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MEETING MINUTES – DAT #2

PROJECT	**BVSD Southern Hills Middle School**	MEETING DATE	**2025.03.10**
ATTACHMENTS	Sign-in Sheet PowerPoint Presentation		
BY	Chris Cole, MOA ARCHITECTURE	LOCATION	Southern Hills Middle School

PARTICIPANTS	CONTACT INFO
Chris Cole, MOA	ccole@moaarch.com
Daniela Marandi, MOA	dmarandi@moaarch.com
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Christoph Konradi, BVSD BOND	christoph.konradi@bvsd.org
Mark Mabbett, SHMS	mark.mabbett@bvsd.org
Julie Okada, SHMS	julie.okada@bvsd.org
Theresa Redmon, SHMS	theresa.redmon@bvsd.org
Sarah DiGiacomo, SHMS	sarah.digiacomo@bvsd.org
Melinda Murphy, SHMS	melinda.murphy@bvsd.org
Chris Congedo, SHMS	chris.congedo@bvsd.org

1. Design Process
    a. Schedule
        i. Schematic Design (SD) completed February 14th.
        ii. Design Development (DD) completed by May 15th.
        iii. Construction Documents (CD) completed by September 12th.
    b. Discussed items related to scope that are not part of the presentation.
    c. Full replacement of the intercom system will be priced.
    d. Fire alarm, plumbing and mechanical upgrades are included in schematic design pricing.
        i. School noted that the intercom speakers are not working in the kitchen.
    e. Pricing will be received March 19th.

2. Exterior Improvements
    a. Presented exterior scope slides showing the exterior scope of the project.
    b. Additional scope not shown in the slide is being priced for an asphalt seal coat and restriping in the parking lot. SH mentioned there is more damaged concrete that they would like the team to look at.

3. Interior Improvements
    a. Reviewed flooring replacement in the corridors. Discussed main priority for the cafeteria and second priority for the dark LVT replacement.
    b. Reviewed cafeteria restroom layout. The school prefers option B and would like to use all three restrooms for students and move the staff restroom to the restrooms by the stairs.
    c. Restroom 139 to be staff restroom with staff lockset. BVSD requested potentially adding power for a tool like a hairdryer in this room.

d. Restroom 137 was discussed as potentially being a laundry room and or mother's room. MOA to check if this restroom can be removed without impacting plumbing counts. If it poses an issue, then it can only be removed if Cafeteria Option B is approved.
e. School to look at other potential locations for a mother's room and or laundry room.
f. Second floor restrooms by Custodial 286 were discussed as being an issue but they are not included in initial pricing. If there is leftover money, we can look at adding them back in.
g. Drinking fountain by restroom 137 to be replaced with drinking fountain with bottle filler.
h. School noted drinking fountain on north wall of cafeteria is leaking and a work order has been placed.

4. Woodshop
    a. The team presented the revised woodshop layout with the larger clean room.
    b. Add half windows of storefront of HM framing around the clean room. Consider branding opportunities for this room but still allow visibility.
        i. Note existing mechanical is located near clean room where 3D printers are shown.
    c. 3D printers and laser cutter are all countertop mounted equipment.
    d. Move teacher desk by the window.
    e. Looking to sit 7 tables – add a table so the second row has 4 tables.
    f. Review the best location for the teaching wall given the column that is currently located near the teaching wall. Mark would like a projector as part of the teaching wall and some of the existing casework will need to be relocated.
    g. Replace sink with a drainboard sink.
    h. Sanding station needs dust collection coordination. Mark would like a down draft-type table – design team to confirm location given the unit ventilator.
    i. Review hood requirements for the miter saw.
    j. Slide jointer to the right.
    k. SD plan shows two band saws – BVSD confirmed that they will only need one band saw, the one that is better condition.
    l. 110 power is ok but preference is to have 220 power for the future.
    m. Add fire cabinet in woodshop.
    n. Mark discussed that he teaches without using any materials that would require ventilation, so is not as concerned about the proposal to add spray room.
    o. The current location of wood storage (racks) is acceptable.
    p. Provide double door with half lites, centered on table saw for outfeed.
    q. Custodial Room 128
        i. Add student lockers, 80 units at 12" x 12" x 24" high.
        ii. In-fill existing door to custodial room from corridor.
        iii. Design team to look at the noise in custodial and what is causing it.
5. Art Room
    a. Theresa to think about ADA sink location and sink type.
    b. Design team to confirm outlets are added for the computer and printer.
    c. Next meeting we will look at cosmetic upgrades for the art room.
    d. Theresa requested removing existing cabinets adjacent to pottery room entry.
6. Food Lab
    a. MOA to re-look at teaching station and ceiling-mounted mirror so that can be clearly shown.
    b. Fridges will be replaced as part of the owner budget – no waterline is required for the fridges.

c. Include allowance for fixing of cabinets and drawers, countertops to be replaced under base bid.
d. Cabinets by teaching wall can be relocated to back station. The back station needs to have added countertops and cabinets to match the other stations.
e. Chris and the team did not like the location of the washer and dryer. The design team will look at other location options. The washer and dryer are not for student use.
f. The teaching wall can be flexible and ok as shown.

7. NEXT DAT MEETING
   a. Next DAT meeting is scheduled for March 31st, 2025, at 10:00 am.

END OF MEETING MINUTES

MOA ARCHITECTURE will rely on these items as the approved record of matters discussed and conclusions reached during this meeting unless the author receives written notice to the contrary within five (5) calendar days of the issue date of these meeting minutes.

BOULDER VALLEY SCHOOL DISTRICT

MOA ARCHITECTURE

03/10/2025
Southern Hills Middle School - DAT #3

Sign In Sheet

Name	Email
CHRIS COLE	ccole@moarch.com
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Melinda Murphy	melinda.murphy@bvsd.org
Julie Okada	[redacted]
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Chris Congedo	theresa.redmon@bvsd.org
Mark Mabbett	chris.congedo@bvsd.org
	mark.mabbett@bvsd.org

SOUTHERN HILLS MIDDLE SCHOOL
DAT #3

March 10, 2025

Bright Futures AHEAD
BOULDER VALLEY SCHOOL DISTRICT



BOULDER VALLEY SCHOOL DISTRICT

MOA ARCHITECTURE

AGENDA

1.INTRODUCTIONS

2.DESIGN PROCESS REVIEW AND FULL PROJECT SCOPE

3.EXTERIOR IMPROVEMENTS
- a.COURTYARD

4.INTERIOR IMPROVEMENTS
- a.OVERALL LEVEL 1
- b.OVERALL LEVEL 2
- c.CAFETERIA RESTROOM
- e.LOWER LEVEL RESTROOM
- f.ART ROOM
- g.FOOD LAB

5.THOUGHTS?

