414 14th Street, Suite 300
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MEETING MINUTES – DAT #4

PROJECT	**BVSD Southern Hills Middle School**	MEETING DATE	**2025.03.31**
ATTACHMENTS	Sign-in Sheet PDF Presentation		
BY	Ayla Hendrickson, MOA ARCHITECTURE	LOCATION	Southern Hills Middle School

PARTICIPANTS	CONTACT INFO
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Sarah DiGiacomo, SHMS	sarah.digiacomo@bvsd.org
Chris Congedo, SHMS	chris.congedo@bvsd.org
Logan Dickerman, A&P	ldicerkman@a-p.com

1. SD budget estimate scope review
    a. MOA reviewed the total VFA budget for Southern Hills and what percentage of the budget was assigned to which scope.
    b. Intent of DAT #4 is to review SD estimated budget and the interior scope most relevant to the faculty. Exterior and building systems scope not reviewed with the faculty.

2. Interior Improvements
    a. MOA reviewed the VFA budget allocated to interior finishes and SD budget estimate.
        i. Paint refresh in admin suite should be carried as an alternate
    b. BVSD aligned on option to prioritize the cafeteria flooring and ceiling vs other flooring.
        i. Flooring at entry would be another priority, however flooring there is still in good shape. MOA to look into breakout pricing for this area (see presentation markup.)
        ii. Aligned on second floor and the bench in the entry being less priority scope.
    c. BVSD chose Option A for the cafeteria restrooms, faculty preferred that there were no doors for supervision and to prevent students from congregating.
    d. MOA discussed potential room in budget for relocating the laundry from the Food Lab storage into one of the lower level gender neutral restrooms. BVSD likes this option. MOA will continue to develop this for pricing.
3. CTE Scope
    a. MOA reviewed the CTE Scope and what was budgeted from the VFA for each room.
        i. Wood shop
            - MOA reviewed a new layout of the wood shop that intended to minimize disrupting existing HVAC and plumbing locations. This layout relocates the

clean room, moves the wall for the teacher work room, and preserves the previously demolished storage rooms. New window and teaching wall on north wall. No exceptions taken by wood shop teacher.
- Team discussed half-height wall at teacher work room in order to minimize HVAC requirements. Decisions depends on dust collection solution. Teacher would prefer dust be contained in that room if possible but half heigh wall would be acceptable.
- Teacher does want to replace existing sink – existing sink is not fully functional.
- Location of student lockers next priority for room design.
- Team aligned on removing spray booth from scope.

ii. Art Room
- Art teacher wants to prioritize new sinks with clay traps first. 4 faucets total. MOA will look into sink options for pricing. Art teacher would prefer sinks with an angle, two faucets at one sink if possible.
- Second priority would be the storage update, then photography, window, the kiln, and finally the paint refresh.
- Team discussed kiln. There is a glass kiln that cannot be used because it is incompatible with existing power. MOA will review the narrative concerning the kiln.
- Team aligned on removing acoustical clouds from scope.

iii. Food lab
- Team discussed priorities for the food lab considering what was budgeted in the VFA vs the SD pricing estimate.
- The first priority would be relocating the washer and dryer, then the demonstration mirror, the countertops, fixing the casework, and then fixing the ventilation.
- MOA will investigate other ways to improve the ventilation that can still meet the budget.
- No exceptions taken with the revised layout of the Food Lab, which limits new casework and counter scope to one station near the front of the room. New paint in room

4. NEXT DAT MEETING
   a. Next DAT meeting is scheduled for April 14th, 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.

BUILDING STUDENT SUCCESS

SHMS - DAT #4 - 3/31/25

Sign in sheet

Name	Department	Email
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Sarah DiGiacomo	# SHMS	Sarah.digiacomo@bvsd.org
Mark Mabbett	SHMS	Mark.mabbett@bvsd.org
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Theresa Redmon	# Art SHMS	theresa.redmon@bvsd.org
Chris Congelo	SHMS Foods Room	chris.congelo@bvsd.org

SOUTHERN HILLS MIDDLE SCHOOL
DAT #4

March 31st, 2025

Bright Futures AHEAD
BOULDER VALLEY SCHOOL DISTRICT



BOULDER VALLEY SCHOOL DISTRICT

MOA ARCHITECTURE

SCOPE LIST

BVSD SOUTHERN HILLS MIDDLE SCHOOL

Building Systems	22%
Distribution Equipment - Panelboards and Feeders - 208Y/120V - Older Renewal	
Distribution Switchboard - 800A 208Y/120V 3 Phase Renewal	
Electrical Outlets Not Observed Near HVAC Equipment on Roof	
Lighting Fixtures - Exterior - Incandescent Renewal	
Main Distribution Switchboard - 3000A 208Y/120V 3 Phase - MSB Renewal	
Security and Detection Systems - Insufficient CCTV Cameras	
Sump Pump - Submersible Renewa	
Infrastructure/Site	1%
Pedestrian Pavement - Concrete - Cracked and Damaged	
Structural Slab - Damaged Concrete	
Safety/Code	25%
Intercom System Renewal	
Fire Alarm System - Head End Control Equipment - Addressable Renewal	
Fire Alarm System - Initiating & Alarm Devices - Addressable - 2001 Renewal	
Fire Alarm System - Initiating & Alarm Devices - Addressable - 2009 Renewal	
Additional Scope	2%
Access Fixed Ladders - Exterior Renewal	
DDC Controls Renewal	
Exterior Wall - Damaged Concrete	
Interior Space Improvements	32%
Interior Improvements-Paint/Flooring	
Restroom renovation	
Career & Technical Education Improvements	19%
CTE Renovations	
TOTAL	100%

