Eidos ARCHITECTS

MEMORANDUM

Date: January 22, 2025

Attendees: Charles Zachemsky / Boulder Valley School District
Stephanie Schroeder / Boulder Valley School District
Aaron Smith / Boulder Valley School District
Caleb Starbuck / Boulder Valley School District
Marcus Lepke / Boulder Valley School District
Kris Stoppenhagen / Boulder Valley School District
Brooke Daerr / Boulder Valley School District - Principal
Harley Evans / Swinerton
Jade Mercer / Swinerton
Caleb Laurence / Eidos Architects
Jennifer Thong / Eidos Architects
Erin Jones / Eidos Architects

By: Caleb Laurence

Subject: BVSD Nevin Platt Middle School
Boulder, Colorado
Eidos Project No. 24043

During the first Design Advisory Team (DAT) meeting for the proposed renovation of Platt Middle School, the project team reviewed the scope, budget, and findings from the walkthrough conducted with district staff and consulting engineers. The budget includes a total hard construction budget of $3,210,599 of which $350K is earmarked for Career and Technical Education (CTE) upgrades. The soft costs are estimated at 30% which include furniture, fixtures, and equipment. Discussions covered several key areas.

1. Regarding site repairs and grading, the north parking lot, which received a mill and overlay in 2016, remains in good condition. A raised crosswalk is considered a high priority and as well as a potential seal coat based on further examination. New fencing to incorporate heavy-duty fence poles is necessary.
2. Basketball court improvements include a crack seal, seal coat, and new striping. A new gate post is needed connecting this area to the south lot.
3. No updates are needed for the field, allowing funds to be reallocated to other priorities. However, irrigation improvements were identified, including replacing or repairing the irrigation system and addressing erosion at the concrete pan on the northwest side of the track caused by water ponding. A Baseline 3200 Irrigation System is the desired system with an estimated cost of $35,000. Additionally, the baseball field is no longer used, and it was suggested to seed the bald areas and maintain the field as a grassed multipurpose space. The bleachers can be relocated elsewhere if needed.
4. The fence on the north side of the site is in good condition, though the east section may need to be replaced.
5. An electrical/data outlet near the fieldhouse is desired. This could be incorporated if the south parking lot requires significant repairs. While it is anticipated that the south lot may only need a mill and overlay since it was designed for bus traffic, further investigation will be conducted. An accessible walk and entrance will need to be incorporated at the south entrance as well as determining if current grading is adequate for accessibility from ADA parking stalls to entrance.
6. To manage vehicular traffic on the east side of the site, the team discussed the potential installation of bollards or large boulders. This lot is also being considered for paving.
7. In terms of building updates, the restrooms will receive a refresh rather than a full renovation.
8. A sewer line on the south side of the building will be inspected via camera as it has been the subject of ongoing maintenance issues.

9. The recording studio will be updated with soundproofing and a new window between the studio and the adjacent music room. The space will remain flexible, with no additional casework needed. Soundproofing cost is estimated at $30,000.
10. In the makerspace classroom, which accommodates laser work, 3D printing, and limited woodshop activities, additional improvements were proposed. These include installing glass lites in doors to enhance visibility, relocating cord reels for improved functionality, adding more electrical outlets, increased storage, and providing a portable dust collection system. Robotics is not expected to be offered in the near future, so the space will remain flexible to accommodate other programs. Furniture, fixtures, and equipment budget for this area is estimated at $10,000-$12,000.
11. The possibility of expanding the makerspace classroom into the adjacent teachers' lounge was discussed, as the lounge is rarely used. If this space is expanded, the possibility of adding an overhead door for outdoor access was also discussed. However, relocating the lounge to another area of the building may be challenging due to space limitations. The underutilized locker room was also identified as a potential area for repurposing.
12. At the Family and Consumer Science (FCS) classroom, the current setup supports 24 students across five stations. Electrical issues at Station 4 were noted, particularly the lack of easy access to the breaker. Updates will include a demonstration area with either a mirror or TV monitor, improvements to the projector and screen setup, and additional storage for food supplies. The round tables currently used for seating will be replaced with modular or rectangular stainless-steel tables on wheels, which will allow for easier reconfiguration to accommodate various teaching setups.
13. No work is currently planned for the interior courtyards.
14. The team also discussed completing certain non-permitted or short-lead-time tasks during summer 2025 to reduce the workload for summer 2026. However, the feasibility of this will depend on whether a summer camp will occupy the school, which could restrict construction activities.

