

**Casey Middle School
Boulder Valley School District
Project #07-06**

**Design Advisory Team Meeting #8
November 5, 2007**

Attendees

X	Alison Boggs – Casey Principal	X	Joyce Pierpont –Teacher-Librarian
X	Anthony Gonzales – Parent	X	Judy Amabile – Parent/Neighbor
X	Audra Blackledge – Teacher – PE		Kathryn Singey –Reading Teacher
X	Carrie Hausfather – Parent/ Staff	X	Kristin Fitzgerrell – Parent/Neighbor
X	Cathie Williamson – Gifted/Talented Coord.		Leanna Landis – Student
X	Cindy Jarmon – Casey Staff		Lesley Smith – BVSD
	Dan LeBlanc - YRG	X	Lester Lurie – Casey Teacher
X	Derek Young – RB+B Architects		Lisa Van Leuwen-Hall - Parent
X	Don Orr – BVSD	X	Lou Novak – BVSD
X	Doug Young – Parent	X	Miguel Villalon –Assistant Principal/Parent
X	Ed Campisi – Casey Head Custodian	X	Molly Hoverstock – Casey Art Teacher
X	Elene Mooney – Parent	X	Nan Anderson – Andrews & Anderson
X	George Brelig – RB+B Architects	X	Rebecca Spears – RB+B Architects
X	James Hewat – Historical Pres. Planner		Richard Foy – Parent/Comm. Arts
X	John Koval – Parent	X	Tom Volkhausen – Energy Engineer/Parent
X	Jonathan Koehn – Environmental Affairs	X	CU Student – Leigh Adams
X	Joe Gierlach - BVSD		
X	Derek Pedersen – JVA Structural	X	Tom Soell – JVA Structural

1. Construction Manager / General Contractor Process

- Lou reported the District has received proposals from the invited firms. They will be evaluating them and interviewing firms soon. The selected CM/GC will start attending DAT meetings and provide valuable input once we begin conceptual design.

2. Space Analysis

- New spreadsheet handed out. Shows comparison of Casey Middle School, BVSD education specification for 900 students and New Casey Middle School program for 600 students. Gray bars show differences in square footage of spaces from program. Total for new is around 111,000 SF. Needs to be closer to 110,000. RB+B will continue meeting with focus groups and refining program. See attached spreadsheet.

3. Review of Existing Building

- An overview of the history of the building showing changes to building footprint and elevations was presented. See attached PowerPoint.
- JVA Structural Engineers presented report on structural analysis of existing building and additions. (See attached report). Soils are moving and are a variety of densities which lead to movement of the walls and floors. Since there have been on-going building repairs, the building is stable for on-going use as a school. However, if changes are made the structural fixes required would be major and costly.
- Andrews & Anderson did evaluation of existing west and south walls. Brick and terracotta in good shape. Caulking or sealant which has been installed in cracks around parapet is not historically

accurate and is failing. Parapet 3-4 courses and window sills need to be re-tuck pointed. Many areas need to be cleaned and areas where water has gotten in should be flashed and repaired.

- Re-use of existing terracotta would be possible. Expense would be in labor of removal, storage, cleaning, repair and re-setting of units.
- Brick porous finish is called bark-finish. Brick was probably produced in the mid-west, not in Colorado.
- Educational Program
 - Historic context and sustainability concerns must also support the education program needs of the students in this community. It is not responsible to build a new facility which incorporates ongoing expenses to the District for continuing to "fix" the issues inherent in the older building. New building must have flexibility to accommodate modalities of learning that we have discussed earlier. Middle school teaming requires certain integral arrangement of rooms and open-spaces. Classroom size must be considered as well as floor-to-floor height.
 - Sustainable design – achievable in conjunction with historic re-use
 - Accessibility – must create routes to all spaces and use of spaces available for use to everyone

4. Questions

- Re-purposing existing spaces. Could some areas be used for other uses than they were planned for? Yes, although need to pay special attention to structural considerations of bearing walls and framing.
- Could we save exterior walls of building? Yes. Would require major structural framing during demo and new foundations – screw-type – and separation of existing footings from the expansive soils.

Next Meeting

Monday, November 26, 2007, 7:00AM Casey Middle School

Will look at 3 options for design of new school

- Re-use full 1924 building
- Save exterior west and south walls
- Raze existing building and build new facility (Where on site?) Could integrate salvaged architectural pieces.

Examples of historic/modern building "married" together.

- Slide show (James may have some)
- Tours? Pioneer Elementary, Boulder HS addition in 1988?

These meeting minutes are believed to be an accurate account of the above referenced project meeting. If there are any questions and/or comments, please do not hesitate to contact RB+B Architects.