AGENDA

1. INTERIOR FINISH SCOPE
 - SD BUDGET REVIEW
 - INTERIOR FINISHES
 - RESTROOM OPTIONS

2. CTE SCOPE
- SD BUDGET REVIEW
- WOOD SHOP
- ART ROOM
- FOOD LAB

INTERIOR FINISH SCOPE

BOULDER VALLEY SCHOOL DISTRICT

FAIRVIEW HIGH SCHOOL

Imagine the Possibilities

Interior Space Improvements 32%

Interior Improvements-Paint/Flooring

Restroom renovation

INTERIOR FINISH SCOPE - SD BUDGET

	Description	VFA budget %	SD Estimate %	Alternate Estimate %
IF 1	Interior Improvements-Paint/Flooring	42%	See Below	
IF 1.1	Flooring Replacement - Level 1		15%	
	Lower Priority Bench replacement and elevator finish			1%
IF 1.2	Flooring Replacement - Level 2		8%	
IF 1.3	Flooring Replacement - Cafeteria		12%	
	Lower Priority Cafeteria ceiling			7%
IF 1.4	Admin Suite Paint Refresh		5%	
IF 2	Restroom Renovation	58%	See Below	
IF 2.1	Restroom Reconfiguration - Cafeteria		See Below	
	Option A - 2 restrooms		17%	
	Option B - 3 Restrooms		48% (17% + 31%)	31% more than option A 31%
IF 2.2	Restroom Improvements - Lower Level		14%	

110% total
Restroom option B
with alternates

BOULDER VALLEY SCHOOL DISTRICT

INTERIOR FINISH SCOPE
SOUTHERN HILLS MIDDLE SCHOOL

Imagine the Possibilities

OPTION 1 - Most finish improvement, making room in budget for laundry relocation

	Description	VFA budget %	SD Estimate %	Alternate Estimate %
IF 1	Interior Improvements-Paint/Flooring	42%	See Below	
IF 1.1	Flooring Replacement - Level 1		15%	
	~~Lower Priority~~ ~~Bench replacement~~ and elevator finish			1%
IF 1.2	Flooring Replacement - Level 2		8%	
IF 1.3	Flooring Replacement - Cafeteria		12%	
	Lower Priority Cafeteria ceiling			7%
IF 1.4	Admin Suite Paint Refresh		5%	
IF 2	Restroom Renovation	58%	See Below	
IF 2.1	Restroom Reconfiguration - Cafeteria		See Below	
	Option A - 2 restrooms		17%	
	~~Option B - 3 Restrooms~~		48% (17% + 31%)	31% more than option A 31%
IF 2.2	Restroom Improvements - Lower Level		14%	

78 % total

INCLUDE
- **Level 1 flooring replacement**
- **Level 2 flooring replacement**
- **Cafeteria floor and ceiling**
- **Admin paint refresh**
- **Cafeteria restroom option A - 2 restrooms**
- **Lower level restroom improvements**

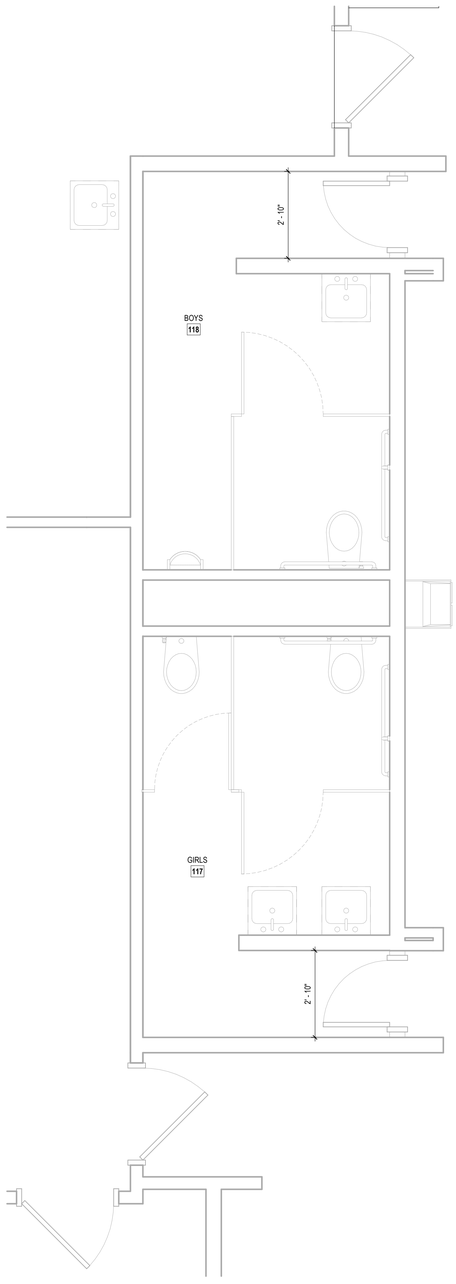
REMOVE
- **Lower priority interior scope (bench and elevator finish)**

ADD
- **Relocating laundry to lower restroom**
- **78% total - 22% of VFA budget remains**