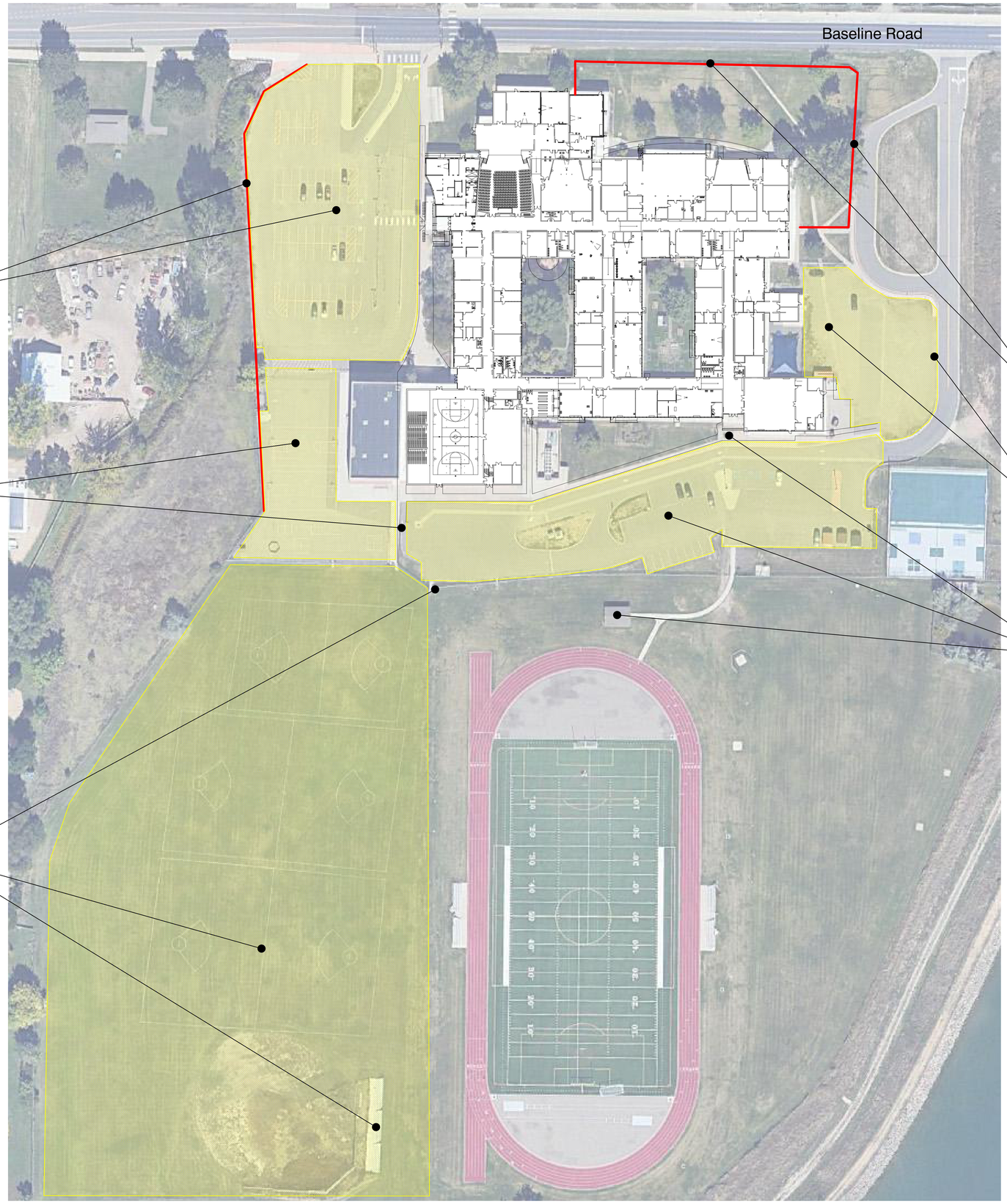
Looking ahead, Eidos Architects will update the project schedule to include future DAT meetings and outline timelines for early procurement of long-lead items. Additionally, user group meetings will be scheduled with staff from the FCS, Music, and Makerspace programs to further refine the requirements for their teaching spaces.

