



MEETING REPORT

PROJECT: Bear Creek Elementary
PROJECT NO: 09038.00
DATE: October 26, 2009
ATTENDANCE: see attached
SUBJECT: Design Advisory Team Meeting #4

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, EX015D, and Concept 4a cost estimate

Community Comments

1. As a part of the DAT meeting the community is provided time for comment.
 - a. Steve Schumacher stated that the DAT guidelines allow for 15 minutes of community comment at the beginning of each DAT meeting.
 - b. As a result of community comments and community presentation, 1 hour of time was provided.
2. Two community members presented a list of community concerns and recommendations. (List below was transcribed from poster boards).
 - a. Put (gym) back by teacher parking lot.
 - b. People park all over for night events – front gym not essential.
 - c. Not that many night events
 - d. Plan gym construction summer start in nice weather of school use current asphalt play surface, b-ball court, tennis, lacross wall-ball, scooter, ride bikes.
 - e. Dig the new gym down so not so massive.
 - f. Why no input before decision.
3. Two community members presented a list of concept plan analysis. (List below was transcribed from poster boards).
 - a. Very intrusive to the neighbors.
 - b. 7,000 square gym plus storage.
 - c. 2,800 IMC.
 - d. Raise current grade to contiguous actually more intrusive.
 - e. Destroys b-ball court – lots of play on weekend during recess.
 - f. Last meeting said 120 to nearest neighbor actual 75 to 100 feet.
4. Two community members presented revised concept plans. (Illustrations were provided to RTA for documentation) – see attachments
 - a. Modified Concept plan Scheme 3 – Community Option 1.
 - i. Locate Gym on north side in Staff parking lot.
 - ii. Build Music addition (1519 S.F.) at north west corner.
 - iii. Build Flex Classroom Addition adjacent to Cafeteria Addition.
 - b. Modified Concept plan Scheme 3 – Community Option 2.
 - i. Gym located further to the east.
 - ii. Music expansion in previous Science expansion location.
 - iii. Science expansion in previous Music expansion location.
 - iv. Art expansion at previous Flex classroom addition.
5. Community members commented on the Community Options presented
 - a. (Neighbor Comment) I would trade current view to north side of the school for a gymnasium on the north side (per option 1)

- b. (Neighbor Comment) The gym to the southeast is a better location, due to site access and parking.
 - c. (DAT member posed a question) What are the adjacency needs from the gym to the play areas?
 - i. Not completely necessary but preferable due to supervision.
 - d. (Neighbor Comment) How did the program get so big?
 - i. Doug Abernethy and Steve Schumacher described the bond requirements for the project and how they produce the program elements and sizes.
 - ii. Doug and Steve discussed the cost implication of demolishing existing building area and building new versus building additions and renovating existing space.
 - e. (Neighbor Comment) The gym location in Option 1 would take away parking that is already not adequate.
 - f. (Neighbor Comment) Concern that the gym lights will be on late at night – does not like option 1.
 - g. (Neighbor Comment) Trash trucks arrive once a week in the morning and cause noise. With gym on the north side, kids would be making noise more often.
6. Doug and Steve discussed the DAT decision process and the reasons behind the Selected Scheme, refer to DAT #3 meeting minutes.
 7. The existence of sub-surface water in the adjacent neighborhood was discussed.
 - a. (Comment) wetland plant species currently grow in the landscape area to the south of the existing gym.
 8. (Neighbor Comment) Questioning the removal of existing play areas in Scheme 4a.
 - a. The concept site plan for Scheme 4a was shown to the community. (Shown at DAT meeting #3)
 - b. Concept illustrates the replacement of the play areas disrupted by the proposed building additions, as well as other site improvements.
 9. The pro's and con's of the Selected Scheme 4a were discussed.
 - a. Maintains the mature landscaping on the site.
 - i. (Neighbor Comment) One neighbor commented that she would buy a tree to replace removed trees in Community Option 2
 - b. Maintains current soft surface play areas which are in good condition.
 - i. (Neighbor Comment) The play area is minimal cost comparing the location of the gym addition.
 - c. Cost of gym addition to west in Scheme 4a is \$250,000 less than Scheme 3.
 10. (Neighbor Comment) Is School contemplating passive ventilation for air conditioning?
 - a. Flatirons installed a geothermal heat exchange system. RTA and Steve to explore options at Bear Creek.
 - b. Steve stated that the building is only to receive air conditioning in the Administration Addition and Computer Lab
 11. The Community portion of the meeting was concluded.
 - a. Neighbors were invited to stay and observe the DAT meeting.

Meeting Minutes - Community Comments

1. (Neighbor Comment) Community Meeting Minutes #1 read 100 feet of separation to the property line to the gym. The meeting minutes should be revised to read 120 feet as heard by community members.
 - a. An illustration of the property line and addition locations was provided later in the DAT meeting.
2. No additional comments were given.

DAT Goals and Visions – Review of previous comments

1. (Comment) Add minimize disruption to the neighbors.
2. No additional comments or corrections were made.

Concept Plan Review

1. Concept plan goals were reviewed.
 - a. Art and Science to have Daylight and Exterior views.
 - b. IMC to have Daylight and West facing view.
 - c. Music adjacent to Stage.