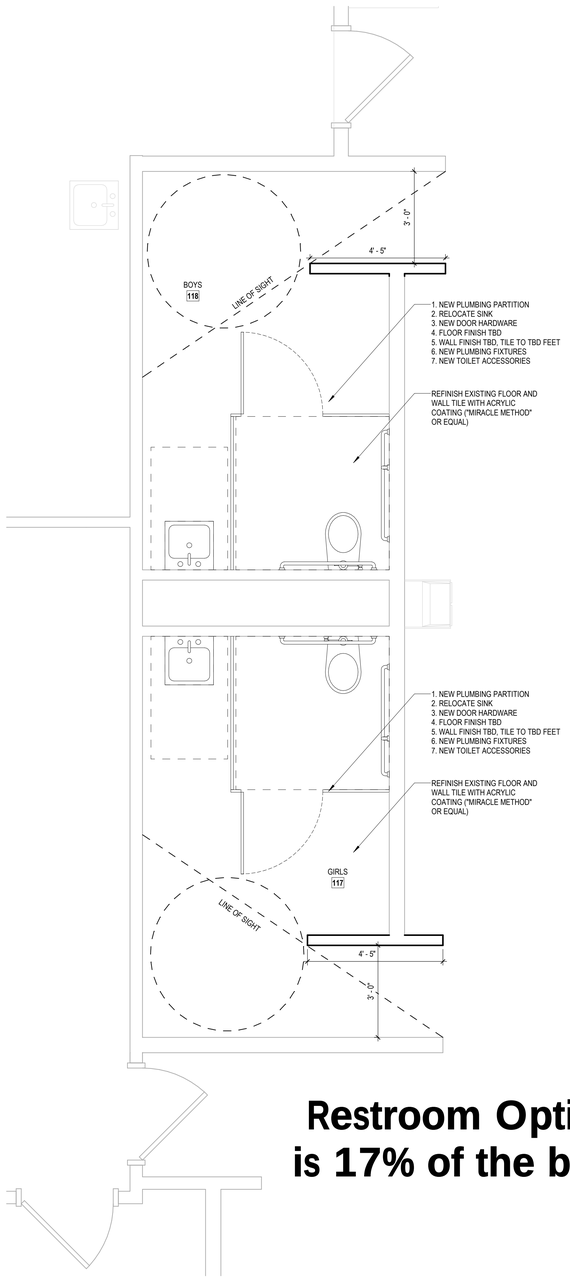
BOULDER VALLEY SCHOOL DISTRICT

INTERIOR FINISH SCOPE
SOUTHERN HILLS MIDDLE SCHOOL

Imagine the Possibilities

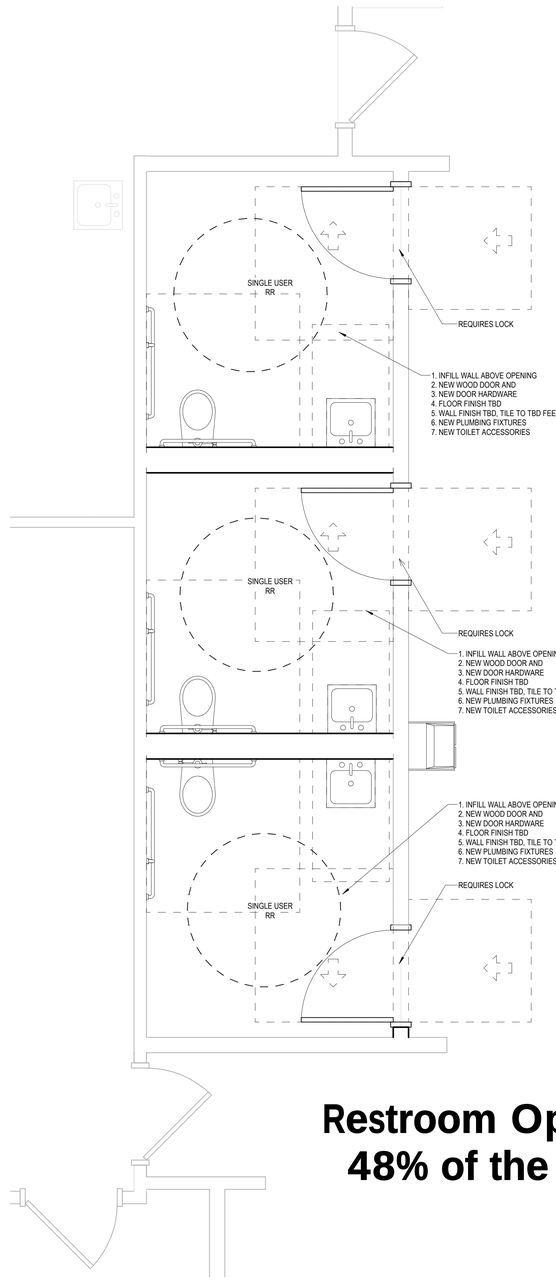


E CAFETRIA RESTROOM - EXISITNG
1/2" = 1'-0"



Restroom Option A is 17% of the budget

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



Restroom Option B is 48% of the budget

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

IF 2.1 - RESTROOM RECONFIGURATION - CAFETERIA

CAFETERIA RESTROOMS

SOUTHERN HILLS MIDDLE SCHOOL

BOULDER VALLEY SCHOOL DISTRICT

Imagine the Possibilities

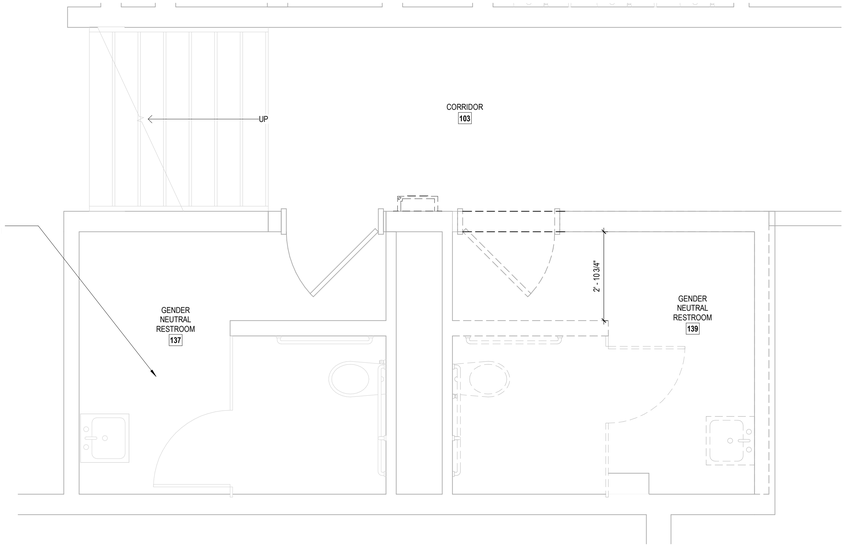
Lower level restroom is 14% of the budget

RESTROOM 137 REMAIN AS IS
50% OF SINGLE USER RESTROOMS IN A CLUSTER REQUIRED TO BE ACCESSIBLE. SEE EXCEPTION 4:

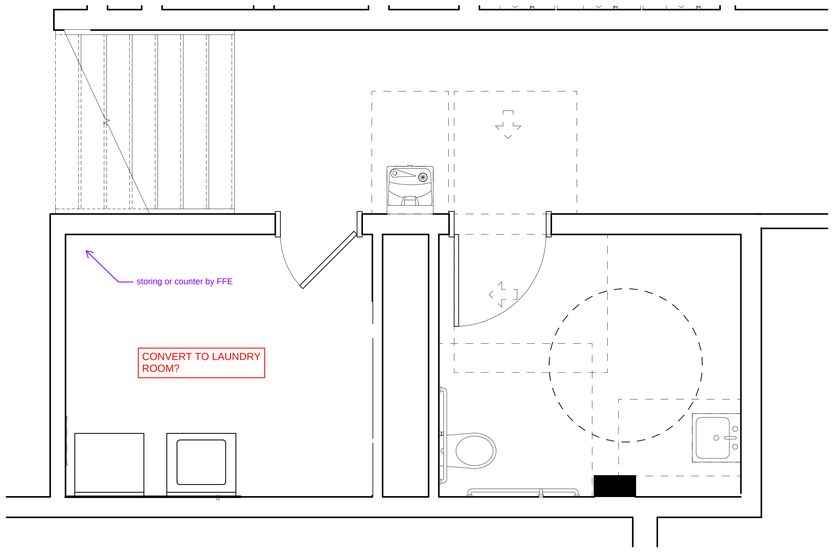
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
213.2 Toilet Rooms and Bathing Rooms. Where toilet rooms are provided, each toilet room shall comply with 603. Where bathing rooms are provided, each bathing room shall comply with 603.

