

BVH ARCHITECTURE

MEETING MINUTES

PROJECT: BVSD Aspen Creek PK8
PROJECT #: 23086

LOCATION: Aspen Creek PK8
DATE: 02/18/2025

ATTENDING:

BVSD

Matt Johnson
Kris Stoppenhagen

DAT

Nick Vanderpol	Principal	nick.vanderpol@bvsd.org
Profe Gonzales	Assistant Principal	profe.gonzales@bvsd.org
Amanda Jones	Assistant Principal	amanda.jones@bvsg.org
Andrew Cook	Parent	andrewjcook@gmail.com
Jason Johnson	Parent	jjohnson421@gmail.com
Rebecca Lavezzary	Parent	rebeccalavezzary@gmail.com
Adrianna Huff	Parent	adrianna.c.huff@gmail.com
Lori Retta	Preschool + ILC	lori.retta@bvsd.org
Jen Plants	Kindergarten	jennifer.plants@bvsd.org
Jason Cole	CTE Teacher	jason.cole@bvsd.org
Driss Collaso	PE Teacher	driss.collaso@bvsd.org
Jessie Trezise	Head Custodian	jessie.trezise@bvsd.org

BVH

Brooke Schubert
Mackenzie Huber

Alliance Construction

Ryan Mirus

1. Welcome & Introductions

- a. Intro by Principal Nick Vanderpol
 - i. 2022 Roof Replaced
 - ii. 2025 Universal Playground to be Completed
 - iii. 2026 Bond Project Presented Today
- b. Communications Updates
 - i. Susan Cousins
 - ii. Bond Website: bond.bvsd.org

2. Promise to Voters

- a. Overview of work to be completed

3. Overall Scope

- a. DAT committee:
 - i. Understand CTE needs and interests
 - ii. Help select finishes
- b. CTE Expansion
 - i. Goal to introduce opportunities earlier to Middle Schoolers
 - ii. Centralized space to understand CTE activities at local high schools
 - 1. Monitor showing projects
 - iii. \$455,000 gross budget, \$350,000 construction costs
 - iv. Middle-level focus
 - v. Budget for hard fixtures like ovens - not laser engravers, etc.
 - vi. Previously had funds for a laser cutter, but didn't have adequate ventilation
 - vii. Identify existing CTE areas
 - *Room numbers refer to Overall Level 1 Plan attached*
 - 1. E525 Middle Art
 - 2. E520 Elem Art
 - 3. E521 Kiln Room
 - 4. E510 Consumer Family Studies
 - 5. E560 Applied Tech Lab
 - 6. E565 Woodshop
 - viii. Ideas for CTE expansion
 - 1. Digital arts, Digital marketing, Digital photography
 - a. Higher level computers for this work in the library
 - 2. Recording studio, green screen
- c. Needs/Suggestions:
 - i. New curtains on stage
 - ii. Cafetorium not functioning
 - iii. B420 think tank not maximized for use
 - iv. E565 Woodshop layout is not efficient
 - 1. Convert to one large room
 - v. B510 not functioning
 - vi. E595 next to music classroom
 - 1. Being used as a conference room, not music storage
 - 2. Conference room does get used
 - 3. Consider removing wall and expanding music classroom
 - 4. B118A restroom with shower serving Special Ed
 - vii. E542 and E548 - not being used regularly, could lose one locker room
 - viii. E510 - remove egress corridor and give it to E510
 - ix. Need for small group breakout space
 - 1. Suggest removing space from north side of Media Room
 - x. PK students in the corridor
 - 1. Separate students for napping vs not napping

- xi. C101G entry is not used
 - 1. Possible to give that corridor space back to PK classrooms
 - 2. PK classrooms smallest in the district
- xii. C165 large room, convert to match C175 with offices and conference
- xiii. B401 large space for library processing
- xiv. B415 office - possible to convert to conference room, split into two offices, reading rooms, etc.
- xv. B410 Reading Room - can't use at the same time as Media Center
 - 1. Needs sound separation

4. Schedule / Milestones

- a. DAT 02 scheduling forthcoming
 - i. Focus on CTE

5. Next Steps

- a. Matt Johnson and BVH team to evaluate suggestions by DAT
- b. BVH to create code plan to better understand options