6.SCHEDULE

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SOUTHERN HILLS MIDDLE SCHOOL

Imagine the Possibilities

INTRODUCTIONS

MOA ARCHITECTURE TEAM



AYLA HENDRICKSON



DANIELA MARANDI



CHRIS COLE

BOULDER VALLEY SCHOOL DISTRICT

SOUTHERN HILLS MIDDLE SCHOOL

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DESIGN PROCESS / PROJECT SCOPE

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SOUTHERN HILLS MIDDLE SCHOOL

Imagine the Possibilities

DESIGN PROCESS REVIEW

- SCHEMATIC DESIGN (SD) Completed February 14th
  - SIMPLE DRAWINGS TO ILLUSTRATE DESIGN IDEAS
  - OUTLINE SPECIFICATIONS INCLUDING WRITTEN DESCRIPTION OF BUILDING SYSTEMS
- DESIGN DEVELOPMENT (DD) Complete May 15th
  - DRAWINGS TO DESCRIBE OVERALL DESIGN IDEAS
  - ONLY SELECT DETAILS AT THIS LEVEL OF DESIGN
  - BUILDING SYSTEMS ARE DESCRIBED IN DRAWINGS
  - PROJECT MANUAL INCLUDING SPECIFICATIONS AND COST ESTIMATES
  - PROJECT PHASING DEFINED IF ANY

*THE D.A.T. ROLE IS ESSENTIALLY COMPLETE AT THE CONCLUSION OF THIS PHASE.

- CONSTRUCTION DOCUMENTS (CD) Complete September 12th
  - INSTRUCTIONS FOR THE CONTRACTOR
  - INCLUDES ALL DETAILS NEEDED FOR CONSTRUCTION
  - INCLUDES SPECIFICATIONS

SCHEMATIC DESIGN FULL PROJECT SCOPE

Building Systems	
BS 1	Repair/replace deteriorating Distribution Equipment - Panelboards and Feeders - 208Y/120V - Older Renewal
BS 2	Repair/replace deteriorating Distribution Switchboard - 800A 208Y/120V 3 Phase Renewal
BS 3	Repair/replace deteriorating Electrical Outlets Not Observed Near HVAC Equipment on Roof
BS 4	Repair/replace deteriorating Lighting Fixtures - Exterior - Incandescent Renewal
BS 5	Repair/replace deteriorating Main Distribution Switchboard - 3000A 208Y/120V 3 Phase - MSB Renewal
BS 6	Repair/replace deteriorating Security and Detection Systems - Insufficient CCTV Cameras
BS 7	Repair/replace deteriorating Sump Pump - Submersible Renewal
	Electrification - track with each item or as separate scope?
Safety/Code	
SC 1	Intercom System Renewal
SC 2	Update Fire Alarm System - Head End Control Equipment - Addressable Renewal
SC 3	Update Fire Alarm System - Initiating & Alarm Devices - Addressable - 2001 Renewal
SC 4	Update Fire Alarm System - Initiating & Alarm Devices - Addressable - 2009 Renewal
Additional Scope	
AS 1	Access Fixed Ladders - Exterior Renewal
AS 2	DDC Controls Renewal
AS 3	Exterior Wall - Damaged Concrete

Infrastructure/Site	
IS 1	Repair/replace concrete and paving: Pedestrian Pavement - Concrete - Cracked and Damaged
IS 2	Repair/replace concrete and paving Structural Slab - Damaged Concrete
Interior Space Improvements	
IF 1	Interior Improvements-Paint/Flooring
IF 1.1	Flooring replacement - Level 1
IF 1.2	Flooring replacement - Level 2
IF 1.3	Flooring replacement - Cafeteria
IF 1.4	Admin suite paint refresh
IF 2	Restroom renovation
IF 2.1	Restroom reconfiguration - Cafeteria
IF 2.2	Restroom improvements - Lower Level
IF 2.3	Replace mop sink with new low profile top
Career & Technical Education Improvements	
CTE 1	Interior renovation to create a learning environment to support CTE: CTE Renovations
CTE 1.1	Wood Shop Space Reconfiguration
CTE 1.1A	Point of Use Dust Collector System for wood shop
CTE 1.2	Art Room
CTE 1.2A	Kiln Outlet update
CTE 1.3	Life Sciences (Food Lab)
CTE 1.3A	Venting from Washer/Dryer Closet
CTE 1.5	BRANDING ALLOWANCE

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SOUTHERN HILLS MIDDLE SCHOOL