EXCEPTIONS:

4. Where multiple single user toilet rooms are clustered at a single location, no more than 50 percent of the single user toilet rooms for each use at each cluster shall be required to comply with 603.



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



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

BOULDER VALLEY SCHOOL DISTRICT

LOWER LEVEL RESTROOMS

SOUTHERN HILLS MIDDLE SCHOOL

Imagine the Possibilities

OPTION 2 - Prioritizing Cafeteria restrooms and Cafeteria finishes

	Description	VFA budget %	SD Estimate %	Alternate Estimate %
IF 1	Interior Improvements-Paint/Flooring	42%	See Below	
IF 1.1	Flooring Replacement - Level 1		15% - 4% = 11%	
	Lower Priority Bench replacement and elevator finish			1%
IF 1.2	Flooring Replacement - Level 2		8%	
IF 1.3	Flooring Replacement - Cafeteria		12%	
	Lower Priority Cafeteria ceiling			7%
IF 1.4	Admin Suite Paint Refresh		5%	
IF 2	Restroom Renovation	58%	See Below	
IF 2.1	Restroom Reconfiguration - Cafeteria		See Below	
	Option A - 2 restrooms		17%	
	Option B - 3 Restrooms		48% (17% + 31%)	31% more than option A 31%
IF 2.2	Restroom Improvements - Lower Level		14%	

100 % total

INCLUDE
- **Level 2 flooring replacement**
- **Cafeteria floor and ceiling**
- **Cafeteria restroom option B - 3 restrooms**
- **Lower level restroom improvements**

REMOVE/REDUCE
- **Lower priority interior scope (bench and elevator finish)**
- **Admin Suite Paint refresh**
- **Reduce flooring replacement Level 1 to 11%**

BOULDER VALLEY SCHOOL DISTRICT

INTERIOR FINISH SCOPE
SOUTHERN HILLS MIDDLE SCHOOL

Imagine the Possibilities

OPTION 3 - Cafeteria 3 restrooms and laundry relocation

	Description	VFA budget %	SD Estimate %	Alternate Estimate %
IF 1	Interior Improvements-Paint/Flooring	42%	See Below	
IF 1.1	Flooring Replacement - Level 1		15%	
	~~Lower Priority~~			1%
IF 1.2	Flooring Replacement - Level 2		8%	
IF 1.3	Flooring Replacement - Cafeteria		12%	
	~~Lower Priority~~			7%
IF 1.4	~~Admin Suite Paint Refresh~~		5%	
IF 2	Restroom Renovation	58%	See Below	
IF 2.1	Restroom Reconfiguration - Cafeteria		See Below	
	~~Option A - 2 restrooms~~		17%	
	Option B - 3 Restrooms		48% (17% + 31%)	31% more than option A 31%
IF 2.2	Restroom Improvements - Lower Level		REDUCE	
			~83% TOTAL	

INCLUDE
- Level 1 flooring replacement
- Level 2 flooring replacement
- Cafeteria floor
- Cafeteria restroom option B - 3 restrooms

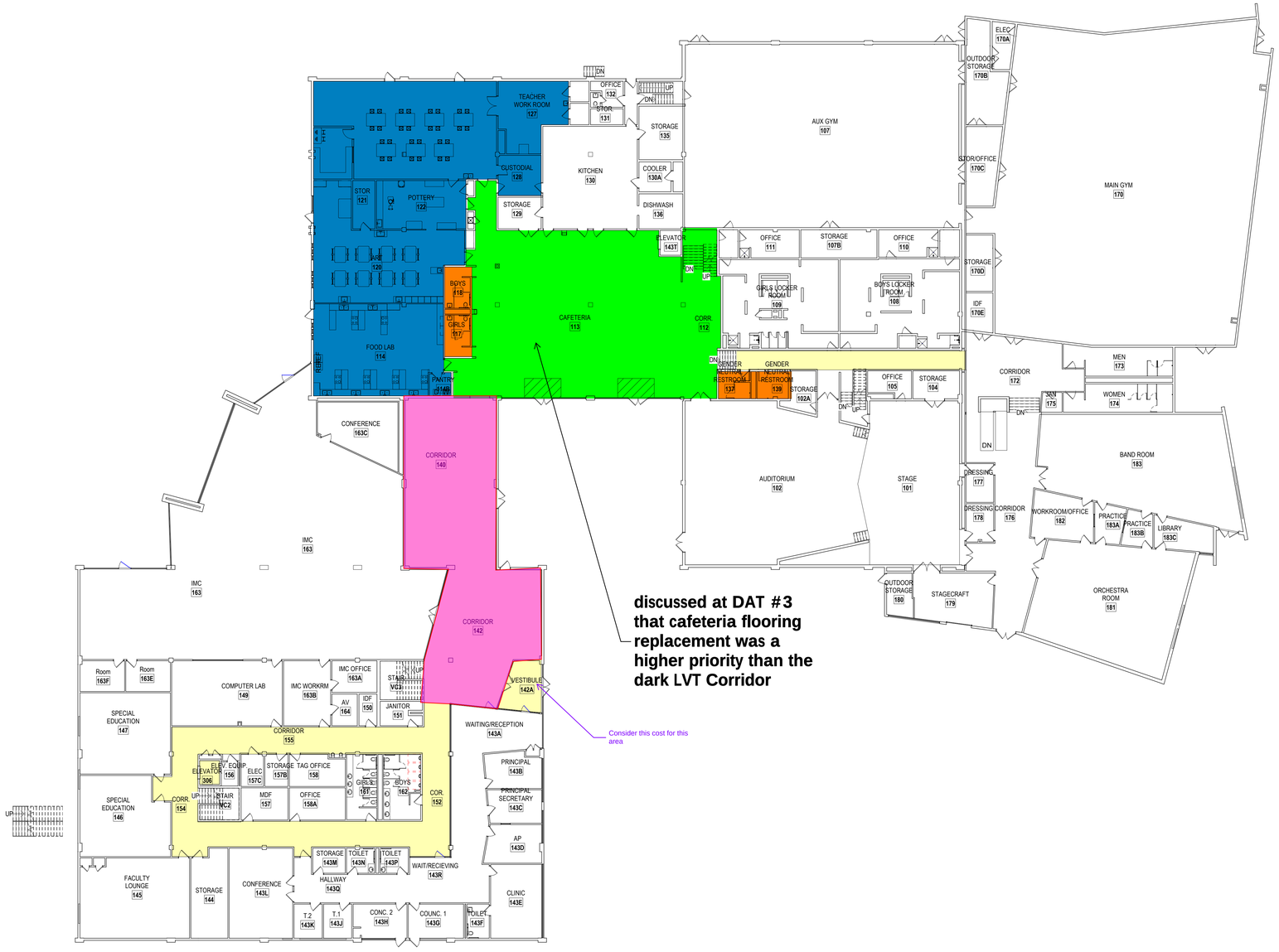
REMOVE/REDUCE
- Lower priority interior scope (bench and elevator finish)
- Cafeteria ceiling
- Admin Suite Paint refresh
- Reduce lower level restroom scope in order to afford laundry relocation - change to staff lockset only