BVSD Aspen Creek PK8 - Scope Items	Notes	Questions	Budget	
Architectural				\$1,662,165.00
Replace Broadloom Carpeting	Replace with carpet tile		\$561,877.00	
Exterior Sealants - Original	Failing block and joint sealants		\$125,000.00	
Exterior Sealants - Older			\$141,234.00	
Exterior Soffits - Replace gypsum with metal	MDF soffits at cafeteria, Other areas with damage		\$59,253.00	
Exterior Walls CMU Block Water Damage			\$48,287.00	
Exterior Walls Water Damaged and Rusted Metal			\$23,718.00	
Exterior Water Repellent Coating			\$98,150.00	
Interior Paint Refresh			\$175,000.00	
Rubber Stair Treads Renewal			\$64,751.00	
Food Service Dish Machine	1:1 replacement		\$26,000.00	
CTE	Woodshop exhaust system, Stoves, Microwaves, Branding		\$350,000.00	
Civil				\$546,365.00
Parking lot Asphalt Front			\$179,016.00	
Ped Pavement Concrete Cracked, Damaged and Settled			\$151,133.00	
Roadway Pavement Asphalt Renewal			\$91,815.00	
Curb & Gutters Concrete - Cracked and Damaged	Lower curb at PK entry		\$32,149.00	
Curb & Gutters Concrete - Roadway - 2000 Renewal			\$92,252.00	
MEP				\$519,453.00
Split System AC-1 Ton Renewal			\$13,543.00	
Emergency Generator	Replacement		\$89,213.00	
Exit Signs			\$11,632.00	
Sump Pump Submersible			\$12,100.00	
Switchgear/Electrical Assessment			\$211,288.00	
Lighting Study			\$162,992.00	
FP Sprinkler Discharge Pattern Obstructed			\$7,580.00	
Scope Items Previously Completed by BVSD				\$77,046.00
Stormwater Retention West Side of Building			\$19,580.00	
Modified Bitumen Roof Renewal			\$57,466.00	
Potential Wishlist Items		Priority		
Screws Through Canopy	Grind off or paint to match			
Fire Pull Stations to be Removed				
Glulam Beams at 2017 Addition	Moisture issues: metal end cap, coating, etc.			
Expansion Joint at PK Entry	Expansion joint failing, replace with new			
Skylight Repair/Replacement				
Paint Galvanized Doors/Windows	Rusting and chalking observed			
Others?				
			TOTAL	\$2,805,029.00



BVH
ARCHITECTURE

Aspen Creek PK8 DAT
02/18/2025

- 01 Welcome & Introductions
- 02 Promise to Voters
- 03 Overall Scope
- 04 Schedule / Milestones
- 05 Process
- 06 Next Steps
- 07 Construction Process
“What to Expect”
- 08 Meeting Conclusion

Welcome

Communications Updates

Susan Cousins

<https://docs.google.com/a/bvbsd.org/document/d/1eAf22WYTOXdnP-n36DjtIO7G14PAk2ccg7UP09acBc8/edit?usp=sharing>

<https://bond.bvbsd.org/>

Investing in our Schools

BOULDER VALLEY SCHOOL DISTRICT



Aspen Creek PK-8 School

5500 Aspen Creek Dr, | Broomfield, CO 80020

Gross Square Footage: 123,532 sq. ft.

Original Construction Date: 2000

Estimated Project Budget: \$4,647,000*

*Final budget will be determined during the design phase.

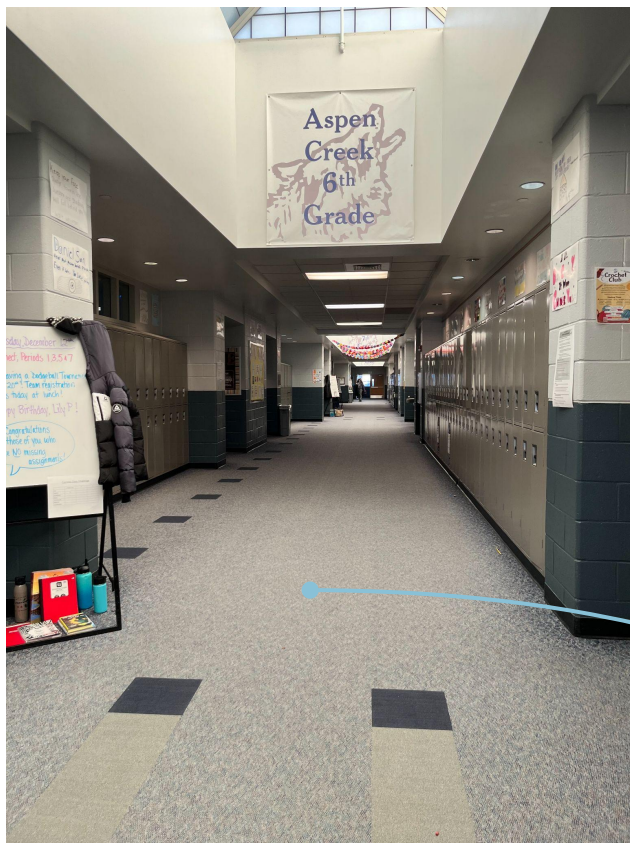
Overview of work to be completed:

