

Meeting Minutes: DAT #4

#004

Project: BVSD Nederland MS HS DAT 3

Date: 19 May 2026

Project No.: 2526

Time: 4:00pm

Attendance: Matt Arabasz, Josh McGarvey, Erica Ortner, Gene Temanson, Kris Stoppenhagen, Caleb Melamed, Aimee Tomlinson, Sean DePaula, Alia Brand, Mike Epke, Kurtis Smith, Scott Sanders, Michelle LaPointe, Kira Badyrka, 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 This meeting reviewed the schematic design documents and provided updates to the DAT on schedule and budget. Extensive time was spent showing the current design in plan and 3D and receiving comments from the group.
02.	Schedule / Project Milestones - SD's were issued about a month ago - GC cost estimating is in - Focus Groups are coming up next. (Note that staff will be gone for summer break starting Friday) - DD's are due mid July - Fire sprinklers scope is being expedited - Howell is working on subcontractor bidding and selection - Hoping to start this summer - Would take 3-4 months of continuous work or longer if there are breaks (likely) - Will likely do work over both summers and during breaks throughout the school year - Potentially do non-classroom areas during school?
03.	Cost Estimate Update - We are over budget but are working on moving things to add alternates in order to get back in budget. - Gym sound systems (\$43K and \$30K moved to alternates) - LED lighting upgrades moved to alternate - Still over by \$500K with those alternates removed - Major concern over HS Gym noise issue expressed by Sean. - The space is basically unusable for many evens due to the AHU noise - BVSD staff have reviewed the AHU's hanging in the gym and they seem to be functional - Will need to revisit this concern since it is currently not addressed in the scope of the project - ES Priority would be to put bathrooms lighting on generator backup. This is currently shown as an add alternate to the project

04. **SD Page Flip**

- Caleb has sent the SD documents out to the DAT team members
- Capital Improvements sheet (VFA list). Please review in detail. For example, replacement of gym floor, rearrange gym, etc.
- Like getting rid of the main entry steel structure
- RBB to provide main entry options @ DDs
- Reviewed site plan
- Reviewed building demo plans
- Line of sight in science labs important
- New plan/3D enscape review
- Would like more power receptacles in main gym (scorer's table, shot clock, possession arrows, sound/live streaming, fans.
- Could not more load bearing wall along gym, so made that whole area a storage room. This is a change from what was presented before. That wall supports the theater above.
- Bike tech: get rid of countertops and storage cabinets, move garage door to north wall.
- New room marked as MS sped could be school social worker, PT, OT or sped. Maybe leave as one larger room?
- Staff restrooms upstairs: yest, off of staff workroom.
- Getting rid of staircase is good!
- Conversion of 6 to 4 classrooms in the center upper level area: Can we add solatubes? Kris doesn't like solatubes, Add high windows between classrooms and hallway but not between classrooms.
- Proposing more windows between north classrooms and atrium
- Want the classrooms to feel more open but not a fish bowl
- Why storage room upstairs? Keeps classrooms under 1,000 SF. Could be used for banquet storage.
- Flex room outside of science is tough acoustically – kids are loud.
- Current chem lab is really cold. Could use additional insulation.
- Consider Science room by flex being CTE flex room for HS photo program and other flex classes. Not purpose built science lab
- Gym storage – split into 3 (BB, VB, Stage) chain link dividers. Needs a mop sink for custodial.
- Music area: added a storage room for band or stagecraft
- Please leave existing compressor where it is for bike tech and add a compressor for stagecraft.
- Provide one practice room only in band? Use other practice as storage?
- Need to figure out music locker situation. Get instrument inventory from teacher.
- Current student lounge becomes music storage or office
- Caleb said leave proposed plan "as is "for now – looks good.
- Large science will be chemistry. Need chem storage. Need fume hood
- 665 SF Classroom, 2nd floor, the two garage doors are an acoustical challenge, especially the one across from the RR's.
- Sheet music storage for choir needed in new plan. Wenger system would be nice.
- Need a sink w/ paint trap for stagecraft. Need to repair mop sink in tiny Jan closet off of stage that has been used for paint.
- Cust sink in storage room where stair is being demolished instead of in gym storage room would work well. (need to check if plumbing is in the area.
- Need to control MS student access at end of school by MS gym, second floor.
- Concern – existing roof access ladder in new band room. Look into moving or eliminating. Or provide locking ladder.
- Add access control to door to exterior by stagecraft (they access outdoor tuff shed storage)
- Teachers to send instrument inventory for band (send to Caleb and he will forward).
- Look into how grand piano can get to stage
- Glass in doors to practice rooms