ADD
- Relocating laundry to lower restroom
- ~83% total - ~17% of VFA budget remains

BOULDER VALLEY SCHOOL DISTRICT

INTERIOR FINISH SCOPE
SOUTHERN HILLS MIDDLE SCHOOL

Imagine the Possibilities



BOULDER VALLEY SCHOOL DISTRICT

LEVEL 1

SOUTHERN HILLS MIDDLE SCHOOL

Imagine the Possibilities



BOULDER VALLEY SCHOOL DISTRICT

LEVEL 2

SOUTHERN HILLS MIDDLE SCHOOL

Imagine the Possibilities

CTE SCOPE

BOULDER VALLEY
SCHOOL DISTRICT

FAIRVIEW HIGH SCHOOL

Imagine the Possibilities

Career & Technical Education Improvements	19%
CTE Renovations	
TOTAL	100%

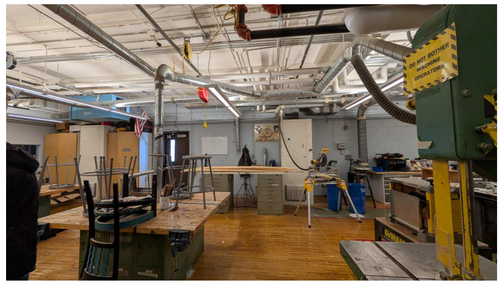
	Description	VFA budget %	SD Estimate %	Alternate Estimate %
CTE 1	Interior renovation to create a learning environment to support CTE: CTE Renovations	$ See Below	See Below	
CTE 1.1	Wood Shop Space Reconfiguration	$ 67%	244%	
	Alternate - Packaged Air Handling Unit Replacement ILO (3) Existing Uvs & (2) Mini-Split Systems			PENDING
	Wish List - Add Window 4'x5'. Add Roller			3%
CTE 1.1A	Point of Use Dust Collector System for Wood Shop			147%
CTE 1.2	Art Room	$ 30%	137%	
	Paint/Spray Booth Scope		51%	
	Wish List - Add Window 4'x5'. Add Roller			7%
	Wish List - Add Acoustical Clouds			143%
CTE 1.2A	Kiln Outlet update		47%	
CTE 1.3	Life Sciences (Food Lab)	$ 3%	2628%	
	Solid Surface Countertop Breakout		335%	
	Wish List - New Casework Throughout			745%
CTE 1.3A	Venting from Washer/Dryer Closet		335%	