Building Envelope	- Repair/replace deteriorating areas of roof and roof components - Apply water repellent sealant to exterior masonry - Re-caulk exterior masonry control joints - Repair/replace select skylights
Building Systems	- Replace emergency generator - Replace deteriorating HVAC and plumbing systems components to avoid potential system failure - Update obsolete HVAC controls - Repair/replace elevator
Infrastructure/Site	- Repair/replace parking lot and pedestrian pavement - Repair/replace exterior concrete - Address stormwater issues
Safety/Code	- Address various building code and ADA needs - Install safety railings - Update fire protection system
Interior Space Improvement	Interior finish improvements such as flooring, paint, and ceilings
Career & Technical Education Improvements	Aspen Creek PK-8 is eligible to receive up to \$455,000 in additional funds to invest in renovations to create learning environments to support career & technical education.

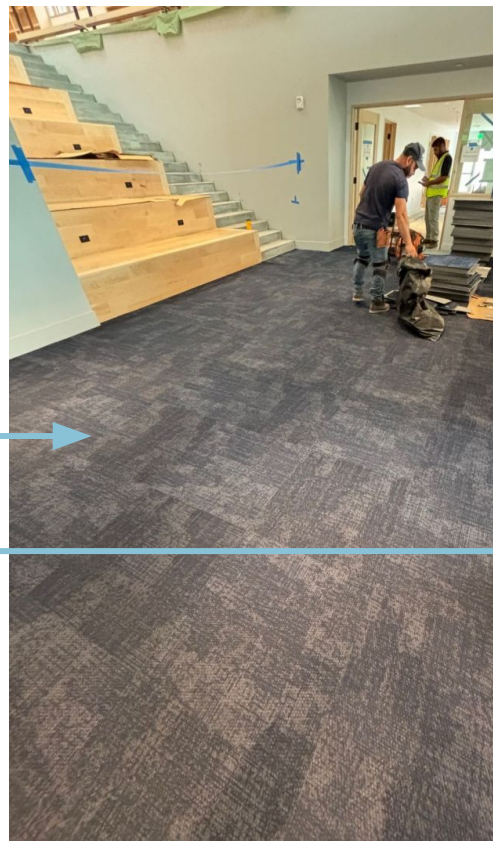
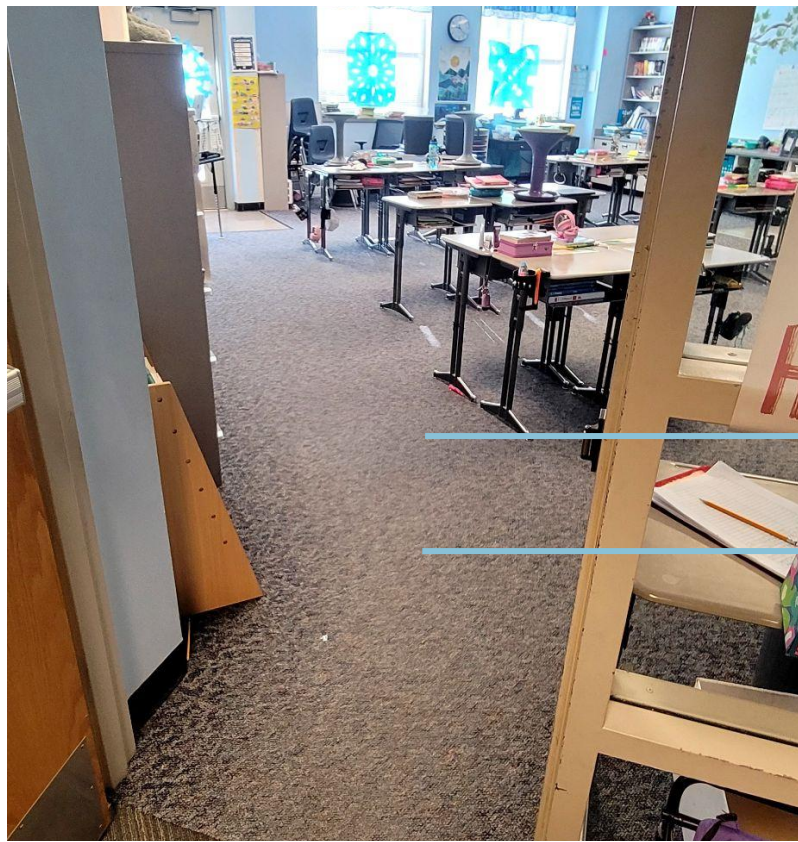
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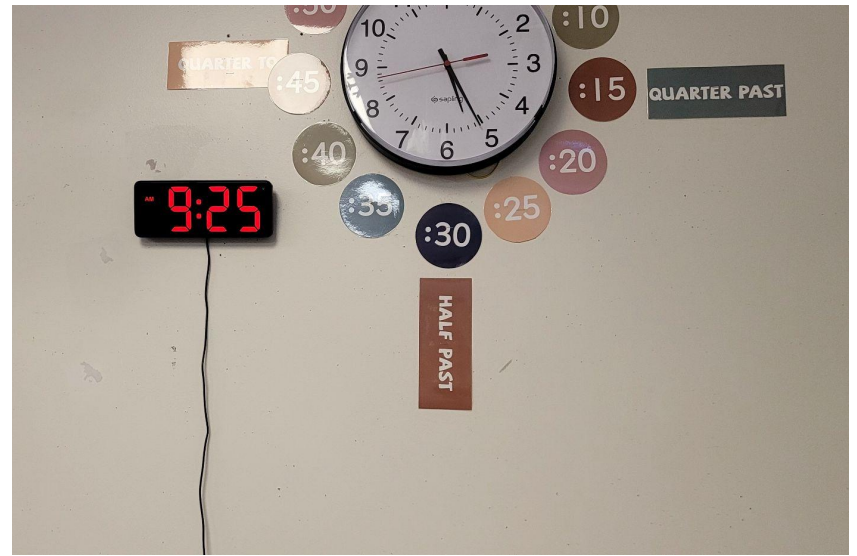
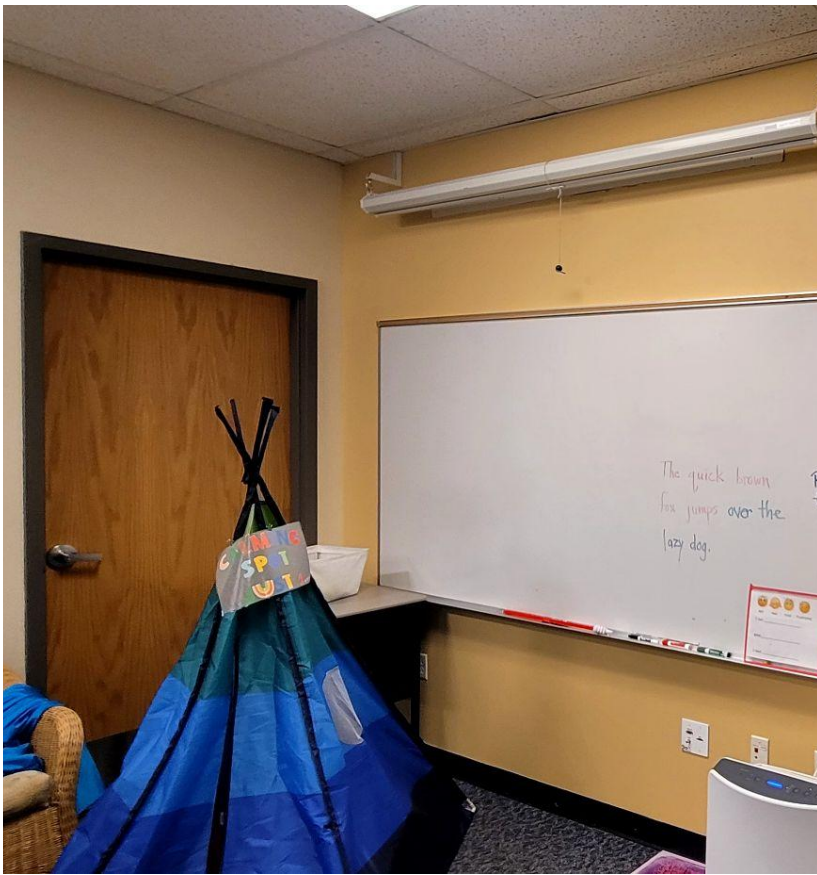
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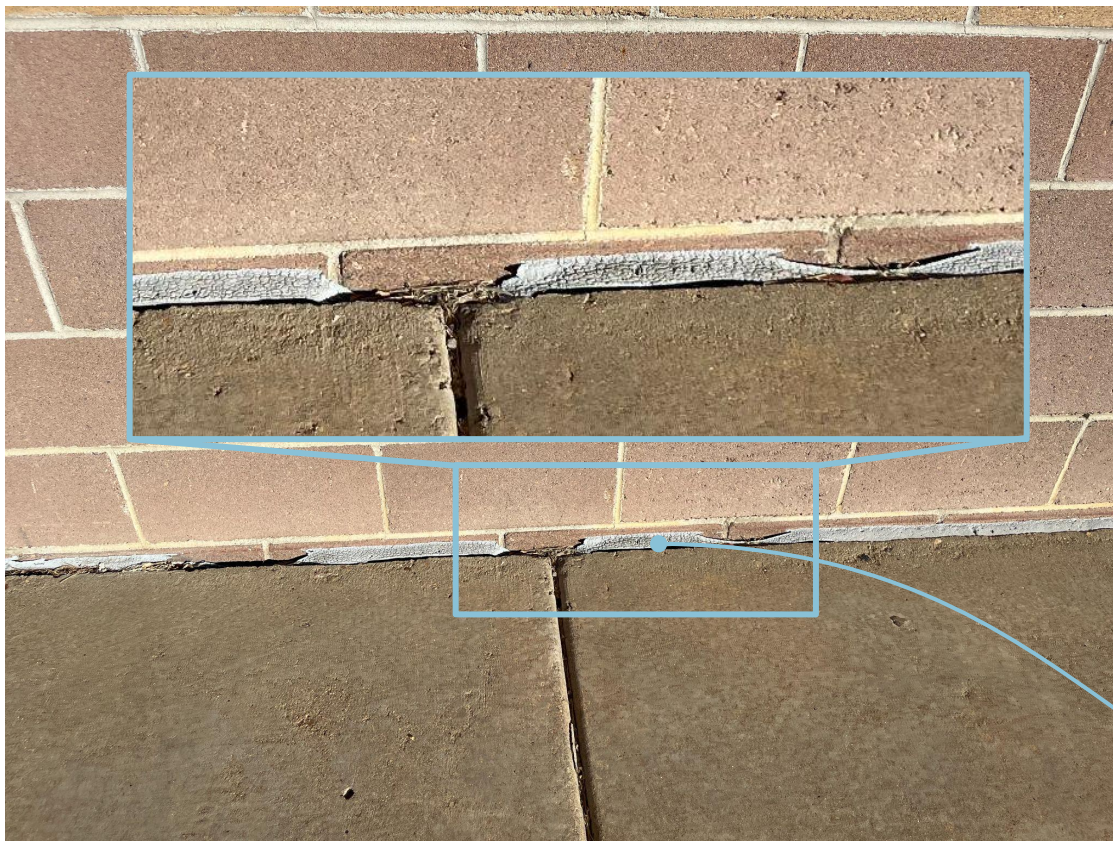
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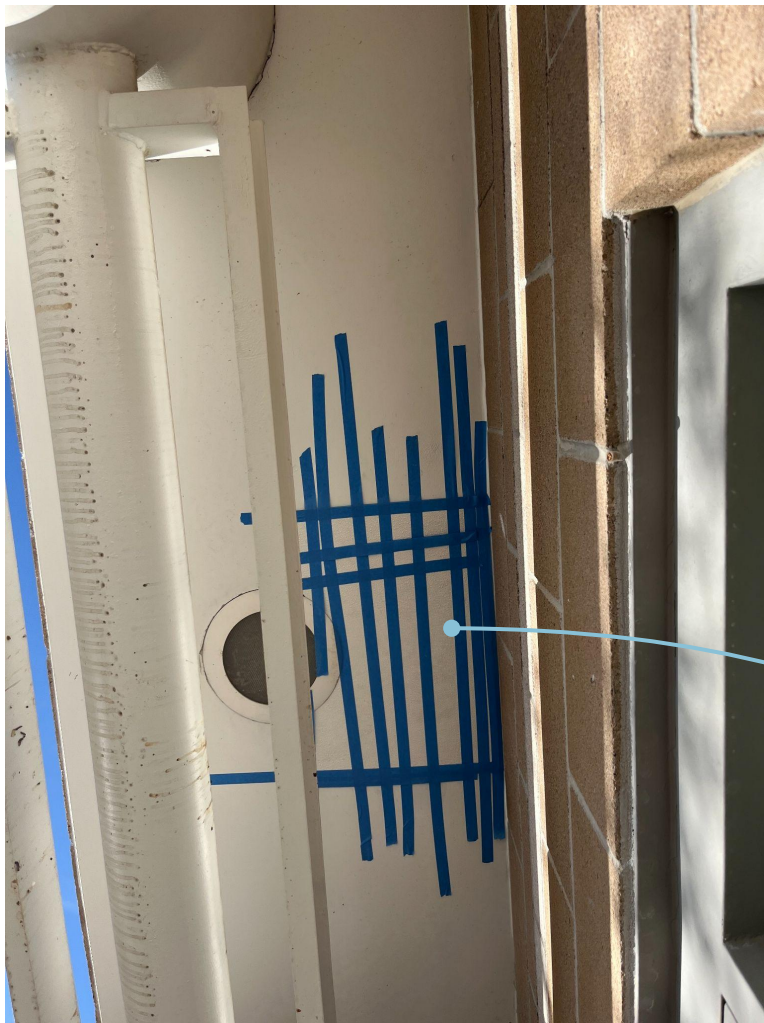
Paint
Refresh Classroom Walls



