

MEETING RECORD



| | |
|--------------|------------------------------|
| Date: | 01/20/2026 |
| Project: | Ivy Stockwell ES Adc Reno |
| Project No: | 225437.00 |
| Prepared by: | Joel Pehrson |

DISTRIBUTION LIST

| Name | Organization | Email |
|------------------|------------------------------|--|
| Zach Chambers | Project Manager, TSD | zach.chambers@tsd.org |
| Steve Walker | Project Manager, FCI | SWalker@fciol.com |
| Felix Rojas | Preconstruction Manager, FCI | frojas@fciol.com |
| Joel Pehrson | Project Manager, HCM | jpehrson@hcm2.com |
| Kara Aylesworth | Principal, HCM | kaylesworth@hcm2.com |
| Jean Bonnette | TSD - Ivy Stockwell | jean.bonnette@tsd.org |
| Stu Boyd | Board of Education | stu.boyd@tsd.org |
| Lynsey Morgan | TSD - Ivy Parent | lynsey.phelps@gmail.com |
| Ryan Nelson | TSD - Ivy Parent | ryan@mrbrickdesigner.com |
| Katie Charboneau | TSD - Ivy Stockwell | katie.charboneau@tsd.org |
| Matt Neibauer | TSD - Ivy Stockwell | matt.neibauer@tsd.org |
| Emily Yenny | TSD - Ivy Stockwell | emily.yenny@tsd.org |
| Justin Blick | TSD - Ivy Stockwell | justin.blick@tsd.org |
| Deetz Hanna | TSD - Ivy Stockwell | deetz.hanna@tsd.org |
| Tammie Knauer | TSD - Bond Director | tammie.knauer@tsd.org |
| Kristen Battige | TSD - Director of Operations | kristen.battige@tsd.org |
| Todd Piccone | TSD - Asst. Superintendent | todd.piccone@tsd.org |
| Albert Nieto | FCI | anieto@fciol.com |
| Jordan Sale | FCI | jsale@fciol.com |
| Jeff Borden | FCI | jborden@fciol.com |
| Ken Flanagan | FCI | kflanagan@fciol.com |
| Colby Green | FCI | cgreen@fciol.com |

DAG 02 Meeting

Overview

DAG 02 slides are attached at end of meeting for reference

01

The Agenda and Introductions were presented

02

TSD Guiding Principles were presented.

HCM's Visioning and Design Principles were presented - there was good feedback and no changes from the DAG

Community and Inclusive

Create an engaging and inclusive design that values all stakeholders, faculty, staff, students, community members and partners

Welcoming and Inviting

Ensure a welcoming and inviting experience for all with a new Main Entry identity that supports the school's vision

Honoring the Past

Develop design that respects the Past and History of the School

Safety and Security

Create a safe, secure and accessible new entry vestibule and addition

Collaborative and Innovative

Design beautiful and innovative spaces with the whole child in mind, focus on STEM

03

Site Safety and Security was presented by FCI

Safety and security in an occupied school; construction site can be the weak point of the School security; badging on hard hats is required

04

Site and Floor Plan options were presented and discussed

A revised Bus lane and Parking layout option was presented, and two floor plans were presented

Discussion item

Kids need to get to the playground and go around the gym

Preserve trees as much as possible

A good preschool location next to main entry and kindergarten

Consider parking expansion and being a good neighbor

Consider parking signage for PreK student parents

HVAC and addition will be priority

Restrooms for gym and the cafeteria are important

Put preschool in Kindergarten location, then move K classroom down.

Storage in the STEM lab is needed, all science kits need a storage home; maybe next to the STEM room?

Tuesday evening DAG is preferred.

Asbestos, do classrooms need to be packed up? - Flooring in admin, drywall in mechanical room fine when it is not disturbed. There may be a moving component, as we get into it more;

Option A reduces some of the summer work; Option A is more efficient, one single addition, preserves the front lawn area, and was preferred by the DAG;

What is lead time on mechanical equipment; March timeframe will tell us what will happen this summer for mechanical, if any work is possible

Cubbies can go in place of the unit ventilator, if we end up removing these

Someone joked Storage should be part of the mission statement

Paint and new carpet is a priority - Asbestos is not part of carpet replacement, so that makes it easier to replace; addition flooded, then the carpet was replaced; new carpet is peeling up on the flooring

Late August and early September timeframe for the addition; trailer was going where the parking lot expansion occurs; look at site logistics for the next meeting; permit through state and the Town of Berthoud; STEM night; January 29- STEM; 4:30pm-7pm;

05

Next Steps

Proposed DAG Meeting #3 March 9th

These meeting notes were prepared by Hord Coplan Macht, Inc for the purpose of recording the information covered during this meeting. Should anyone object to any statement or interpretation contained herein, please inform Hord Coplan Macht, Inc. within seven days or the meeting notes shall stand as written.