Imagine the Possibilities

EXTERIOR

IMPROVEMENT SCOPE

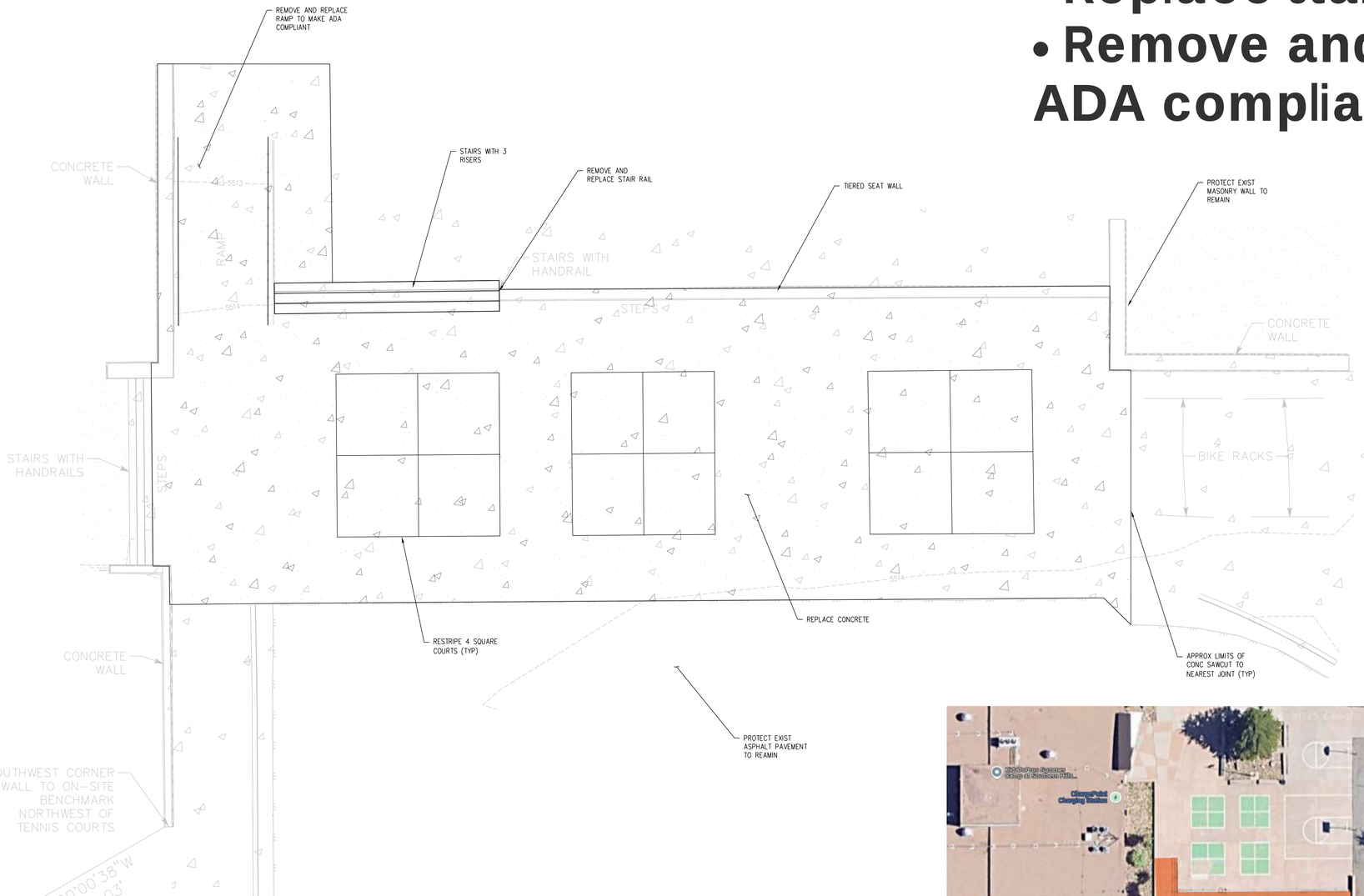
SCHEMATIC DESIGN REVIEW

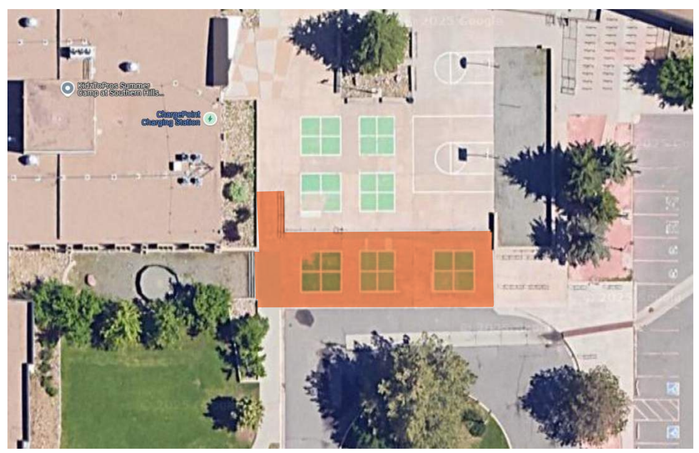
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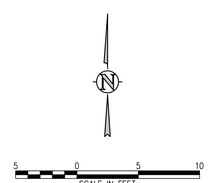
SOUTHERN HILLS MIDDLE SCHOOL

Imagine the Possibilities

- **Replace concrete a four square court, re-stripe courts**
- **Replace stair rail**
- **Remove and replace ramp for ADA compliance**







COURTYARD

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SOUTHERN HILLS MIDDLE SCHOOL

Imagine the Possibilities

INTERIOR

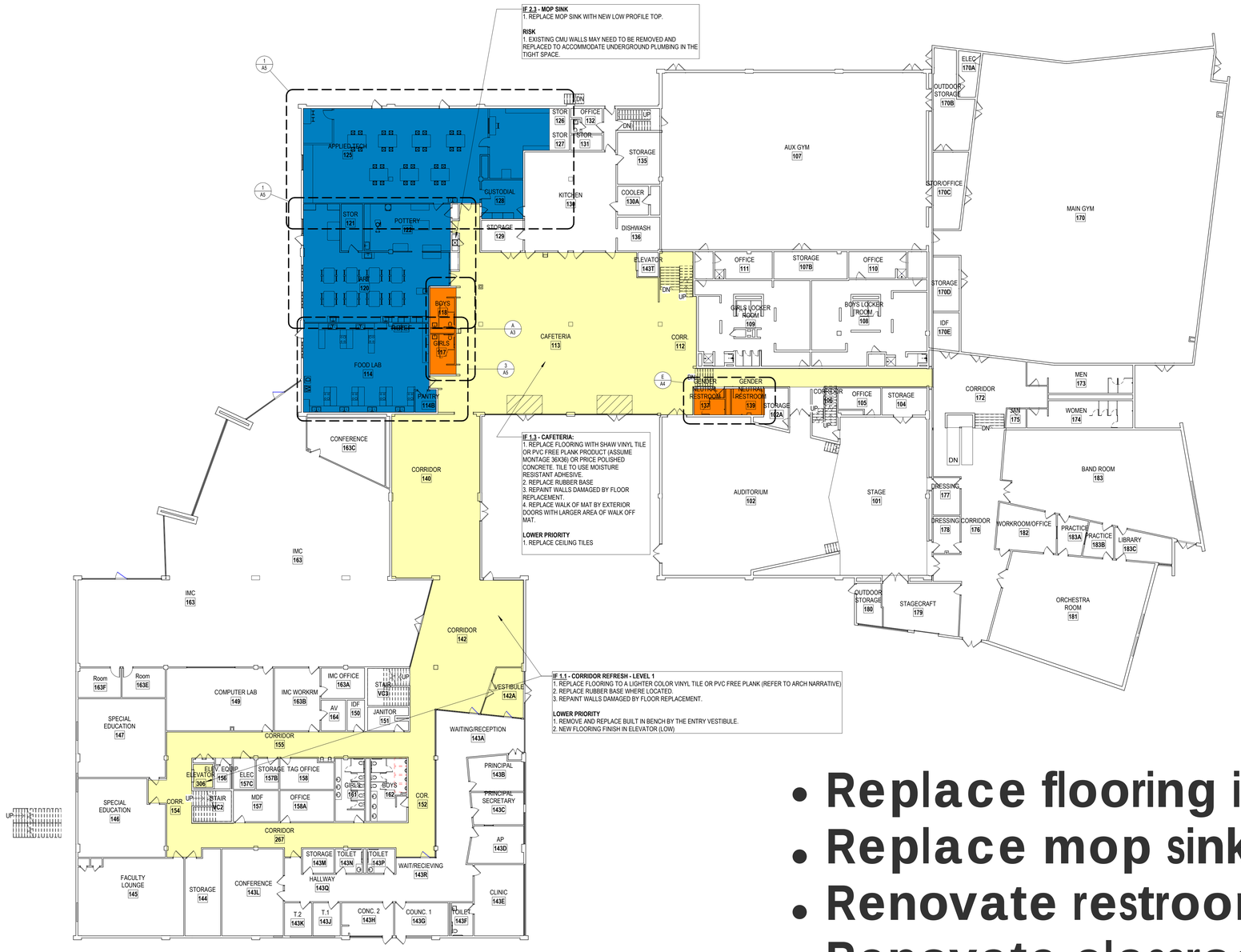
IMPROVEMENT SCOPE

SCHEMATIC DESIGN REVIEW

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SOUTHERN HILLS MIDDLE SCHOOL

Imagine the Possibilities



- **Replace flooring in yellow areas**
- **Replace mop sink near cafeteria**
- **Renovate restrooms in orange**
- **Renovate classrooms in blue**

