofing Work: This will be added to the project with funding from an insurance claim. Several leaks were reported throughout the school. Charles will confirm this scope.
2. Cafeteria Air Conditioning: Currently listed as an alternate, this will be included if bids for base bid items come in favorably. The cafeteria is used for a variety of programs and is also used for after-school care. The room gets really hot in some months.
3. Additional Considerations from Walk-Through:
    a. Relocating the garden was discussed.
    b. Creating an accessible path on the west side leading to the field was discussed.
    c. Verifying whether the curb in front of the school should be painted for emergency access was discussed.
    d. Classroom repainting is needed except in the newer classrooms on the east and west ends, with priority given to the classrooms over public areas. Markerboards, tackboards, and permanently fastened casework should be removed where it is possible to paint behind them before reinstalling.
    e. Chalkboards need refurbishment, as the laminate surface is bubbling. Charles will explore options for repurposing chalkboards from other schools.
4. Restroom Improvements:
    a. Gym restrooms will remain as they are.
    b. Older restrooms on the east and west sides need finish and accessibility upgrades. The existing accessible restrooms on the north side are difficult to reach due to a steep ramp, so the school prefers upgrading the restrooms closer to the cafeteria.
    c. Staff restrooms require new finishes and exhaust upgrades.
    d. A dedicated room for nursing mothers is required.
    e. Kindergarten restrooms are in good condition and will remain as they are.

5. Accessibility Concerns:
    a. The steep ramp leading to the north side must be addressed to provide proper access to classrooms.
    b. Accessible restrooms need to be provided especially for community events.
6. Flooring Upgrades:
    a. Replace the carpet on the cafeteria platform possibly with hard surface flooring.
    b. Potentially replace the broadloom carpet with modular carpet in offices.
7. Covering the existing wood soffit with prefinished metal was discussed along with various other options.
8. There is currently no heat in room BCSIS 305.

At the end of the meeting, the school provided a prioritized list of improvements, which include:

A. Roof replacement (to be confirmed)
B. Classroom painting
C. Air conditioning for the cafeteria
D. A dedicated nursing room

While accessibility improvements and restroom renovations remain important, they are considered a lower priority in comparison to the urgent needs identified above.

The next steps include developing a drawing to document the identified scope of work and collaborating with Swinerton Builders to establish preliminary pricing for the proposed items. Additionally, Eidos will revise the overall project schedule to determine the timing of the next DAT meeting. Depending on the scope of specific areas, user group meetings may be scheduled to discuss certain rooms in greater detail.

cc: All Attendees
Eidos File

BCSIS High Peaks Elementary School

January 28, 2025

Eidos ARCHITECTS

CAMPUS NAME: BCSIS / High Peaks

Requirement	Location, Qty, Etc	Grand Total
A/C in Cafeteria - Alternate		$100,000
Painted Finish Renewal		$97,453
Renovate Existing RRs		$357,067
Wood Soffit System Renewal		$37,543
GRAND TOTAL		**$592,063**



Site
1" = 40'-0"

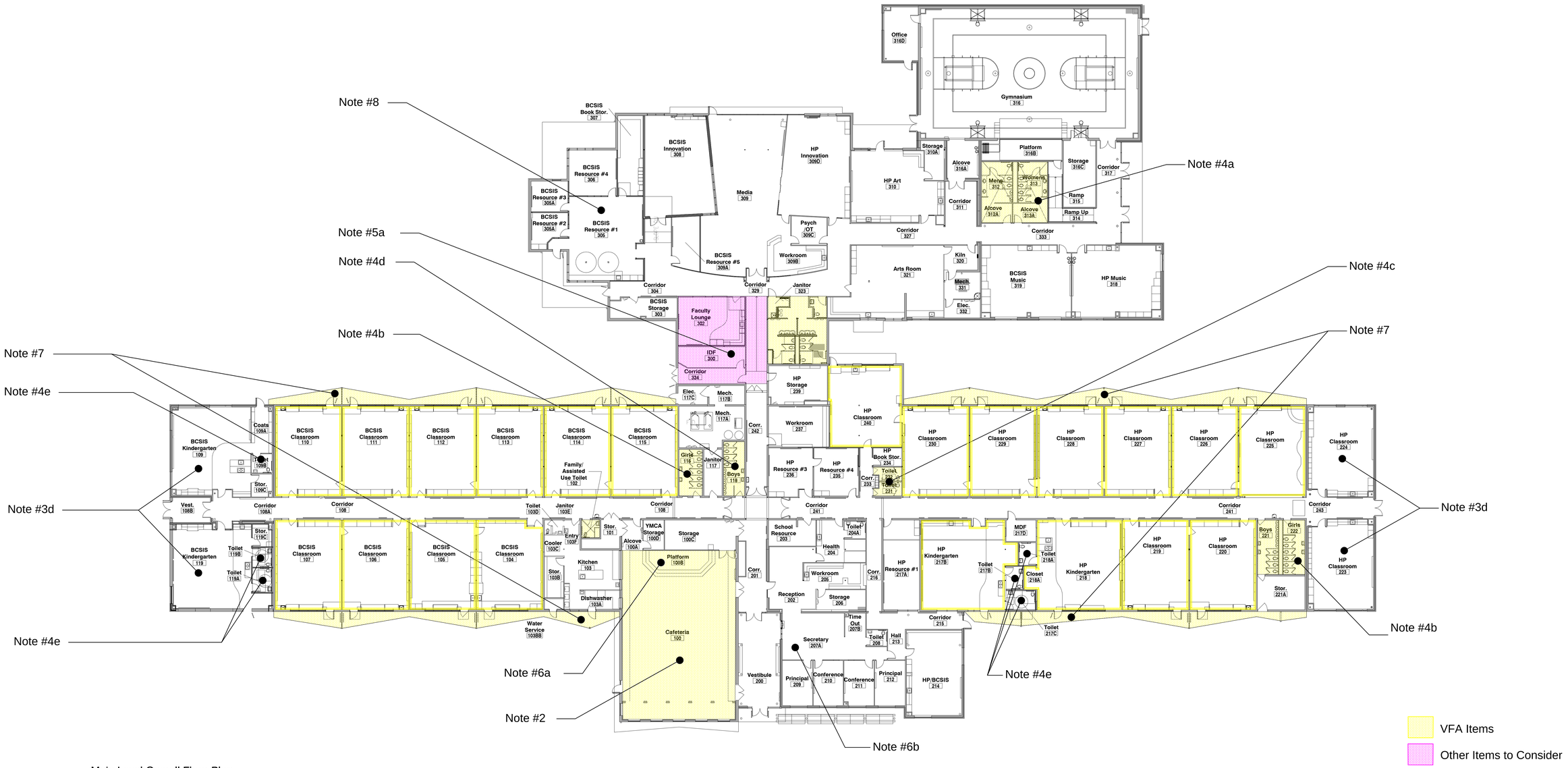
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Main Level Overall Floor Plan

1/16" = 1'-0"