Issued by,
Joel Pehrson
Hord Coplan Macht, Inc.

JANUARY 20, 2026

THOMPSON SCHOOL DISTRICT

IVY STOCKWELL ELEMENTARY SCHOOL

DAG #02



FCI|HCM
a design/build team

AGENDA



- 01 Welcome
 - 02 Visioning and Design
 - 03 Site Safety and Security
 - 04 Site Plan Option
 - 05 Floor Plan Options
- Next Steps

01 WELCOME

02 VISIONING AND DESIGN

TSD Guiding Principles for Facility Planning

- Support comprehensive programming and services for all students.
- Support Innovation.
- Provide flexible and adaptable spaces to support a variety of student learning styles.
- Put learning on display and provide lines of sight for supervision and observation.
- Promote school community within the building.
- Connect to the outdoors through views, natural light and exterior learning environments.
- Accommodate staff planning and preparation that is social and communal.
- Be warm, welcoming and safe.

Ivy Stockwell Visioning and Design

Community and Inclusive

Create an engaging and inclusive design that values all stakeholders, faculty, staff, students, community members and partners

Welcoming and Inviting

Ensure a welcoming and inviting experience for all with a new Main Entry identity that supports the school's vision

Honoring the Past

Develop design that respects the Past and History of the School

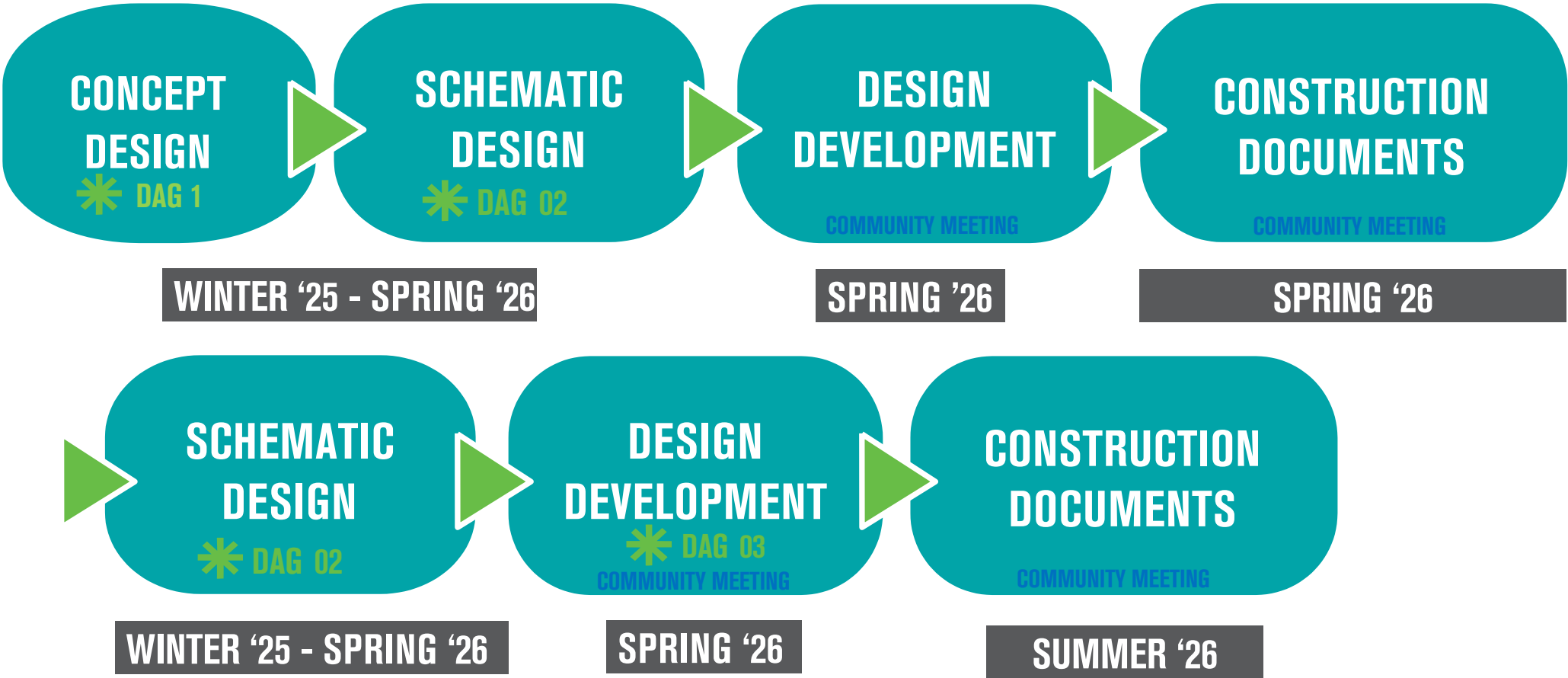
Safety and Security

Create a safe, secure and accessible new entry vestibule and addition

Collaborative and Innovative

Design beautiful and innovative spaces with the whole child in mind, focus on STEM

DESIGN SCHEDULE



03 SITE SAFETY AND SECURITY

WORKING IN AN OCCUPIED SCHOOL



Mandated background checks



Continual communication with school principals



Modification of traffic flow, using barriers

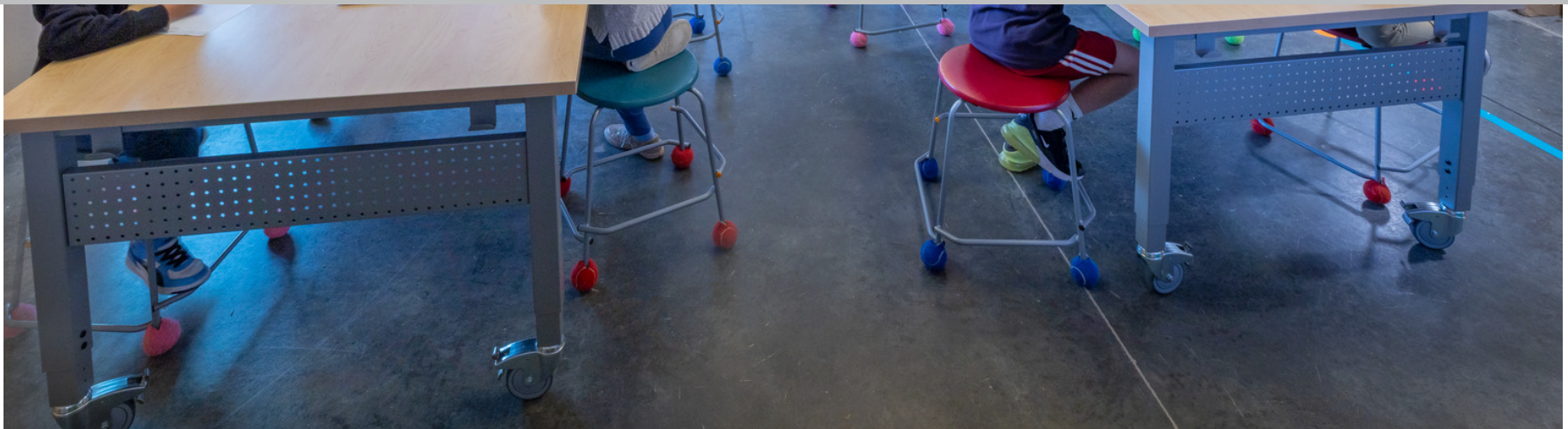


Working on no-school days

+ Autographs, when requested!