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LEVEL 1

SOUTHERN HILLS MIDDLE SCHOOL

Imagine the Possibilities



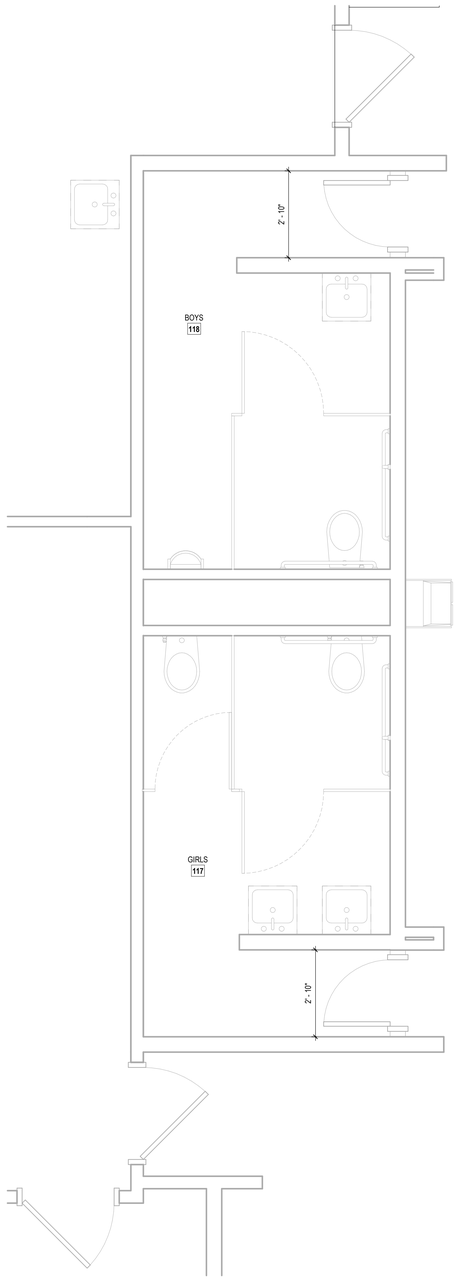
- Replace flooring in yellow areas

BOULDER VALLEY SCHOOL DISTRICT

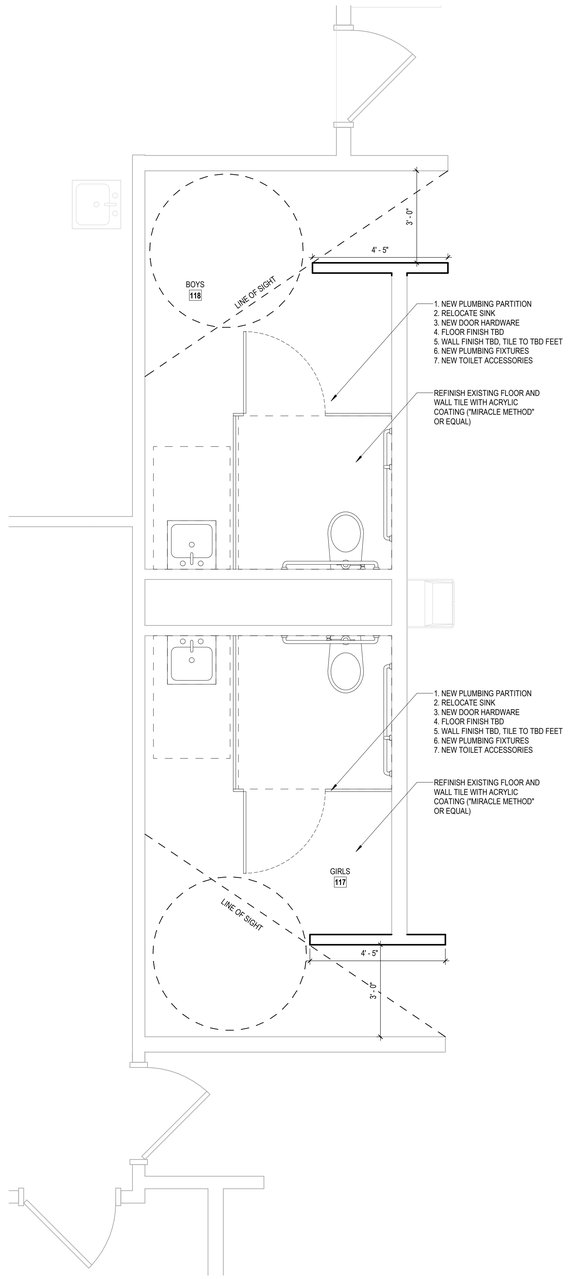
LEVEL 2

SOUTHERN HILLS MIDDLE SCHOOL

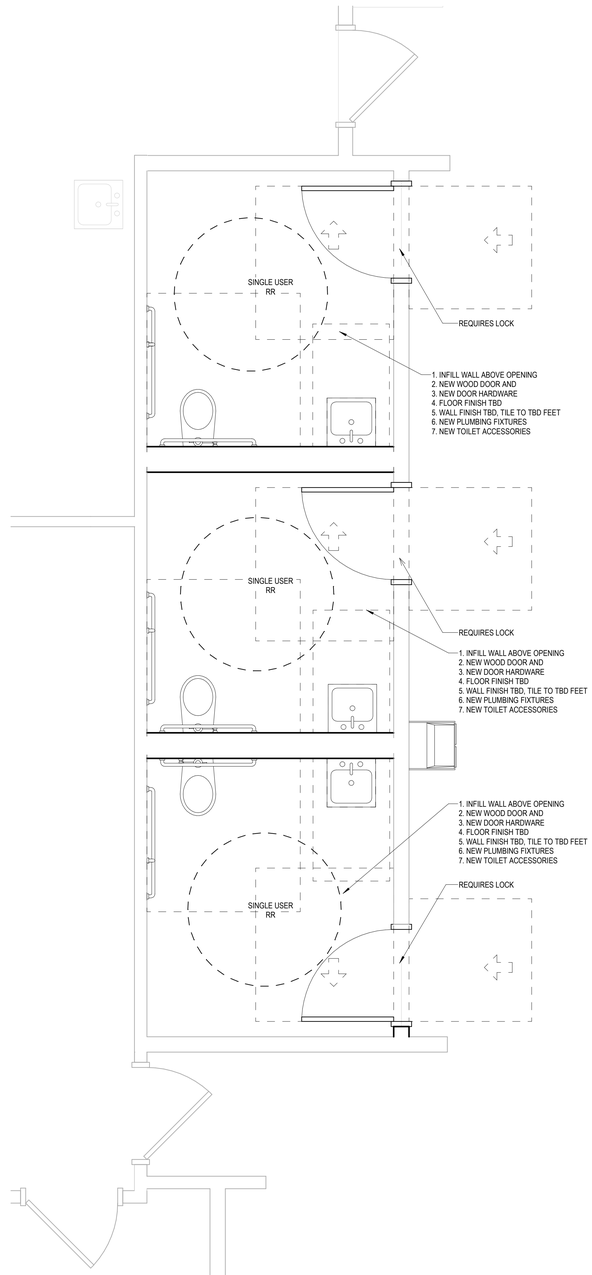
Imagine the Possibilities



E CAFETRIA RESTROOM - EXISITNG
1/2" = 1'-0"



A CAFETERIA RESTROOM OPTION A
1/2" = 1'-0"



B CAFETERIA RESTROOMS OPTION B
1/2" = 1'-0"

