



MEETING REPORT

PROJECT: Bear Creek Elementary
PROJECT NO: 09038.00
DATE: September 28, 2009
ATTENDANCE: see attached
SUBJECT: Design Advisory Team Meeting #2

The purpose of this meeting was to review the Bond Scope of work and evaluate the Conceptual floor plans developed by RTA.

Distributed items

Agenda, DAT Meeting Minutes, Power Point Presentation, EX011, EX012, EX013 (concept plans)

Meeting Minutes - Community Comments

1. The prior meetings minutes were reviewed.
2. A question as to Site item 4. e. was asked, (*The Schoolyard is sometimes used as an extension of the neighbor's property and may need to have a form of separation*
 - i. *At times dogs or yard furniture had to be asked to be removed for student safety during school hours.*)
 - a. During DAT meeting #1 this item was discussed. It was not discussed when or where this occurred or if it was a recurring/one time event.
3. Kent distributed community comments and ideas to the DAT for review.

DAT Goals and Visions – Review of previous comments

1. RTA presented the additional goals and visions presented at DAT meeting #1.
2. No additional comments or corrections were made.

Review of the Existing Site and Improvements

1. The site conditions were reviewed with the concept plan presentation.
2. Prior to the meeting Doug, Mike and Kent walked the site and reviewed parking, parent drop-off loop, and playground conditions.

Review of the Existing Building

1. OTPT is currently located in the “mini-kitchen” space which is accessed through the cafeteria.
 - a. OTPT space is not utilized full time and is used as flex space for literacy and other programs.

Bond Scope of Work

1. RTA presented the bond scope elements and construction budget.
2. Included in the list are items requested by the DAT but not specifically itemized in the Bond Scope.
 - a. Provide daylight in existing classrooms.
 - b. Renovate Special Education / OTPT.
 - c. Improve student drop-off and site safety.
 - d. HVAC for Administrative offices.
3. Sound mitigation should be added to the requested items in the Power Point presentation.
 - a. Included in prior meeting minutes.
4. Raising the existing ceilings should be added to the requested items in the Power Point presentation.
 - a. Included in prior meeting minutes.

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5. Additional sinks in the classrooms should be added to the requested items in the Power Point presentation.
 - a. Included in prior meeting minutes.
6. The intercom in the building is included in the scope of work.
 - a. The existing intercom functions but is quite old, system shall be replaced as part of bond scope.
7. Floor outlets have been identified for removal.
 - a. BVSD facilities identifies these floor outlets as a safety hazard, shall be removed as a part of bond scope.
8. The bond priorities have been set by the district bond program.
 - a. The assessment of each item may vary by the building conditions and by DAT requests.
9. The Science classroom is not defined on the Power Point and should be added.
 - a. This is identified on the bond as a priority category 4, but will be evaluated for inclusion in the scope of work.
10. The construction budget should be amended to read \$4,967,300.00.
 - a. Total project budget is \$6,400,000.00.

Concept Plan Review

1. Doug introduced the main scope items which organize the concept plans.
 - a. Gymnasium
 - b. IMC
 - c. Cafeteria
 - d. Entry
 - e. Administration
 - f. Simplify circulation internal to the building .
2. Pro's and Con's statements are provided on the Power Point Presentation for each scheme. Additional comments were made by the DAT.
3. **Scheme1**
 - a. Provide a clear sense of entry.
 - b. Establish a central circulation path from the entry to the cafeteria on the other end of the building.
 - i. This could be accomplished via a corridor with full height walls which extends to the north.
 - ii. The walls do not need to divide the space if the DAT feels there is a need for more openness.
 - c. The Cafeteria will expand to the west.
 - d. The existing Art room will be expanded.
 - e. IMC
 - i. The IMC space includes room for a computer lab.
 - ii. The IMC will be separated from the corridor.
 - f. The music program
 - i. Close proximity to the stage, which allows for support during performances.
 - ii. The sizes of new and existing music rooms appears adequate.
 - g. Stage
 - i. The stage appears small.
 - ii. The stage should be closer to the existing size (+/-900 sqft).
 - iii. The adjacent music room could be used to support the stage.
 - iv. The student choir is +/- 100 students, stage should be sized to accommodate 100.
 - v. Circulation from the stage to the gym floor is needed.
 - h. Gymnasium
 - i. Existing gym is demolished and replaced with a new larger gym.
 - ii. Access directly into the gymnasium from the exterior would be beneficial.
 - iii. Requires the removal of some mature landscaping.
 - i. Phasing
 - i. Due to the reconstruction of the gymnasium, the gym will not be usable from after spring break of 2010 to October of 2010.
 - ii. Jim believes he can accommodate the lack of gym space during construction, April may be a difficult month.