cc: All Attendees
Eidos File

Platt Middle School

January 22, 2025

Eidos ARCHITECTS



Site Plan
1" = 50'-0"

CAMPUS NAME: Platt Middle School

Requirement	Location, Qty, Etc	Grand Total
ADA - Communication: Assistive Listening Devices		$58,743
ADA - HC Parking Spaces - Inadequate or Missing		$1,502
Branch Wiring - Equipment & Devices Renewal		$588,413
Distribution Equipment - Panelboards and Feeders - 208Y/120V - 1958 Renewal	Assess & verify need/extent	$499,023
Emergency Light Units - 2000 Renewal		$20,790
Exit Sign - Missing from Egress Path - Room 604 Locker Rooms		$9,457
Exit Signs - LED Renewal		$37,945
Exterior Enclosure: Recaulk masonry control jts		$7,808
Fencing - Chain Link (7-Ft to 12-Ft High) - Property Line Renewal	Parking Lot West	$75,000
Main Distribution Switchboard - 1600A 208Y/120V 3 Phase - MDS Renewal		$162,624
Panelboard - Exposed Wire - Room 001		$12,443
Parking Lot - Painted Lines and Markings -Main Lot Renewal		$3,165
Parking Lot - Pavement - Asphalt - Rear Renewal		$89,935
Pedestrian Pavement - Concrete - Cracked and Damaged		$39,101
Playing Field - Baseball - Grass Turf Renewal	Evaluate aerate topdress & OS	$152,903
Playing Field - Soccer - Grass Turf Renewal	Evaluate aerate topdress & OS	$55,518
Restroom Fixtures Renewal	4 completed in prior bond	$305,712
Roadway - Asphalt Deterioration - Random Cracking		$2,891
Roadway - Painted Lines and Markings Renewal		$7,622
Roadway - Pavement - Asphalt - Older Renewal		$17,730
Unit and Cabinet Unit Heaters - Hot Water Renewal		$430,271
A/C in Auditorium - Alternate		$282,003
GRAND TOTAL		**$2,860,599**

Platt Middle School

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Note #9

Note #13

3rd Priority for Restrooms
(Note #7)

2nd Priority for Restrooms
(Note #7)

Note #10

Note #11

1st Priority for Restrooms
(Note #7)

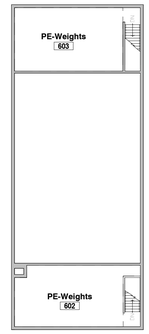
Note #12

Note #8

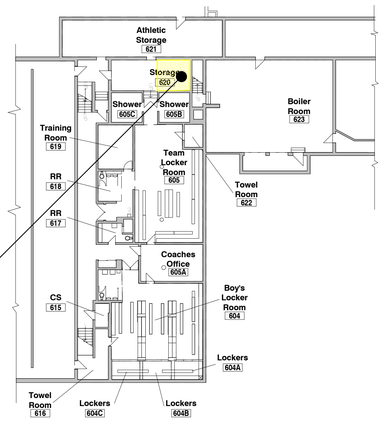
Possible Sump Pump
Addition Area



Main Level Overall Floor Plan
1" = 20'-0"



Upper Level Floor Plan
1" = 20'-0"



Lower Level Floor Plan
1" = 20'-0"

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