IF 2.1 - RESTROOM RECONFIGURATION - CAFETERIA

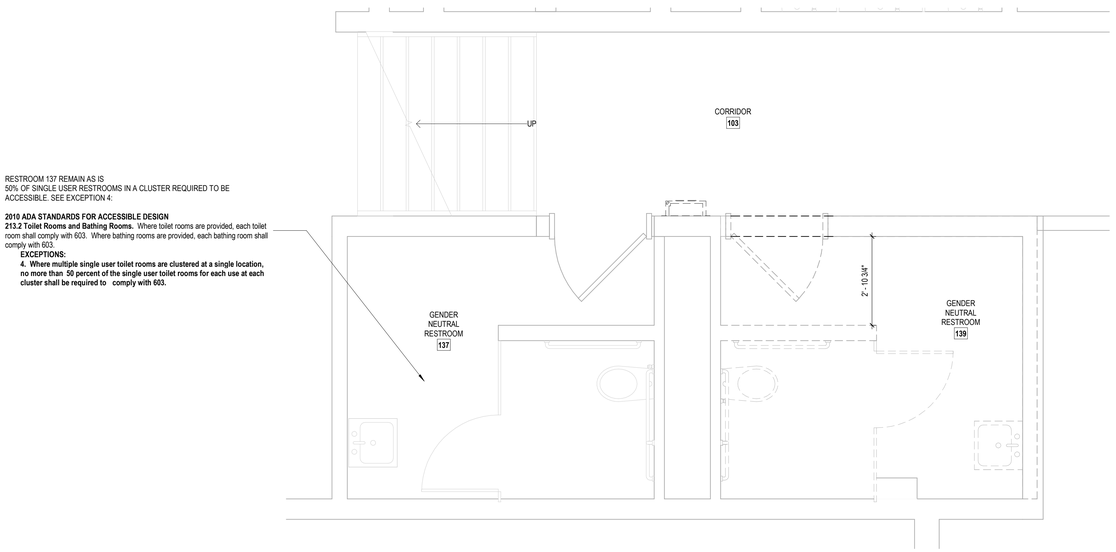
CAFETERIA RESTROOMS

SOUTHERN HILLS MIDDLE SCHOOL

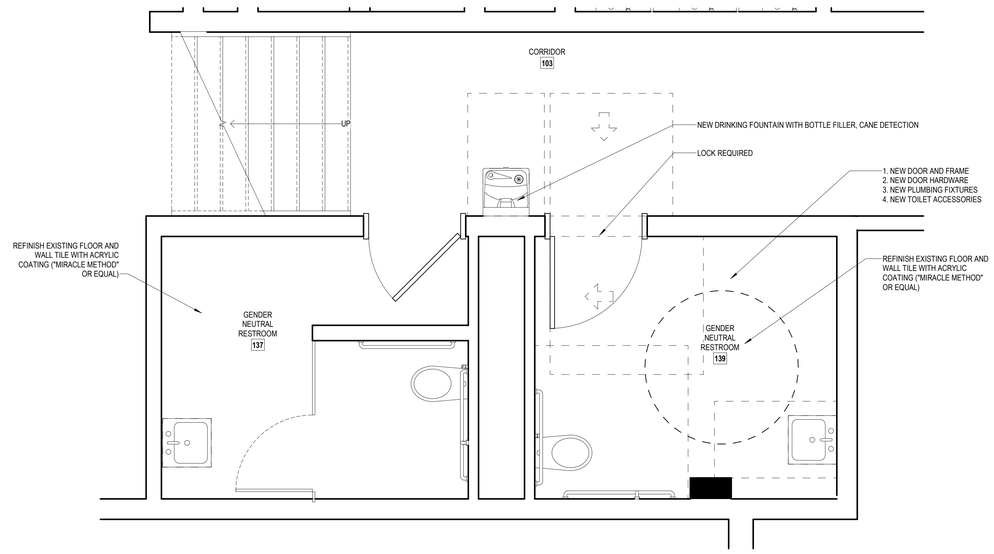
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Imagine the Possibilities

- **Renovate Gender Neutral Restroom 139 to be ADA compliant**
- **Remove block wall and relocate fixtures**
- **Remove restroom stall partition, door will require lock**
- **Replace existing drinking fountain with new fountain with bottle filler**
- **Refinish wall and floor tile**



E LOWER LEVEL RESTROOMS EXISTING
1/2" = 1'-0"



A LOWER LEVEL RESTROOMS OPTION A
1/2" = 1'-0"

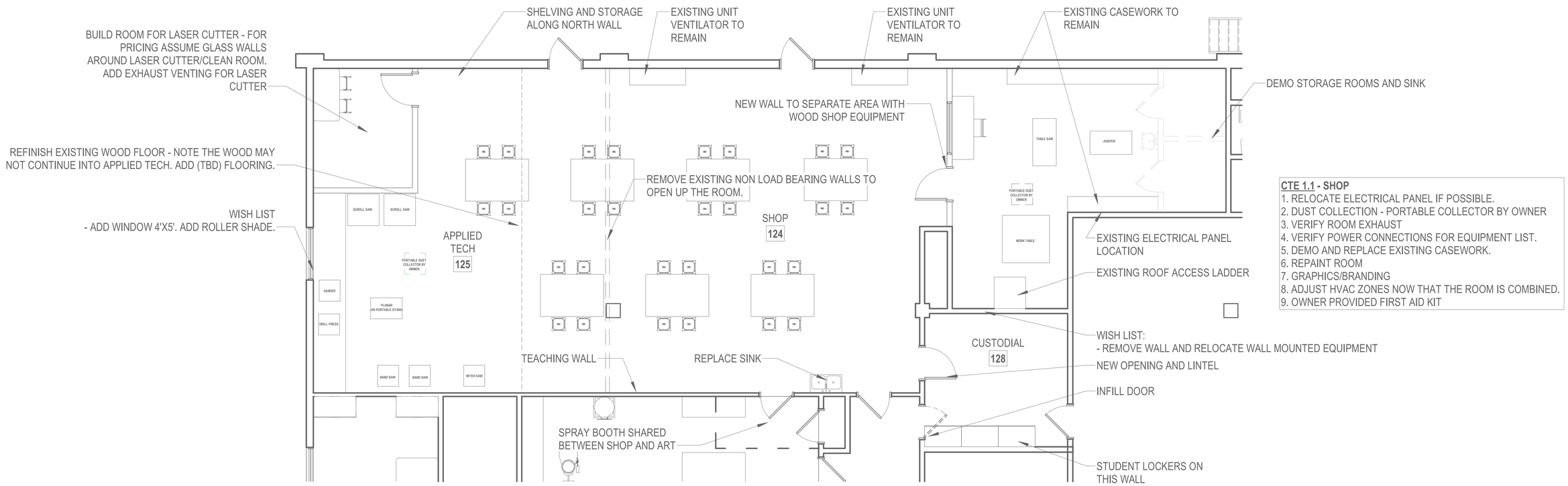
IF 2.2 - RESTROOM IMPROVEMENTS - LOWER LEVEL