4. Scheme 2

- a. Existing Gymnasium
 - i. A false floor is provided to allow for contiguous floor level with the existing building.
 - ii. Renovated to accommodate both music and IMC spaces.
 - iii. Windows for view and day-lighting added to both music and IMC.
- b. The entry is extended close to the parking/drop-of area .
- c. A similar circulation path is established through the building.
- d. Art Room
 - i. (Comment) Art room does not capitalize on the views or day-lighting.
 - ii. Clerestory windows could be provided.
 - iii. An outdoor classroom area would need to be provided.
 - iv. (Comment) Additional visiting artist office space should be considered.
 - v. (Comment) Art room should be located close to the parking area for ease of material transportation.
- e. Gymnasium addition
 - i. Larger presence on the streetscape.
 - ii. The site slopes and will help minimize the street impact.
 - iii. (Comment) Concern of neighbors reaction to gym location and blocking views.
- f. Music
 - i. Distance from the gymnasium is not ideal.
 - ii. (Comment) Switch music and art locations.
 - iii. (Comment) Switch of Music and IMC locations.
- g. IMC
 - i. Large windows provided in the existing walls.
 - ii. View and daylight to the south west.
- h. SPED
 - i. School philosophy is to have SPED central to the building.
 - ii. SPED is disjoined from other SPED program in this scheme.
 - iii. SPED should be combined.
- i. Playground Access
 - i. (Comment) To alleviate playground access, 1st grade classrooms should be located on the end of the building adjacent to the 1st grade playground area.
- j. General Comments
 - i. Entrance close to street is a benefit to safety and security.
 - ii. Entrance does not provide outdoor congregation areas.
 - iii. Allows for smoother phasing of construction – Separate pieces can be constructed without affecting the current programs and building access can be maintained with minimal disruption.

5. Scheme 3 – Scheme 3 was reviewed quickly prior to general comments

- a. Existing Gymnasium
 - i. A false floor is provided to allow for contiguous floor level with the existing building.
 - ii. Renovated to accommodate both music and IMC spaces.
 - iii. Windows for view and day-lighting added to IMC.
- b. The entry is extended to become closer to the parking area – not as close as scheme 2 but further than scheme 1.
- c. A circulation path is established through the building, but additional ADA access is added with the Kindergarten addition.
- d. Kindergarten
 - i. An addition is provided that eliminates the multiple level changes in the circulation path.
 - ii. The addition extends into a portion of the existing playground yard.
 - iii. (Comment) It is not desirable to take up any playground space.
- e. Art
 - i. (Comment) Does not have direct access to the exterior.
 - ii. (Comment) Switch Art with the SPED space.
- f. Science
 - i. (Comment) Does not take advantage of exterior views and access.
 - ii. Proposed to switch with Flex classroom space .

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- g. SPED
 - i. Should be located in the center of the building adjacent to literacy.
- h. IMC
 - i. Can take advantage of west and south views through large windows view and daylight windows.
 - ii. Adjacent to Music – would require sound separation walls.
- i. Gym
 - i. Requires the relocation of mature landscaping.