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- d. Consolidated SPED spaces integrated with Classroom spaces.
 - e. Building massing to address potential community concerns.
 - f. Create adaptive learning environments for the future.
 - g. Take advantage of the site, views, and natural surroundings.
2. Selected Scheme 4a was illustrated and reviewed for program elements and locations
 3. A site property exhibit was shown and discussed
 - a. The gym addition is shown 75 feet plus or minus from nearest corner to the property line.
 4. The Setbacks for the property were discussed.
 - a. Setback from the front property line is 20 feet.
 - b. Setback from the rear property line is 20 feet.
 - c. Setback from the side property line is 10 feet.

Inspirational Images (Homework)

1. Inspirational Images were shown to illustrate elements possible in the architectural design of the school.
 - a. Overhangs – protected opening which are exposed to the south and west sun
 - b. Brick and structural brick
 - c. Integrating wood into the building for color, warmth in tone, and regional aesthetic
 - i. Use in specific locations due to control cost
 - ii. Wood on the exterior may be a concern for BVSD maintenance
2. DAT comment – Neighborhood issues – mitigate their issues
 - a. (Comment) What can we do to mitigate the concerns?
 - b. Steve commented that we need to absorb the comments and allow RTA to move forward on other items and produce options.

Gym Concept Elevation and Gym Functionality

1. A proposed Elevation of the West side of the gym in Scheme 4a was shown. (Included in the distributed items to the DAT).
 - a. (Comment) Compatible with NCAR, postmodern.
 - b. (Comment) Will the building integrate into the existing building design?
 - i. The elevation is intended to dialogue with the existing building and inform the other additions to the building.
 - c. (Comment) Capitalize on the intensity of the sun with shade/shadow and use of texture.
 - i. Images provided by Juana were shown to the DAT.
 - ii. The use of material can include reveals; which are slight offsets in the material either vertically or horizontally to create shadow lines.
2. Function of the gym.
 - a. Rest room locations.
 - i. Convenience with locating kids – supervision.
 - ii. (1) unisex accessible from the gym would be beneficial (child height).
 - iii. Other restrooms could be off the main corridor (adult).
 - iv. Provide water fountains accessible from gym space.
 - b. PE office location.
 - i. PE office should have visibility to the playgrounds.
 - ii. Can be combined with storage.
 - c. Storage.
 - i. More storage needed than what is shown.
 - ii. The BVSD ED Spec stated 400 square feet of storage.
 - iii. Storage under stage is expensive and would require fire sprinklers.
 - d. (Comment) Angle of stage window is not welcoming. Revise and remove window.
 - e. Flooring for the gym will be discussed with the PE teacher.
 - f. Exterior Access.
 - i. Overhead door is shown and is a good idea for moving equipment.
 - ii. Egress doors -3 Doors are required.
 1. RTA has yet to evaluate the total size of required egress.
 - iii. An additional door on the north side would be beneficial.

Budget

1. The project budget was reviewed including the bond scope items, the cost estimate for each item included in the bond, the priority of each item, the current estimate, and estimates provided for alternate items.
 - a. The budget appears to be on track at a conceptual level.
 - b. Sound control in open classroom areas is a high priority for staff
2. Additional items requested by the DAT for inclusion in the Budget were discussed.
 - a. Some additional requested items do not yet have a cost estimate provided.
 - b. Sound control for existing classrooms is a high priority for the staff and should be high on the list of alternates.

Site and Playground

1. Site and Playgrounds were not discussed due to the community comments regarding the location of the gym in Scheme 4a. Site and Playgrounds will be discussed further after Schemes are re-evaluated.

Program Area Floor Plan Review

1. Coat Rooms.
 - a. Room to the north east of the existing IMC does not have a coat.
 - b. Additional coat room areas should be evaluated in the design of the areas which are to be renovated.
2. (Comment) Literacy room is too small.
3. (Comment) Size of IMC seems too small. RTA to review Foothills Elementary School.
4. Music room.
 - a. (Comment) move flex music adjacent to the science.
5. SPED.
 - a. Make Literacy space larger.
 - b. (Comment) Move OTPT to proposed 3rd grade classroom in the middle of the building.
 - c. (Comment) Literacy enlarges into OTPT and office space.
 - d. 3rd grade moves to flex room location.
6. Science.
 - a. (Comment) Move to center of the building.
 - b. (Comment) Science in rooms maybe better.
 - c. (Comment) Noise is a concern for other teachers.
7. Administration.
 - a. (Comment) Eliminate space for Time out and provide a desk.
 - i. May not be acceptable with new educational model in district.
 - b. (Comment) Principal's office could be smaller.
 - c. (Comment) No admin toilet is necessary.
 - d. Security.
 - i. Provide access to admin area from entry vestibule for enhanced security.
 - e. Secretary.
 - i. Important for visibility to drop off.
8. Art/Science/Music
 - a. (Comment) Music Room bigger and Science room smaller

Homework

1. Evaluate the Schemes for the next level of refinement.
2. Evaluate Bond Scope of Work and begin to formulate priorities.
3. Prepare for User-group meetings.

Next Meeting

1. The next meeting will be Monday November 9th at 3:15pm

Attachments: Attendance Record

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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