LOWER LEVEL RESTROOMS

SOUTHERN HILLS MIDDLE SCHOOL

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Imagine the Possibilities



CTE 1.1 - SHOP

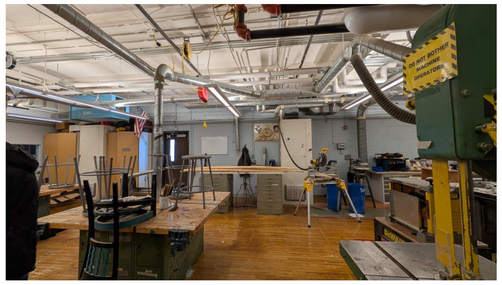
1. RELOCATE ELECTRICAL PANEL IF POSSIBLE.
2. DUST COLLECTION - PORTABLE COLLECTOR BY OWNER
3. VERIFY ROOM EXHAUST
4. VERIFY POWER CONNECTIONS FOR EQUIPMENT LIST.
5. DEMO AND REPLACE EXISTING CASEWORK.
6. REPAINT ROOM
7. GRAPHICS/BRANDING
8. ADJUST HVAC ZONES NOW THAT THE ROOM IS COMBINED.
9. OWNER PROVIDED FIRST AID KIT

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CTE - WOOD SHOP - SD SUBMITTAL

SOUTHERN HILLS MIDDLE SCHOOL

Imagine the Possibilities





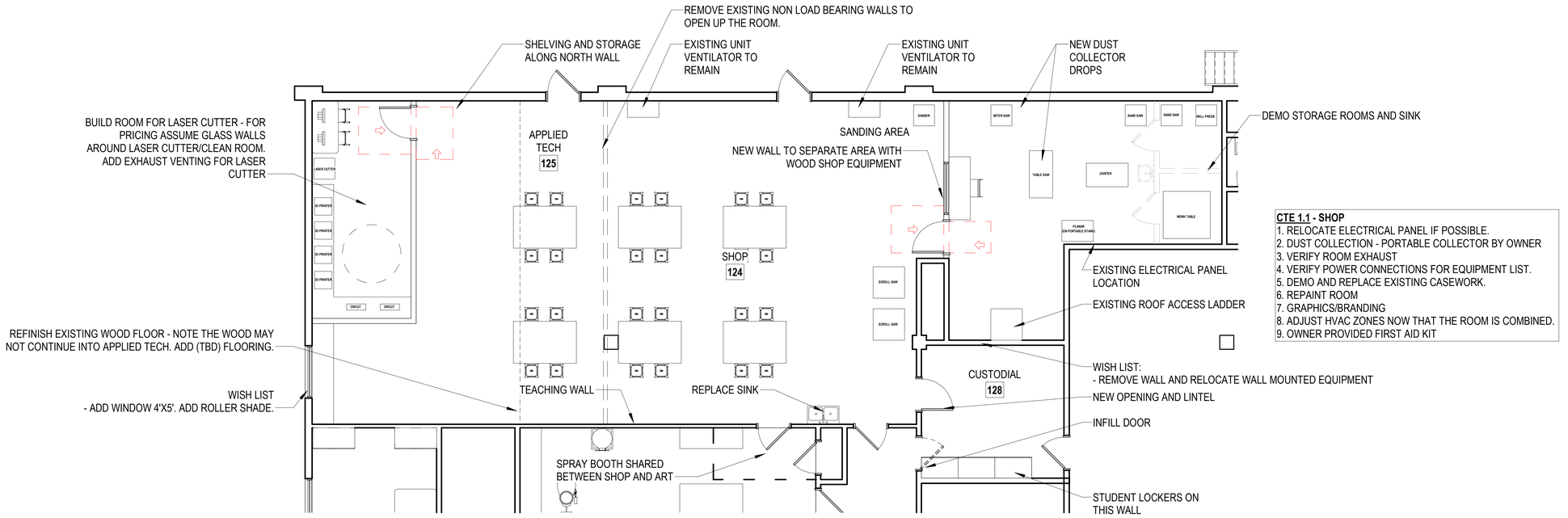




APPLIED TECH 125

SHOP 124

- **Demo partition between Applied Tech 125 and Shop 124**
- **Add wall to separate wood shop equipment from wood shop**
- **Build room for laser cutter**
- **Add window with roller shade**
- **Replace sink**
- **Add new door into Custodial 128 for access for new student storage**
- **Replacing existing dust collection system (Included in SD Budget) OR new portable system**



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CTE - WOOD SHOP - REVISED

SOUTHERN HILLS MIDDLE SCHOOL

Imagine the Possibilities

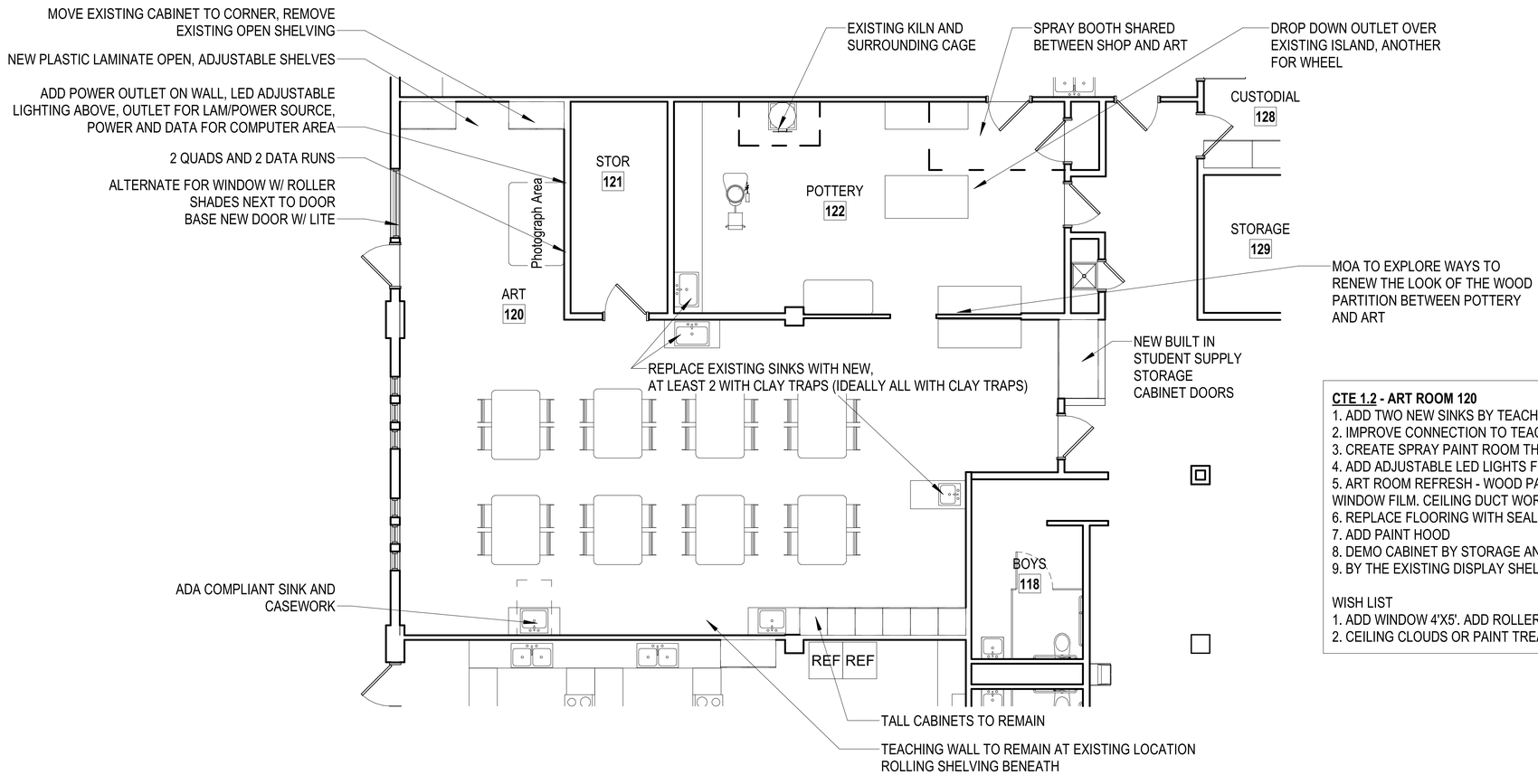


ART 124



POTTERY 122

- Adding two new sinks by teaching wall
- Replacing existing sinks, all sinks to have clay traps
- New built in student supply storage at area of existing display case near corridor
- Create photography area for student work
- Add window for natural light photography in this area
- Create spray booth in Pottery 122
- Update finishes