- | | |
|--|--|
| | <ul style="list-style-type: none">• Choir risers: 3 rows good, 4 rows better. 60-70 kids, deep for chairs. |
|--|--|

NEXT MEETING

Date: Various

Time: Various

Objective: Focus Groups for specific rooms and areas

Location: Nederland MS/HS and online

Meeting Sign-In

315 East Mountain Avenue, Suite 100
Fort Collins, Colorado 80524-2913
Ph. 970.484.0117 : Fax 970.484.0264

Project:	Nederland ES/MSHS Renovation	Date:	19 May 2026
Project No.:	25-26	Time:	4:00 PM – 6:00 PM
Meeting:	DAT (Design Advisory Team) 4	Location:	Nederland MSHS

ATTENDEES:

Name & Role	Company	Phone	Email
Matt Arabasz, Principal ✓	RB+B Architects, Inc.	(970) 488-3862	marabasz@rbbarchitects.com
Josh McGarvey, Project Manager ✓	RB+B Architects, Inc.	(970) 488-3880	jmcgarvey@rbbarchitects.com
Chloe Carry, Job Captain ✓	RB+B Architects, Inc.	(970) 488-3858	ccarry@rbbarchitects.com
Kris Stoppenhagen, Director ✓	BVSD	(720) 561-5045	kris.stoppenhagen@bvsd.org
Gene Temanson, Project Manager ✓	BVSD	(720) 561-5951	gene.temanson@bvsd.org
Caleb Melamed, Principal ✓	BVSD	(720) 561-4910	caleb.melamed@bvsd.org
Judie Sievers, Social Studies	BVSD	(720) 561-4963	judie.sievers@bvsd.org
Aimee Tomlinson, Office Manager ✓	BVSD	(720) 561-4904	aimee.tomlinson@bvsd.org
Brynel Dodge	Parent	(303) 506-7168	bryneldodge7@gmail.com
Sean DePaula, AP/AD ✓	BVSD	(720) 561-4911	sean.depaula@bvsd.org
Dan Wade, Science	BVSD	(303) 912-2625	daniel.wade@bvsd.org
Harry Waterman, Dir of Athletics	BVSD	(720) 590-5060	harry.waterman@bvsd.org
Alia Brand, Theater/Music ✓	BVSD	(720) 340-9157	alia.brand@bvsd.org

Name	Company	Phone	Email
Mike Epke, Dean ✓	BVSD	720.561.4936	michael.epke@bvsd.org
John Mitrano, Athletics/14ers	BVSD	401.578.8522	john.mitrano@bvsd.org
Kurtis Smith, Head Custodian ✓	BVSD	720.682.5517	kurtis.smith@bvsd.org
Jessica Fitzer	Parent, PTA	303.258.3686	jessica.fitzer@8z.com
Scott Sanders, Sped/Bike Tech ✓	BVSD	720.561.4942	scott.sanders@bvsd.org
Michelle LaPointe Sam ✓	BVSD	303-502-7071	michelle.lapointe@bvsd.org
Kira Badyrka	BVSD		kira.badyrka@bvsd.org
ERIKA ORTNER	RB+B		

Notes: