

Meeting Minutes: DAT #3

#003

Project: BVSD Nederland MS HS DAT 3

Date: 31 March 2026

Project No.: 2526

Time: 4:00pm

Attendance: Matt Arabasz, Josh McGarvey, Chloe Carry, Erica Ortner, Gene Temanson, Caleb Melamed, Judie Sievers, Aimee Tomlinson, Brynel Dodge, Sean DePaula, Dan Wade, Alia Brand, Mike Epke, John Mitrano, Kurtis Smith, Jessica Fitzer, Spencer Mousseau

Location: Nederland Middle High School

These meeting minutes are believed to be an accurate account of this project meeting. If there are any questions and/or comments, please contact RB+B Architects.

ITEM #	ITEM
01.	Meeting Overview The meeting focused on a live 3D Enscape walkthrough and floor plan review of the proposed renovations for Nederland MS/HS. The design team presented conceptual interior finishes, spatial layouts, preliminary ideas for branding and circulation concepts. Feedback was gathered from staff and bond representatives regarding functionality, aesthetics, storage, acoustics, athletics, classroom needs, and maintenance concerns. The design team emphasized that the project remains an active design process and that presented finishes and layouts are still conceptual.
02.	Schedule / Project Milestones • This meeting serves as the final Design Advisory meeting before completion of Schematic Design (SD). • SD pricing will be the first major cost milestone for the project. • Once receiving pricing, the design team will reconvene with the group to review costs and determine priorities based on budget realities. ○ This will most likely look like a menu of “options”. • Future conversations will focus on evaluating add alternates and determining which scope items are highest priority.
03.	Cafeteria / Gym / Athletics Areas General Feedback • Overall staff responded positively to the updated spaces and circulation concepts. • The removal of the existing fireplace received enthusiastic feedback. • The angled concessions wall and angled hallway concepts were well received and viewed as helping open the space.

- The new gym entrance with glazing/windows was strongly supported and described as creating a stronger sense of arrival.

Restrooms

- New gang restrooms adjacent to the cafeteria include:
 - Four sinks/toilets
 - Family restroom
 - Janitor closet
 - At this time it is believed that this is sufficient for the Schools needs.
- Additional signage will be incorporated throughout.

Gym / Bleachers

- Gym orientation will need to flip for the new entry location therefore the bleachers are located on the opposite side.
 - NOTE. This will mean restriping the basketball court and moving the basketball hoops from their current location. This will be further explored with our structural engineer.
- Feedback on bleachers included:
 - Current proposed bleachers appear too large.
 - Reducing approximately four rows was considered acceptable, though capacity remains a concern for graduation events.
 - Staff expressed interest in eliminating exterior doors directly from the gym.
 - RBB to determine if these doors are needed for egress but most likely they are not.
 - Existing integrated scorekeeper/play clock condition is undesirable; preference is for separated equipment.
 - Ideal Bleacher size and reconfiguration will require further investigation. The max occupancy will need to be established.

Locker Rooms / PE

- Hallway south of locker rooms proposed to shift in order to:
 - Increase storage room size
 - Improve PE office and referee restroom adjacency to gym
- Current budget limitations prevent relocation of the weight room and locker rooms as previously discussed.
 - Caleb indicated this was acceptable.
- Discussion included:
 - Quantity of showers needed
 - Quantity of lockers required
 - Approximately 60 lockers requested for home locker room
 - Future DD-level discussion needed regarding:
 - Window locations
 - Visibility into PE offices
 - Potential glazing into locker rooms with blinds

Athletic Support Spaces

- Suggestion made to swap the trainer's office and referee room to improve trainer visibility and daily functionality.
- Concern noted that the referee door opening directly into the gym feels awkward; preference is for hallway access.

04.	CTE / Innovation Commons Areas Branding & Identity • Strong support for incorporating large-scale graphics and branding at the main entrance near the taxidermy mountain lion. • Ideas discussed included: ○ Topographic maps of the Peak-to-Peak Highway ○ Incorporating labeled mountain peaks (James Peak, Longs Peak, etc.) ○ Mountain biking motifs ○ Continuous topo graphics throughout spaces • Concern was raised on the longevity of these types of graphics and what type of material they are made from. ○ Our Interiors team assured - The finish is an easy to clean surface – this is not something that can be easily scuffed or scratched and if there are marks, they are easy to remove. Reuse of Existing Gym Flooring • Design team proposed reusing portions of the existing gym floor material as finish accents throughout the project. • Staff strongly supported this idea. Innovation Commons / Collegiate Work Area • Stakeholders preferred the term “Innovation Commons.” • Acoustics were discussed due to openness of the space. ○ Proposed soffits and acoustic felt panels are intended to mitigate sound transfer. ○ Acoustics and Adjacencies during class time remain a primary concern for the school. This space should not interrupt other ongoing classes. • Previous concerns regarding a fully open library were acknowledged. ○ Revised concept includes a visually open but physically enclosed library with glazing. Wellness Room • Wellness room was incorporated into the design on the first floor. ○ The second floor space where it is currently housed can be combined into a larger classroom space. • Discussion focused on desired level of transparency/privacy within the space. The discussion is ongoing. Bike Tech / 14ers Program • Bike Tech proposed to relocate into the current wood shop area due to existing infrastructure and power. • 14ers program proposed to move into the current Bike Tech area for a quieter environment. • Existing “hidey hole” stairwell would continue to be converted into storage. • Concern raised regarding loading accessibility near the library: ○ Existing stair/ramp configuration makes loading difficult. ○ Staff requested exploration of a continuous ramp solution. Glazing Concerns • Stakeholders cautioned against excessive glazing and the “fishbowl effect” in CTE spaces.