Concept Scheme Comments and Selection

1. Gym locations
 - j. Only locations on the South were shown in the concept plans.
 - k. What is the importance of the adjacency to the playgrounds?
 - i. Jim stated is not a large concern to be directly adjacent to the play areas.
 - l. It was proposed to modify the gym location in Scheme 3 to the North side of the existing building.
 - i. The gym on the north side does not allow for adjacent parking.
 - ii. The gym is a long way from the main parking lot at the front of the building.
 - iii. Large amount of the school would need to be accessible if the gym were to be used for after hour programs.
 - m. The gym in scheme 2 does not appear friendly to the street
 - i. Proposed to move the gym further away from the street and rotated .
 - ii. (Comment) Concern of neighbors reaction to gym location.
2. Circulation
 - a. Circulation path can create sound control by separating each half of the building.
 - iii. Sound is more of a problem from classroom to classroom than from one end of the space to the other.
3. SPED
 - a. SPED should be consolidated and adjacent to Literacy.
 - b. Scheme 1 SPED layout appears to be the best.
4. IMC
 - a. The location of the IMC is the best in Scheme 1.
 - b. Scheme 2 has the worst location.
5. Art
 - a. The location in Scheme 1 is the best for views.
6. Staff Workroom
 - a. Could be located anywhere in the building – flexible.
 - b. (Comment) Away from the Administration area would be a positive.
 - c. (Comment) Adjacent to the Staff lounge for spill over would be ideal.
7. Site
 - a. (Comment) trash enclosures for the dumpster should be provided.
8. Scheme 1 and 3 are the front runners, DAT group prefers Scheme 1.
 - a. RTA to refine scheme for final approval at next DAT meeting.

Homework

1. Evaluate the Schemes for the next level of refinement.
2. Evaluate Bond Scope of Work and begin to formulate priorities.
3. Collect Architectural images and ideas for discussion with the DAT.

Next Meeting

1. The next meeting will be Monday October 12th at 3:15pm
2. Neighborhood meeting will occur Monday October 12th at 6:00

Attachments: Attendance Record, Neighborhood and Parent comments

CC: Doug Abernethy (RTA), Michael Riggs (RTA), Steve Schumacher (BVSD), Kent Cruger (BC), Jerry Bivens (Envision), Virgil Fleeman (CEI), David Heinrich (JVA), DAT members, Susan Cousins (BVSD)

REPORTED BY: Michael Riggs, Architect RTA
Signature

Printed Name

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PARENT INPUT

1) My 2 cents: yes to more natural light! They did that in the new classrooms at Summit (the things in the ceiling that are kind of like tube skylights). Will we have solar panels on the roof? Finally, I know the library will change, but I hope we can somehow retain the way it is the center of the school.

2) Daughter's input: more soundproof walls/divider, bigger library, more recycling bins outside instead of just garbage.

Parent 's input: In order of priority: more soundproof walls/dividers so there can be more laughter in the classrooms, energy efficiency, light

3) I think it's important to get light and/or a view into the library. If windows aren't an option, you could put in an atrium. My old school had one next to the library. It brought ample natural light into the library and surrounding halls.

The classrooms were sectioned into three pods: (k,1), (2,3), (4,5) Each pod had a shared common area and was situated around an alcove/pit (much like the large one in our current library) off the main hallway of the common area. The teachers utilized these 'pits' as an alternative place for lessons and media viewing. It was an exciting retreat right next to the classroom.

The cafeteria had no windows, but this worked really well, because a huge stage was attached to it, so it was great viewing for programs, and the dimmer light (I think) made for a calmer lunchtime environment. I think the acoustic system helped dampen the lunchtime noise.

Some ideas:

- Raising the ceilings?... Even exposing the ventilation system in an industrial/artistic way (like the Southern Hills library).
- Light tubes, skylights.
- Awning windows stacked one on top of each other are nice because they can be opened even when it is raining outside, and the look is modern.
- acoustic wall/ceiling systems that define where the sound in each classroom area is being directed. Also, in the gym, stage, library and cafeteria area.
- An entry with more light a view of the xeriscape garden would be great.

Concerns:

- How will the construction crews control dust in such an open-format school?
- Will school be in session during any of the building?

4) I would like windows, so that our students' education can be inspired by the beauty that surrounds our school. One might say it like this, "With these additions, I feel it would benefit students/staff if the architects kept in mind the value of natural light and tried to increase our natural light within the building."