Exterior Sealants
Failing block and joint sealants



Exterior Soffits
Replace gypsum with metal



Exterior Soffits
Replace gypsum with metal



Exterior Walls CMU Block
Water damage



Exterior Walls
Water damaged and rusted metal



Exterior Water Repellent Coating



Rubber Stair Treads Renewal



Parking Lot Asphalt Front



Parking Lot Asphalt Front



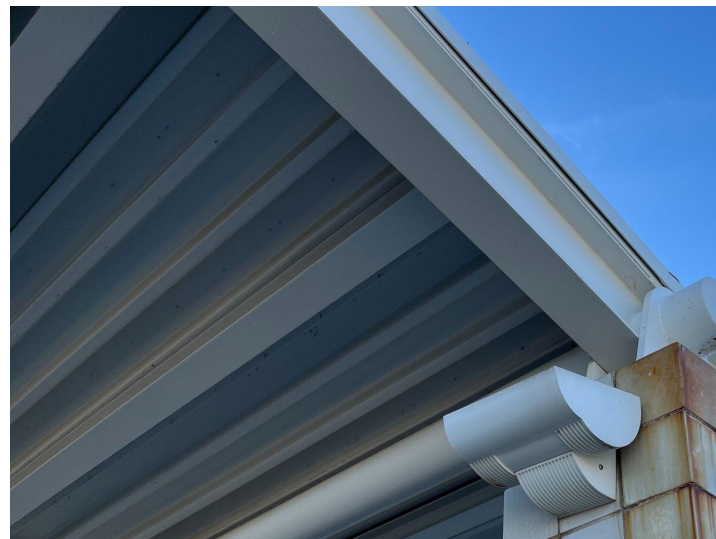
CTE
Woodshop exhaust system



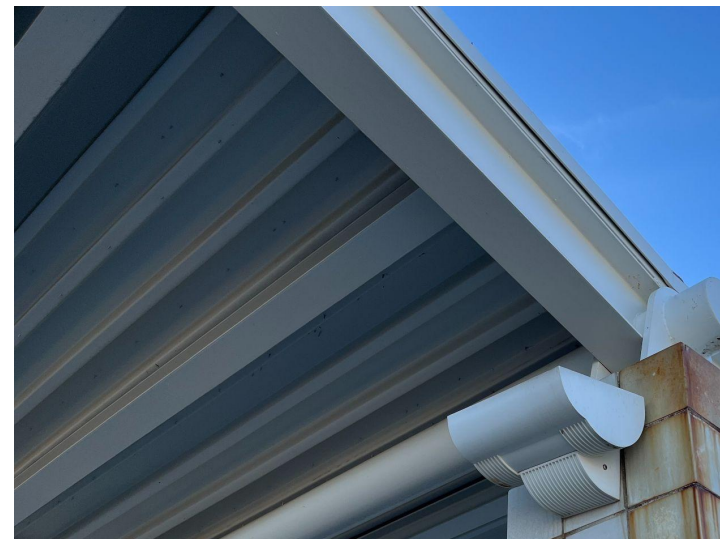
CTE
Replace Stoves with Electric / Induction
Over-the-range Microwaves