CTE 1.2 - ART ROOM 120

1. ADD TWO NEW SINKS BY TEACHING WALL.
2. IMPROVE CONNECTION TO TEACHING WALL SO IT CAN BE USED WIRELESS.
3. CREATE SPRAY PAINT ROOM THAT CAN BE SHARED WITH THE SHOP. (EXHAUST)
4. ADD ADJUSTABLE LED LIGHTS FOR PHOTOGRAPHING STUDENT ART.
5. ART ROOM REFRESH - WOOD PARTITION TO BE REFINISHED WITH PAINT, ACOUSTICAL WALLCOVERING, AND DECORATIVE WINDOW FILM. CEILING DUCT WORK TO BE PAINTED.
6. REPLACE FLOORING WITH SEALED CONCRETE.
7. ADD PAINT HOOD
8. DEMO CABINET BY STORAGE AND REPLACE WITH NEW CABINET.
9. BY THE EXISTING DISPLAY SHELVES BUILD A NEW WALL AND INFILL THAT SECTION WITH ENCLOSED ADJUSTABLE SHELVING.

WISH LIST

1. ADD WINDOW 4'X5'. ADD ROLLER SHADE.
2. CEILING CLOUDS OR PAINT TREATMENT AT CEILING

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ART ROOM

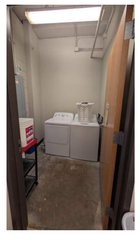
SOUTHERN HILLS MIDDLE SCHOOL

Imagine the Possibilities



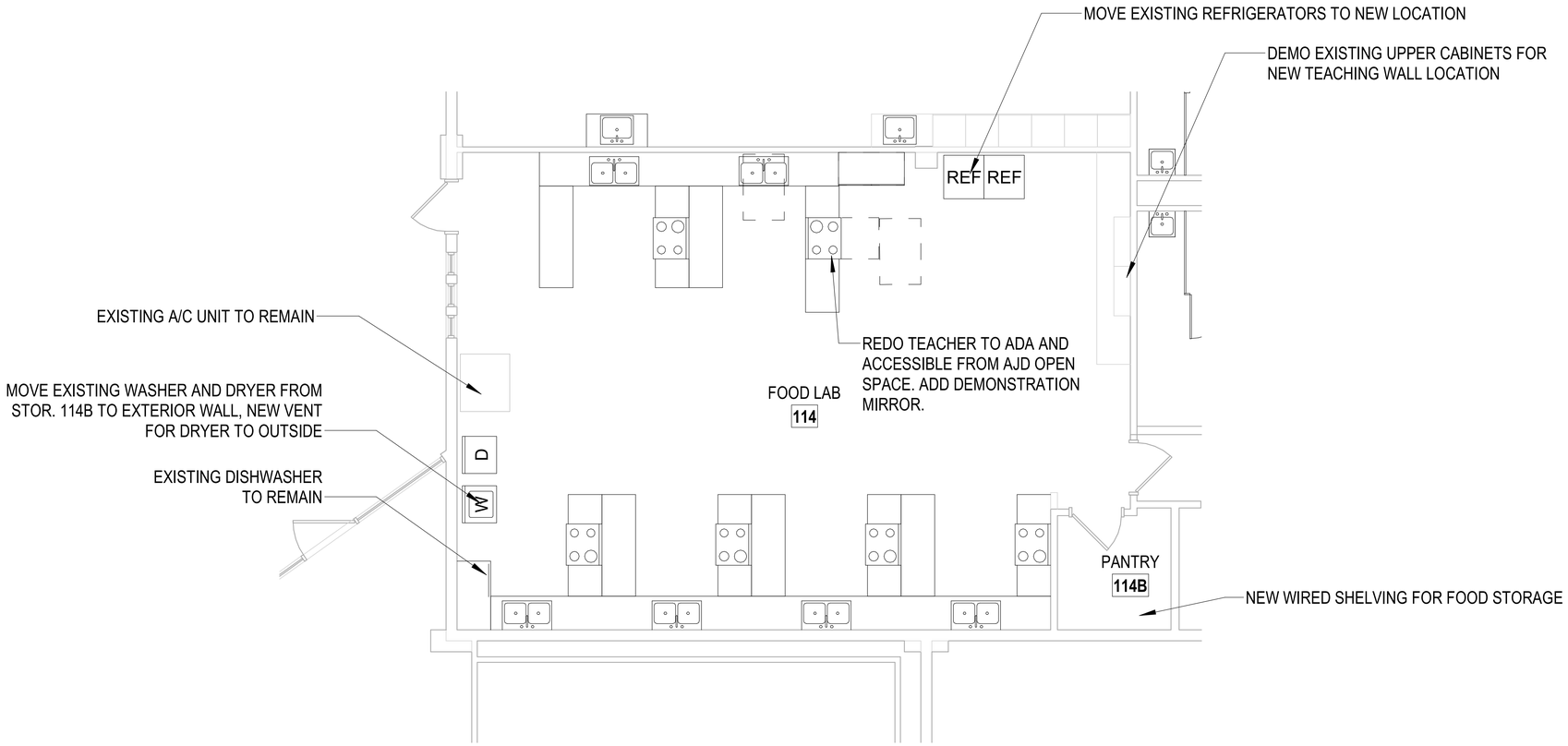






FOOD LAB 114

- Replace all equipment and sinks
- Add new exhaust for the room
- Replace countertops with solid surface
- Create new teacher demonstration station with ADA accessibility and demonstration mirror
- Update finishes - repaint room and replace flooring with sealed concrete
- Created Pantry for food storage
- Relocated washer/dryer



CTE 1.3 - FOOD LAB

1. REPLACE ALL EQUIPMENT - NEW STOVE TOPS, NEW FRIDGES
2. CURRENT STOVES DO NOT VENT, EITHER ADD VENTING PER STATION OR IMPROVE EXHAUST IN THE ROOM.
3. REPLACE COUNTERTOPS WITH SOLID SURFACE ASSUMED PRODUCT TBD
4. REPLACE ADA CASEWORK TO BE ADA COMPLIANT
5. REPLACE SINKS
6. RECONFIGURE POWER IF NECESSARY
7. REPLACE FLOORING - SEALED CONCRETE AND NEW BASE
8. REPAINT ROOM
9. CONFIRM FIRE SUPPRESSION IN THIS ROOM

WISHLIST

1. REPLACE ALL EXISTING CASEWORK WITH NEW

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FOOD LAB

SOUTHERN HILLS MIDDLE SCHOOL

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THOUGHTS?