5) I feel like it is very important that any development incorporate as much energy efficient efforts as is practical given the scope. For example, natural solar design was obviously not considered in most of the original blueprint. I feel that by adding a bit, not only will there be a payoff in terms of utility expenses, but natural light (as opposed to fluorescent) will have a genuine positive impact on the mood and overall learning experience of our students. I realize that an abundance of clear windows could present a distraction for some students who are prone to "spacing out". However, I think that diffused natural light will offer a more comfortable environment conducive to our learning goals.

Water quality is a valid concern as well. I know that it can seem costly to have an in-house purification system. But if we think about the health benefits for students and staff members over the long term, the idea merits sincere consideration. While our water is (for the most part) pure in terms of bacteria and other harmful organisms, the treatment process used by the city unfortunately employs the insertion of chemicals into our water supply. These chemicals wear down our immune systems over time, and may be impeding the learning process as well.

Our children spend most of their childhood in school. While adding pools, tennis courts and jungle gyms will no doubt offer them more options for development and enjoyment, I feel that it is important to prioritize their mental and physical well being when we consider the next phase of their indoor environment. Boulder seems to pride itself on being a leader on "the green scene". That pride is best exemplified by how we handle public development. By making conscious consideration before we break ground, Bear Creek could be seen as a leader in this respect.

I am proud to be a Bear creek parent. I wish we could remain here throughout our daughter's elementary education.

6) For perspective on how the additions should look, visit Southern Hills Middle School and Louisville Middle School if you get a chance . . .

Louisville Middle School = how additions/remodeling should look (integrated with existing structure and style);

Southern Hill Middle School = how additions/remodeling should not look (stuck on haphazardly).

7) I think anything that will add natural light and ventilation (access to fresh air, i.e., windows that open), and ergonomically conducive work spaces is good. Cool outdoor workspaces would be great. If possible, doing the majority of the construction during the night - I would think that trying to learn in a construction site would be very difficult and stressful for the kids and you guys on staff too. There doesn't seem to be a lot of access to fresh air for classrooms/areas located in the center of the school and doing work with glues and paints etc without ventilating would be rough on people in those areas of the building. Also, using paints with low VOC - here is an option -

<http://www.freshairechoicepaint.com/?gclid=CKrw8Zzh50CFskHswoduSjNbA> . Basically, my highest priorities for the school are to make it: a safe, relaxing, healthy environment conducive to expansion of little individuals in all ways - socially, mentally, emotionally, etc.

8) You hit it right on the spot....natural light!!!! For so so so many reasons this is extremely important. It would also be nice to get some fresh air into the classrooms, it is amazing what a few open windows can do.

9)

-windows in classrooms that have an exterior wall, for better air flow, to have some fresh air, some skylights for natural light?

-more cubbies for kids to put their stuff in without having to share one (way too tight) The cubbies work better than having a line of hooks, because the kids end up knocking down other kids stuff off of hooks.

-NO CARPET, this one always gets dirty and stinky in winter when wet(not to mention the smell of mold) maybe just expose the cement and finish it with a high gloss and then just have area rugs for where the kids sit for circle time etc...

It could be done really creatively if the rug/carpet would be inlaid within an area of the concrete and therefore when needed only that area would have to be cleaned or replaced.

-bathroom with all toilets being automatic flush, sinks with automatic on off water (could there be a thermostat where the water would not so cold in winter days?) and speaking about bathroom doors, it would be great to have doors to bathrooms that you pull to open and push with your elbows to go back out without having to use your clean hands ! (european design:)

-better sound proof wall for less noise

-some kind of air cooling system, such as an attic fan than can run at night into early morning cooling off the building at a really low cost.

-bigger lunch room again with windows for fresh air during lunch!!!

PLAYGROUND/OUTDOOR

-more picnic tables for possible outdoor lunch on summer days, or for outdoor teaching

-no more little pebbles, most annoying when they keep getting into your shoes!!!

-no more wood chips also annoying and painful in shoes!Not to mention the cost of having them just blow away!

-how about a rubbery bouncy playground surface made out of some recycled materials, with some fun designs on it such tic tac toe,hop scotch, the countries of the world, planets,

-take the old carriage and old fire truck of the playgrounds and replace them with something safer and more modern, something interactive for the kids

-a well planned, enclosed garden

-finish the rock wall in front so that all the mud is contained and allows for more fun seating

-update soccer goals on big playground

-how about a cement ping pong table where kids can bring their own racket and ball or school has some.