	- Frosted 3M film was discussed as a potential compromise to maintain daylight while improving privacy. Family & Consumer Science - Current Home Economics/FCS classroom remains largely untouched in the proposed design. - School expressed interest in potentially converting the room into a standard classroom by removing specialty equipment. - Team acknowledged that priority level will need to be evaluated against budget.
05.	Second Floor / Academic Areas Choir / Theater / Restrooms - Choir relocation and creation of new gang restrooms allowed for significant hallway widening. - Staff strongly supported the larger hallway concept. - Relocation of theater display case to create a more grand theater entry was well received. Classroom Wing Security - Proposed half-height wall and lockable double-door system at classroom suite received positive feedback. - Intent is to allow secure separation of academic wings during after-hours events. Staff Areas - New staff workroom and two individual staff restrooms were positively received. 2 restrooms seems sufficient. Theater / Performing Arts - Control room expansion proposed by removing two rows of seating. - Further exploration on specific needs for this CTE program will be explored to ensure the correct infrastructure is provided. - Stage “addition” that is put on during musicals in the spring should be made permanent if possible. This is a lower priority concern. - Existing student lounge may remain largely unchanged except for potential curtains or future conversion to offices. - This office will also be used as the primary theater and costume storage area. Stagecraft / Band Concerns - Primary issue identified is storage rather than student occupancy. - Discussion included: - Using existing stagecraft area as a widened corridor with storage along walls - Need for separate cutting and assembly spaces for safety within stagecraft - Existing wood shop considered adequately sized for approximately 12 students - Band program generally does not require extensive space

	Dressing Rooms • Overall size deemed acceptable. • Boys dressing room considered oversized and potentially reducible to create additional storage. Back Stair Infill • Back stair infill adjacent to band/weight room identified as lower priority compared to other alternates. Choir / Theater Access • Teacher requested capability for a baby grand piano. • Doorways and circulation may need modification to allow piano movement to stage.
06.	General Classroom Improvements • Interior classroom block reconfigured into larger classrooms. • Hallways intentionally widened through stepped classroom layout. • Staff reiterated classroom size as a major priority. SPED / Support Spaces • Existing flex space currently proposed as SPED room due to: ○ Appropriate size ○ Proximity to ADA restroom • School discussed alternative uses including: ○ Psych office ○ Shared speech/social worker offices ○ Two smaller individual offices • No final direction determined; school remains undecided. Science Rooms • Underutilized prep rooms proposed for removal to enlarge science classrooms. • Classroom expansion identified as a high priority. Teacher Workroom • Proposal to remove wall and open teacher workroom into corridor/skylight space received positive feedback. • Existing room reportedly overheats significantly.
07.	Priorities Discussed

	Moving into the final stage of Schematic design, it is important for the design team to understand the priorities of the Staff, District and bond scope: The Staff and Bond members identified the following as highest priorities: 1. ADA restroom improvements 2. Expanding second-floor classroom sizes 3. Enlarging science classrooms Lower-priority items identified included: • Family & Consumer Science renovation • First-floor hallway modifications • Back stairwell infill
08.	Interior Finishes Discussion • Carpet ○ Existing carpet is not well liked aesthetically but is considered easy to maintain. ○ Erica identified a comparable replacement carpet option. ○ Team agreed carpet remains preferable to hard surface flooring in classrooms. ○ New classrooms proposed to receive plank carpet. • Color Palette ○ Staff liked the mix of light gray and dark navy tones. ○ Darker navy accents were particularly well received. • Wall Graphics ○ Staff responded positively to graphics once maintenance durability was discussed. ○ Vinyl wall graphics preferred due to: ▪ Durability ▪ Scrubbability ▪ Resistance to damage compared to paint ○ Concern initially raised regarding quantity/cost of graphics throughout renderings. – the number in the renderings will not be possible with the budget. • Tackable / Display Areas ○ Discussion included needs for art display opportunities. ○ Staff do not want traditional bulletin boards. ○ Ideas discussed: ▪ Durable hanging rail systems ▪ Designated 3D art display areas ▪ Reevaluation of trophy case locations and quantities during the renovation process
09.	Restroom Finishes • Tile ○ Large-format, light-colored stone-look porcelain tile was well received. ○ Design intent is to incorporate natural textures/material references. • Fluid Applied Flooring ○ Maintenance staff expressed significant concerns regarding fluid-applied flooring: ▪ Staining

	▪ Yellowing ▪ Wear in high-traffic areas ▪ Difficulty maintaining/cleaning ▪ Damage to mop heads ○ Team agreed to evaluate alternative flooring solutions such as: ▪ Painted concrete ▪ Tile • Accent Tile ○ Stakeholders liked the use of accent tile and darker navy colors.
10.	Casework / Specialty Spaces • Science room cabinetry material selection will depend on chemical exposure requirements and durability needs.
11.	General Project Feedback and Next Steps Overall stakeholder feedback indicated the project is moving in the right direction. The group expressed strong appreciation for: • Improved circulation • Increased openness ○ Mindful of restraint and thoughtfulness toward acoustics and visibility, the “fishbowl” effect. • Enhanced branding opportunities ○ The topography of Nederland at the school really celebrates “place” which is what we want to advertise. • Expanded classroom sizes • Better arrival experiences • More cohesive identity throughout the building The design team reiterated that after SD pricing is complete, the project team will develop a “menu” of scope options and alternates to help prioritize project investments within budget.

NEXT MEETING

Date: May 19, 2026

Time: 4:00pm

Objective: DAT #4

Location: Nederland MS/HS