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FAIRVIEW HIGH SCHOOL

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THANK YOU!

MOA ARCHITECTURE

NEXT STEPS

Pricing deadline 03/19

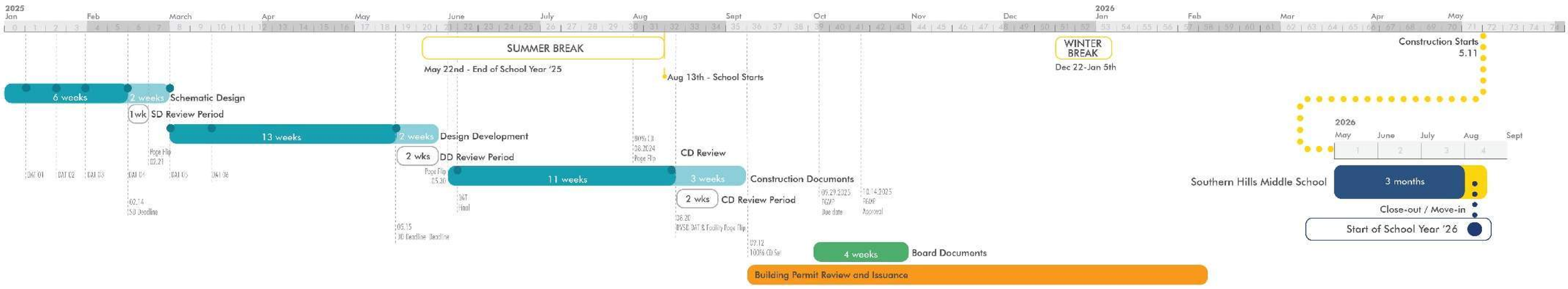
Next DAT 03/31

BOULDER VALLEY SCHOOL DISTRICT

SOUTHERN HILLS MIDDLE SCHOOL

Imagine the Possibilities

Southern Hills Middle School Design & Construction Schedule



- DAT Meetings
- Architecture, site, and building design track
- Board
- Permit Review
- Owner/Pricing Review Track
- Construction Track
- Closeout / Move-in

Preliminary Project Schedule, Subject to Change

MOA ARCHITECTURE

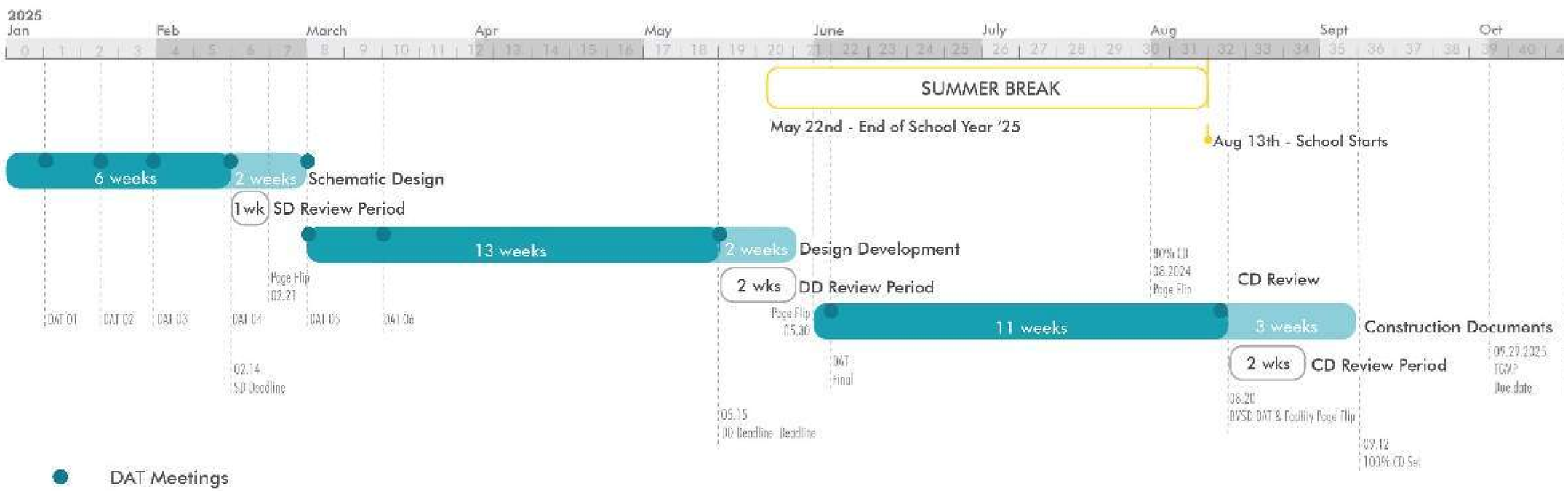
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BOULDER VALLEY SCHOOL DISTRICT

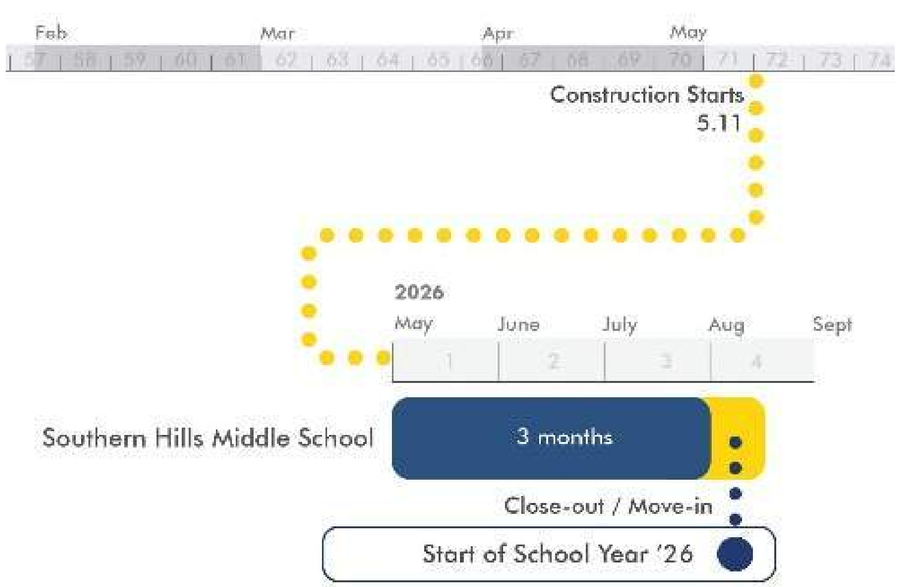
SOUTHERN HILLS MIDDLE SCHOOL

Imagine the Possibilities

Southern Hills Middle School Design & Construction Schedule



- Architecture, site, and building design track
- Board
- Permit Review
- Owner/Pricing Review Track
- Construction Track
- Closeout / Move-in



BOULDER VALLEY SCHOOL DISTRICT

SOUTHERN HILLS MIDDLE SCHOOL

Imagine the Possibilities