BOULDER VALLEY SCHOOL DISTRICT

CTE SCOPE

SOUTHERN HILLS MIDDLE SCHOOL

Imagine the Possibilities



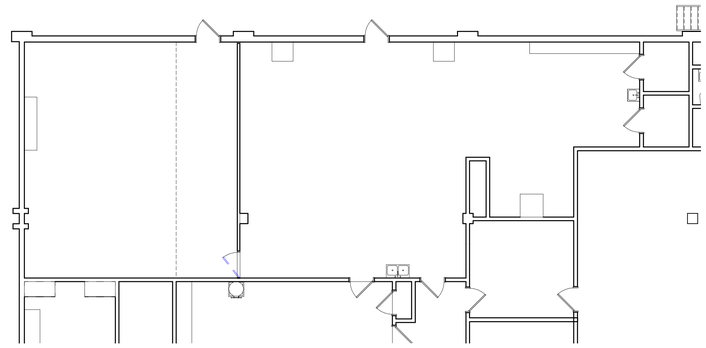




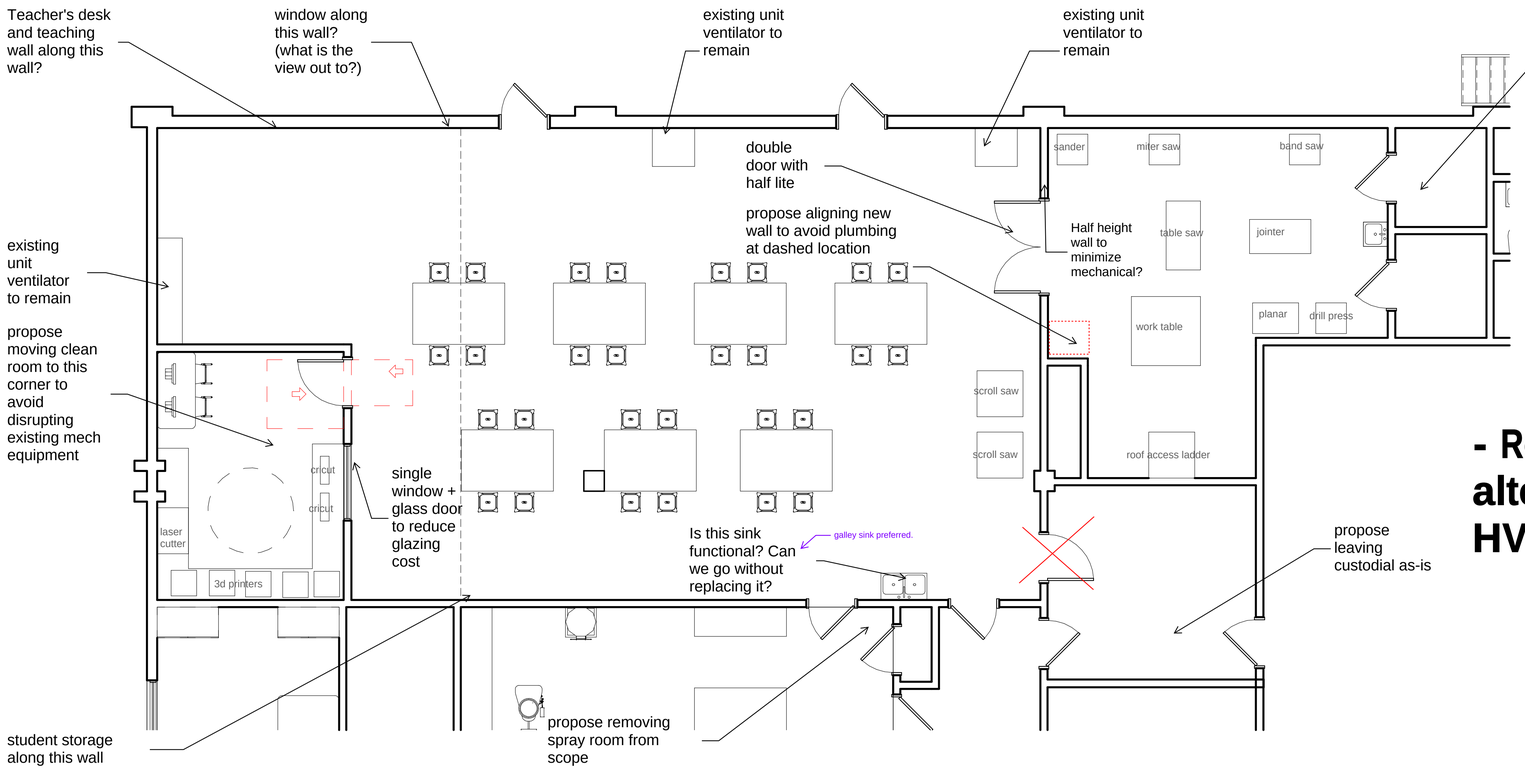


APPLIED TECH 125

SHOP 124



1 APPLIED TECH 125 AND SHOP 124 ENLARGED PLAN EXISTING
1/8" = 1'-0"



Solve - student lockers

- Revised floor plan to avoid altering existing locations of HVAC + plumbing

BOULDER VALLEY SCHOOL DISTRICT

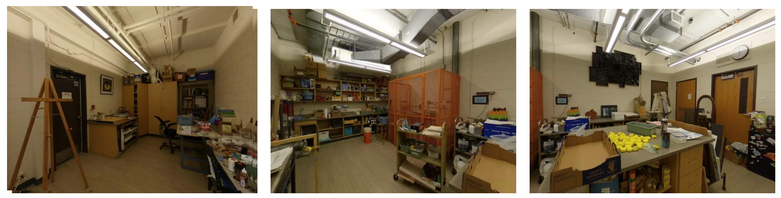
CTE - WOOD SHOP

SOUTHERN HILLS MIDDLE SCHOOL

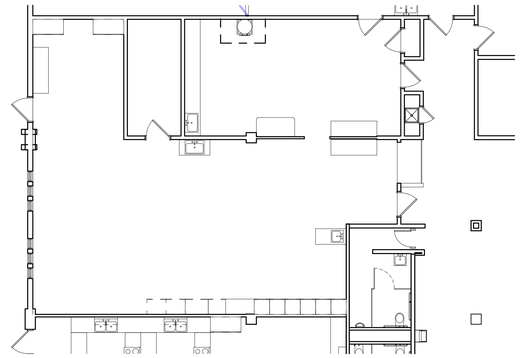
Imagine the Possibilities



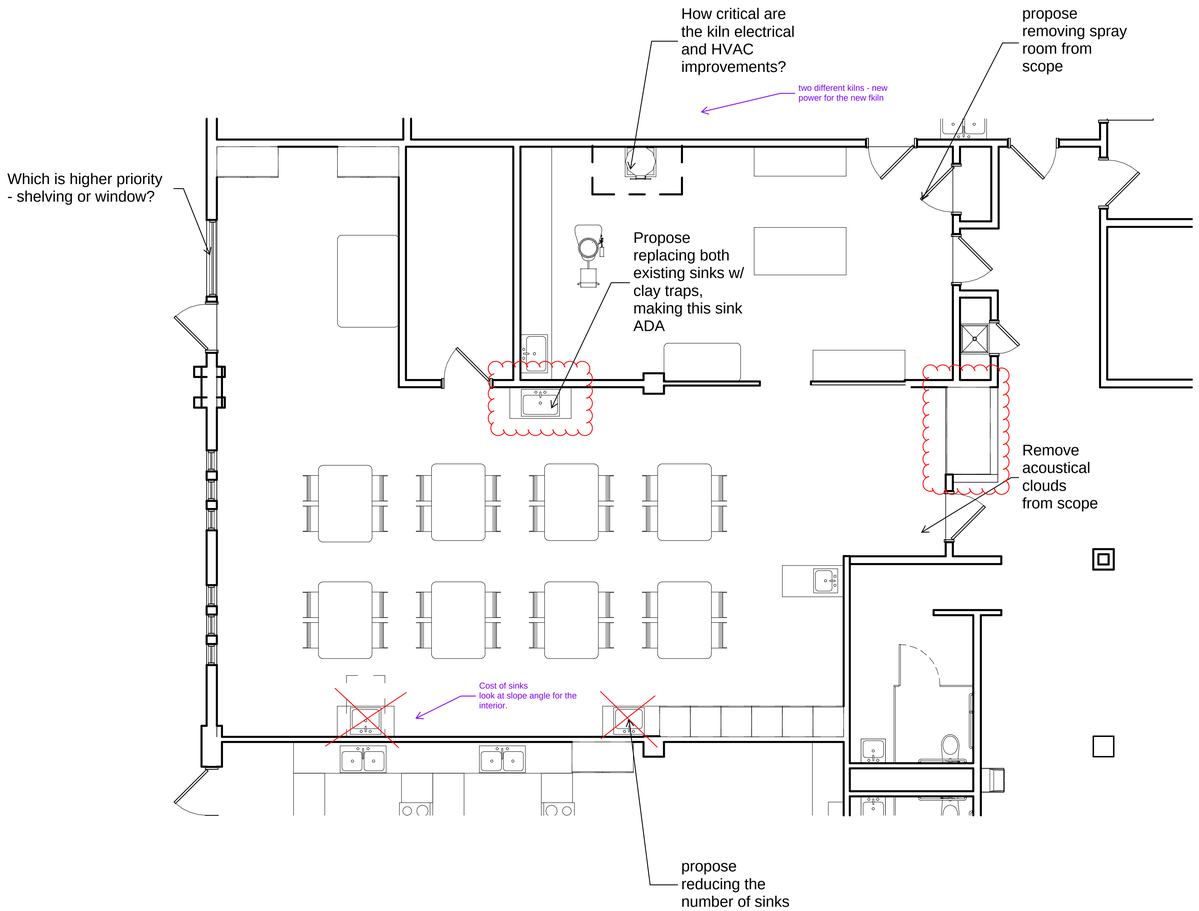
ART 124



POTTERY 122



Art Room - Existing



2 ART ROOM 120 ENLARGED PLAN

1/8" = 1'-0"

1. Sinks - 4 faucets. - double in one location?
2. Storage - close space off. or vinyl graphic? FFE budget for shelving
3. Photography
4. Window
5. Kiln - power for second kiln
6. Paint refresh

INCLUDE
- Photography area with power and data
- Flooring and paint updates
- Built in storage at existing corridor display case
- Paint refresh
- Two sinks with clay traps