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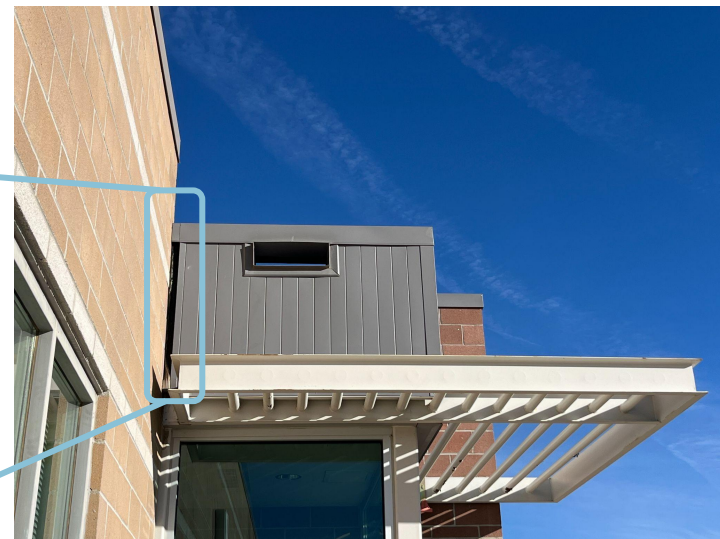
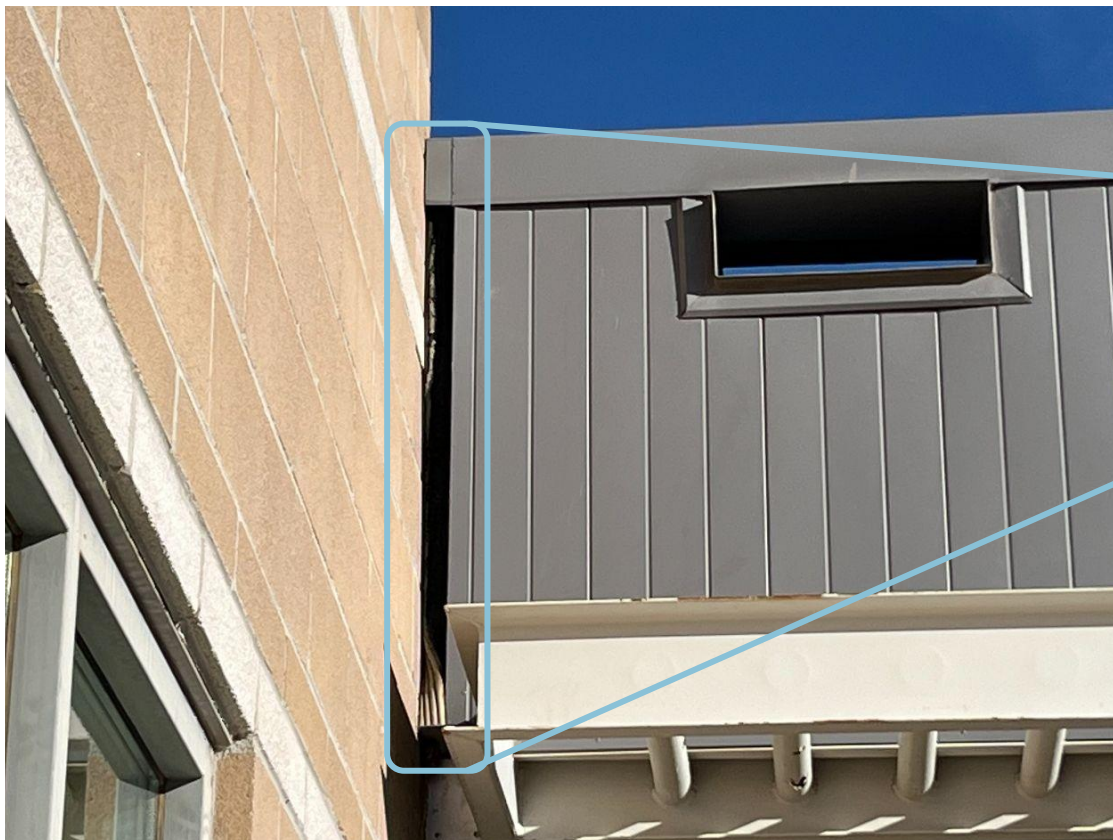
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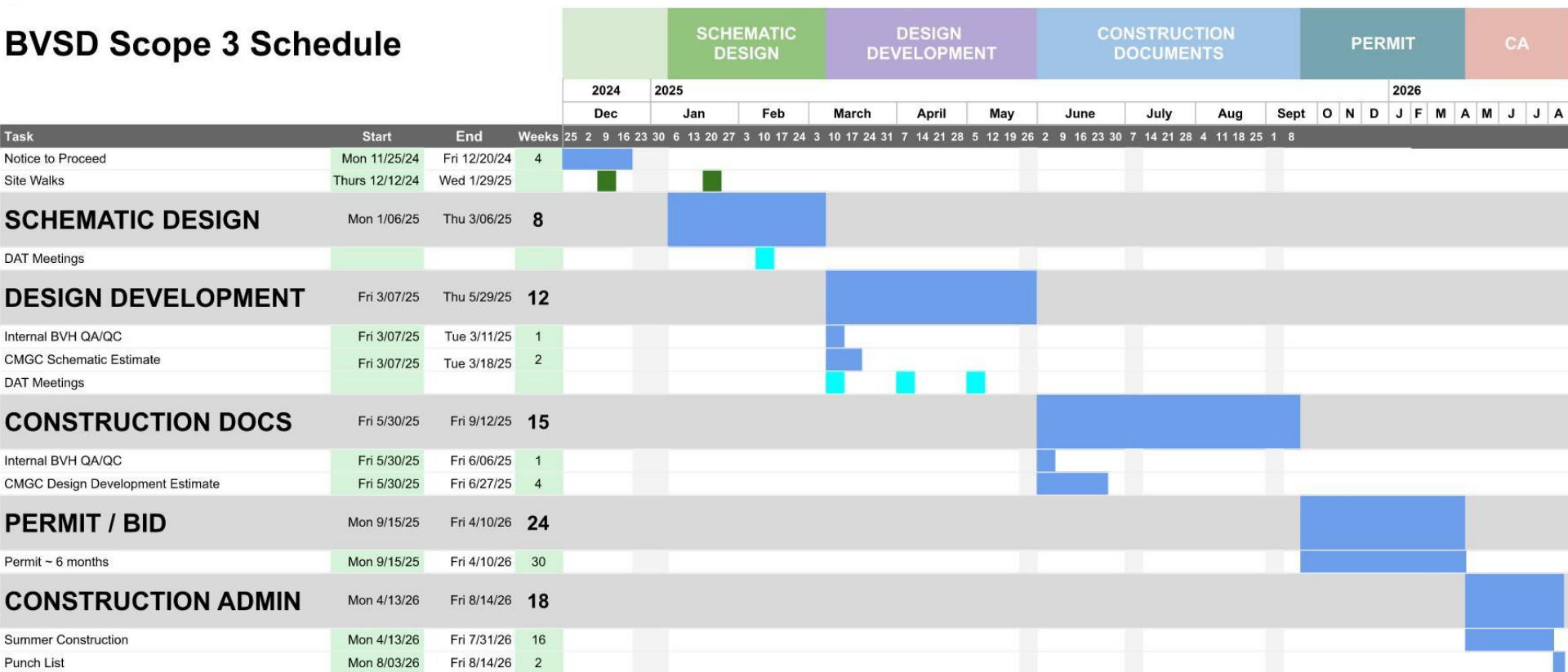


Glulam Beams at 2017 Addition
Moisture issues



Expansion Joint at PK Entry
Failing and needs replaced

BVSD Scope 3 Schedule



01

Schedule Milestones

- Schematic Design 3/6
- Design Development 5/29
- Construction Documents 9/12
- Permitting - Fall 2025
- Construction Summer 2026

02

DAT-2: Tuesday, March 25th?





**Thank
you**