-update basketball court

-perhaps a rock climbing wall within certain height to avoid injury :)

-spinning chairs (see the playground next to Manhattan middle school, they have two) these are a great hit for young and old!

10)

ART:

1. I've been talking with the PTO about the possibility of purchasing a low fire kiln for the art room. It would be necessary to have proper space and ventilation system built into the new plan. With a kiln, art teachers could integrate more sculpture into the curriculum.
2. It would be nice to have a wall to showcase or place displays of students artwork.
3. I'm interested in creating, with students, some wall art pieces in the cafeteria that promote healthy eating and the "garden to table" concept. These wall pieces would integrate paper mache sculptures of fruits, veggies and gardens. Again wall space in the cafeteria would need to be available to install these pieces.

FOOD ALLERGY:

1. Hand washing is the best way to prevent contamination. Accessible sinks in all classrooms and cafeteria would be optimal.

OTHER:

1. Would like to have as many windows/skylights as possible in all classrooms.

11) Dear Mr. Cruger, as you might have observed, we're having a remodel done at our house. You had mentioned having natural light as part of the school remodel project, so I wanted to suggest the installation of "Solatubes" in areas at the school, such as bathrooms and hallways. We had 3 of these installed and even on a cloudy day, they bring in a huge amount of light. If you are interested, you can come and see ours, or go to the website:
<http://www.solatube.com/homeowner/Introduction.php>

Thanks for soliciting input from the Bear Creek Community for the project. We're very excited for the school to be making these changes.

12) I really appreciate you requesting input from the parents on this! Recognizing that we have an open classroom environment (and the benefits of that), I think it would be great if the architects could consider noise reduction and lessening of visual distraction (such as the routes kids take to and from different activities) when planning additional library space and classroom space. I know this is a large issue for all three of my children. I have also found as a volunteer that certain classrooms seem far more noise-impacted than others. (In fact, our son didn't want to change schools in part b/c he thought Bear Creek was far too loud compared to Mesa-- interesting 5 year old observation! Fortunately, he seems not affected at all by this right now!).

13) Before I even read your "for example" below, I was hoping that more windows in the childrens' classrooms would be part of any remodel/bond work.

14) The upgrades and additions all sound exciting. I am particularly fond of building a larger gym, adding windows that can open and relieving the children (and staff) with air conditioning.

Solar panels would obviously work well at the school. I wonder what incentives the state and XCEL could offer for Bear Creek to install solar?

I would also like to see:

- * Classrooms enclosed to dampen the ambient noise that is so distracting from class to class.
- * A science lab with, perhaps, a greenhouse, as we had discussed during last year's abortive design group meetings. This could be integrated with our garden-to-table program.
- * Sufficient windows to capture the stunning escarpment directly to our west.
- * Enlargement of the gym/auditorium sufficient to handle crowds at school-wide assemblies and performances.

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* Expansion of the library/media resources room.

* Since the stupid-dumb school board has decided that kids need to spend half of the summer in school, some means of air conditioning.

* Solar panels.

15) We talked about more space for bikes and improvements for the playground but I hope they decide to help with the stagnant air in all the classrooms and better, natural light. FRESH AIR! Of course the kids need a bigger place for dances, productions etc.

16) I would like to see:

- a hardwood floor in the new gymnasium/auditorium and proper ventilation and acoustics
- 1 or 2 baseball diamonds and 1 or 2 soccer/football fields
- outdoor signage for upcoming school and PTO events
- an upgraded kiln for the art room
- a larger teacher's lounge that can also serve as a community room for PTO meetings, girl/boy scout meeting, club meeting, etc.
- less or preferably no carpet
- more bike racks, maybe scooter racks if they are available
- more deciduous trees on the south side of school
- new water fountain

17) How about an exterior door to a bathroom on the south side of the school to allow groups such as SBLL to have a bathroom facility without having to put a Port-a-Let on the grounds.

As for the baseball maintenance, you may get your wish. SBLL is presently in discussions with the city, but possibly also BVSD on taking over maintenance of the ball fields that we currently rent.