DISCUSS TO INCLUDE
- Window
- Built in shelving at corridor display case
- Kiln updates

NOT INCLUDED
- 2 new sinks
- Spray booth
- Acoustical clouds

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CTE - ART ROOM

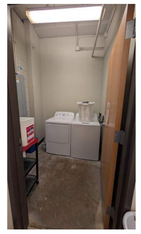
SOUTHERN HILLS MIDDLE SCHOOL

Imagine the Possibilities

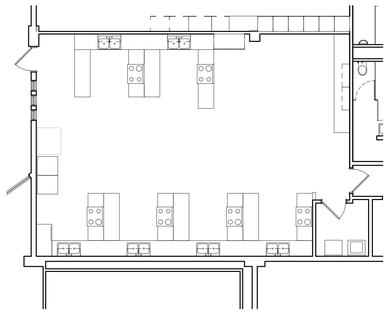






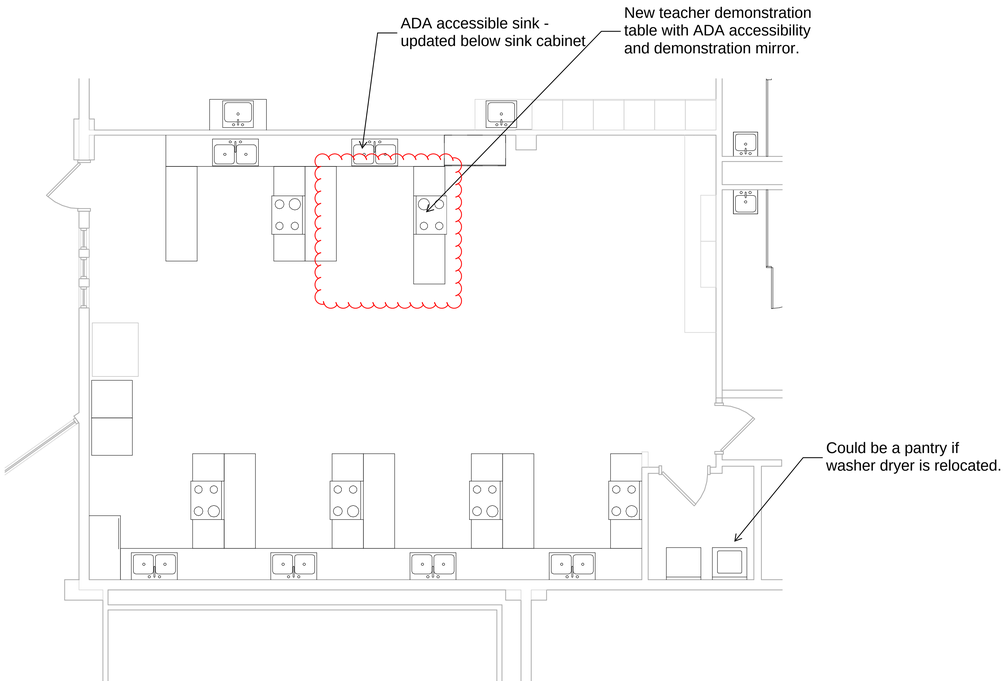


FOOD LAB 114



Food Lab - Existing

1. Washer/dryer
2. Mirror
3. Countertops
4. Casework - fixes
5. New Casework
6. Ventilation



3 FOOD LAB 114 ENLARGED PLAN

1/8" = 1'-0"

Appliances through FEE
allowance for fixing the cabinets - handles missing to
make it functional.

INCLUDE

- **New teacher demonstration station with ADA accessibility**
- **Demonstration mirror**

Add paint

NOT INCLUDED

- **Equipment replacement**
- **Sink replacement**
- **Casework replacement**
- **Ventilation**

Consider cost effective ventilation options

- **Flooring**
- **Painting**

BOULDER VALLEY
SCHOOL DISTRICT

FOOD LAB

SOUTHERN HILLS MIDDLE SCHOOL

Imagine the Possibilities

THOUGHTS?