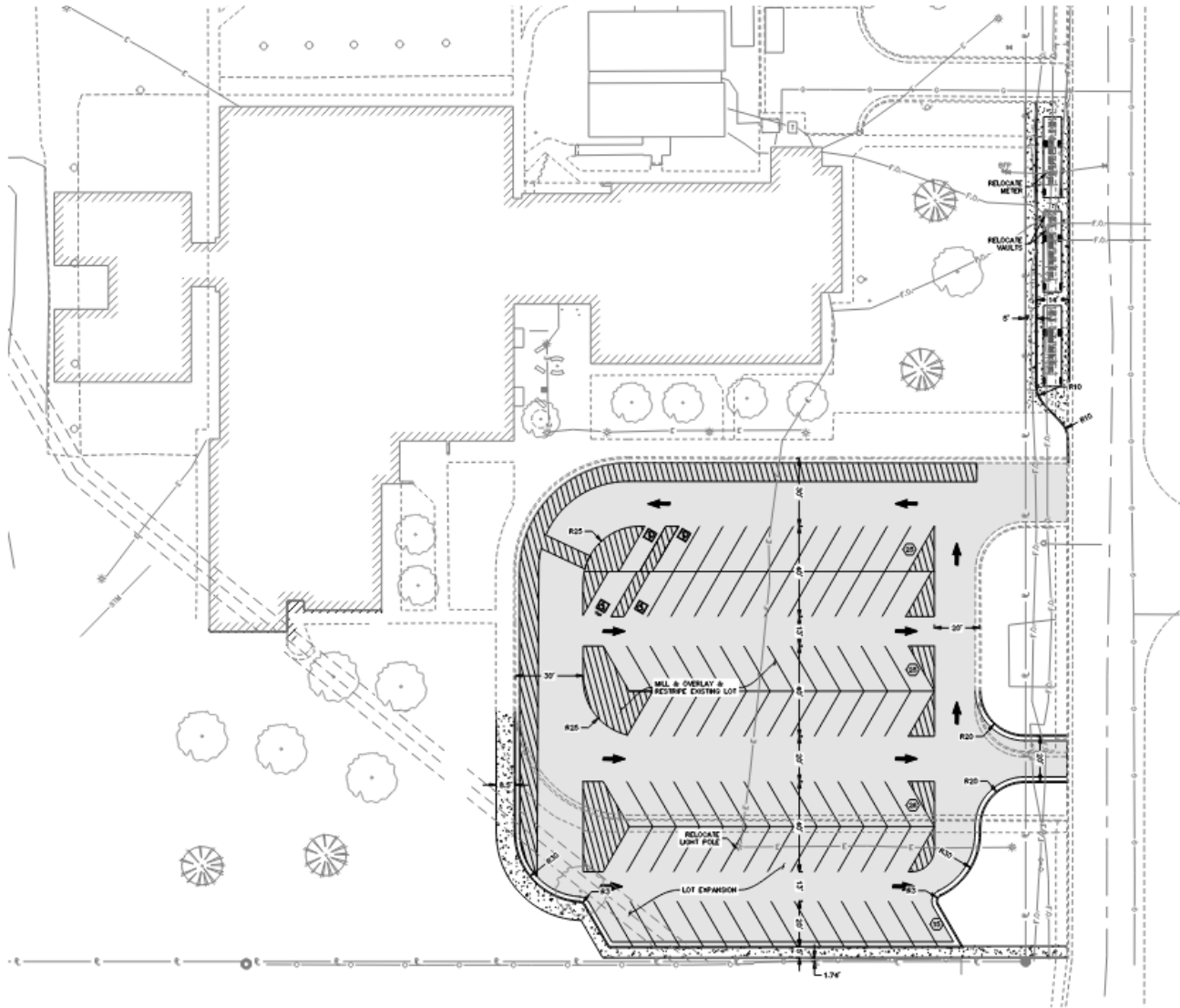
04 SITE PLAN OPTION



GENERAL PROJECT OVERVIEW

Bond Scope of Work

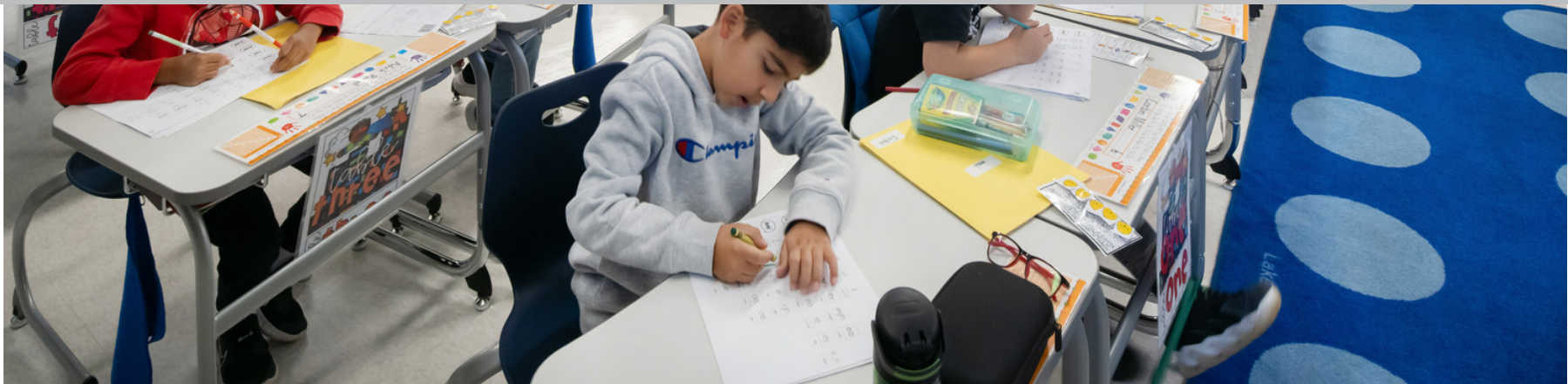
Four Round Elementary School K-5
Preschool Classroom and New playground
Parking Lot Improvements
Gym Addition
Building Cooling
New Secure Entry Design
Interior Renovation



PARKING COUNTS:
 EXISTING SPACES: 54
 PROPOSED SPACES: 91 (+37)



05 FLOOR PLAN OPTIONS



NEXT STEPS

NEXT STEPS

- **Schematic Design** **January 28**
- **DAG Meeting #3** **March 9**