BOULDER VALLEY
SCHOOL DISTRICT

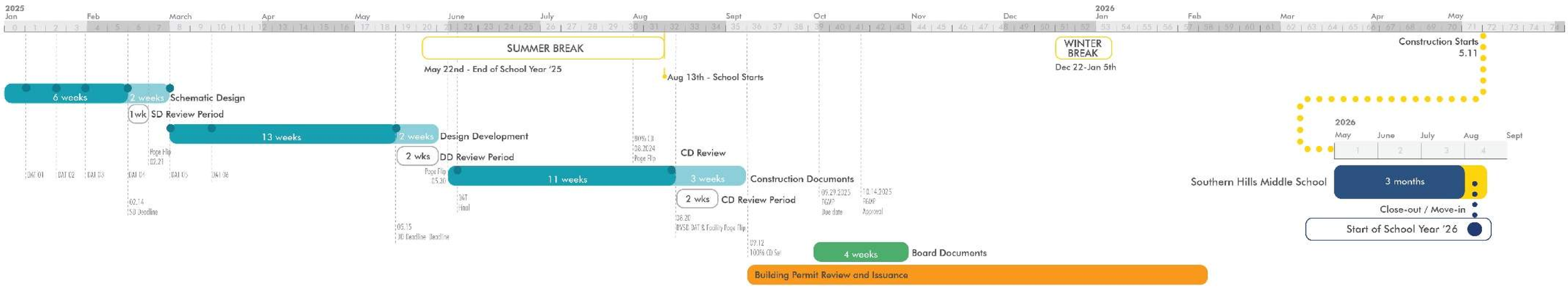
FAIRVIEW HIGH SCHOOL

Imagine the Possibilities

THANK YOU!

MOA ARCHITECTURE

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

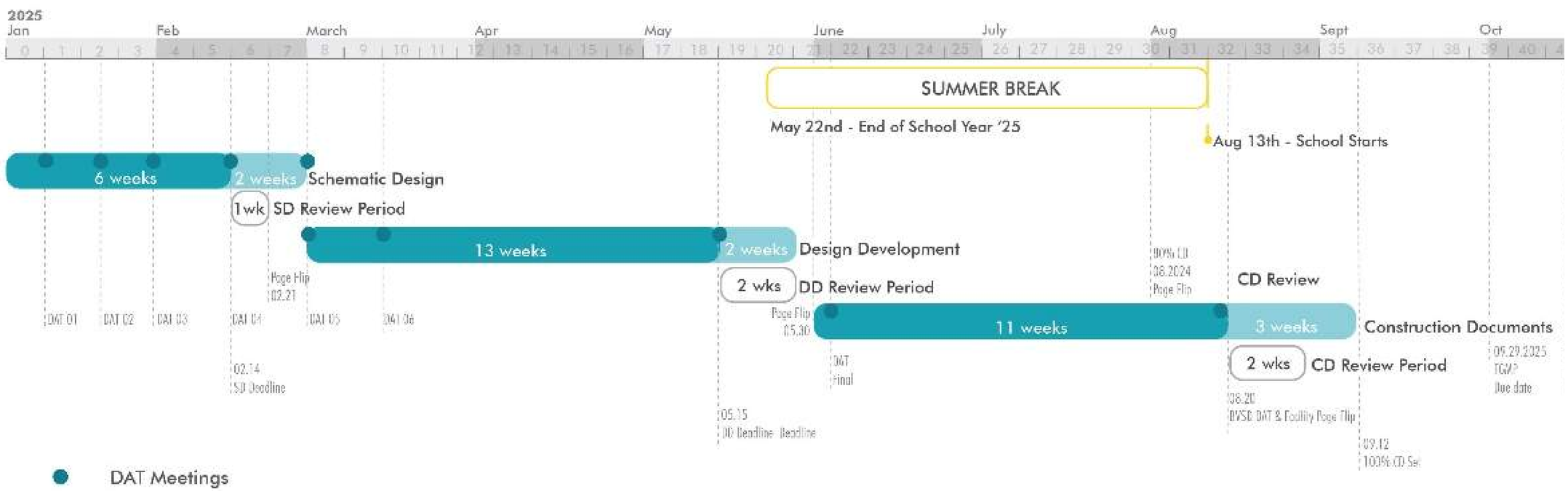
BOULDER VALLEY SCHOOL DISTRICT

BOULDER VALLEY SCHOOL DISTRICT

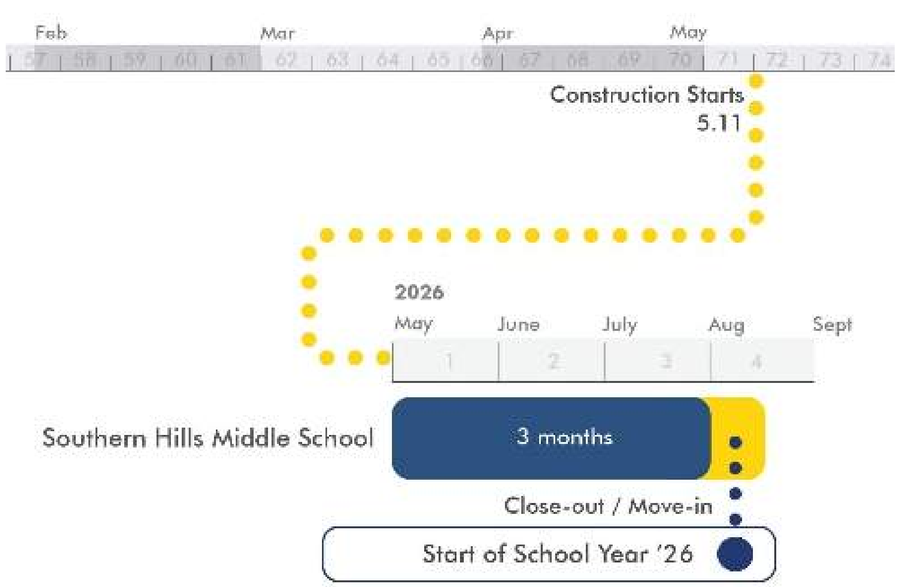
SOUTHERN HILLS MIDDLE SCHOOL

Imagine the Possibilities

Southern Hills Middle School Design & Construction Schedule



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



BOULDER VALLEY SCHOOL DISTRICT

SOUTHERN HILLS MIDDLE SCHOOL

Imagine the Possibilities