

# MEETING RECORD

**hord | coplan | macht**

Project: New Vista High School Master Plan	Date: 1/25/2021
Purpose: Working Group Meeting #3	

1. Welcome and Virtual meeting Rules
  - a. Virtual meeting protocols were reviewed, and meeting was recorded.
2. Recap of previous meetings - What did we hear? What did we review? Frequently asked questions
  - a. Hord Coplan Macht (HCM) provided a summary of the previous two meetings and an overview of the questions and answers that have been asked over the duration of the working group.
3. Updated Costs
  - a. HCM and BVSD provided an update of costs for each option, with ranges, as requested by the committee in the previous meeting.
  - b. HCM and BVSD provided a general outline project schedule, addressing the project options along with the possibility of full design before or after a bond vote.
4. Project Financing
  - a. BVSD provided an overview of project financing options, specifically focusing on the options of cash, bonds and COP's.
5. QA & Discussion
  - a. Questions regarding the financing options along with the four project options were discussed.
6. Interactive question
  - a. HCM facilitated an interactive question on which of the four options is the best path forward for NVHS. There was unanimous support for Option C (new building on current site).
7. Summary and Next steps
  - a. Presentation to the Board of Education on the Working Group process and final recommendation is on February 23<sup>rd</sup>
  - b. Several committee members volunteered to be involved with board presentation, including student representation
  - c. HCM and BVSD thanked the Working Group for their time and participation and commitment.
8. The following attachments are included as part of the meeting record:
  - a. Presentation
  - b. Interactive question response

These meeting notes were prepared by Hord Coplan Macht, Inc for the purpose of recording the information covered during this meeting. Should anyone object to any statement or interpretation contained herein, please inform Hord Coplan Macht, Inc. within seven days or the meeting notes shall stand as written.

Issued by,  
Hord Coplan Macht, Inc



**BOULDER VALLEY**  
SCHOOL DISTRICT

# **New Vista High School**

**WORKING GROUP MEETING #3**

January 25th 2021

# AGENDA

**01** Welcome and Virtual meeting rules

**02** Recap of previous meetings

What did we hear?

What did we review?

Frequently asked questions

**03** Updated Project costs and Timeline

**04** Finance Options

**05** QA & Discussion

**06** Interactive question

**07** Summary

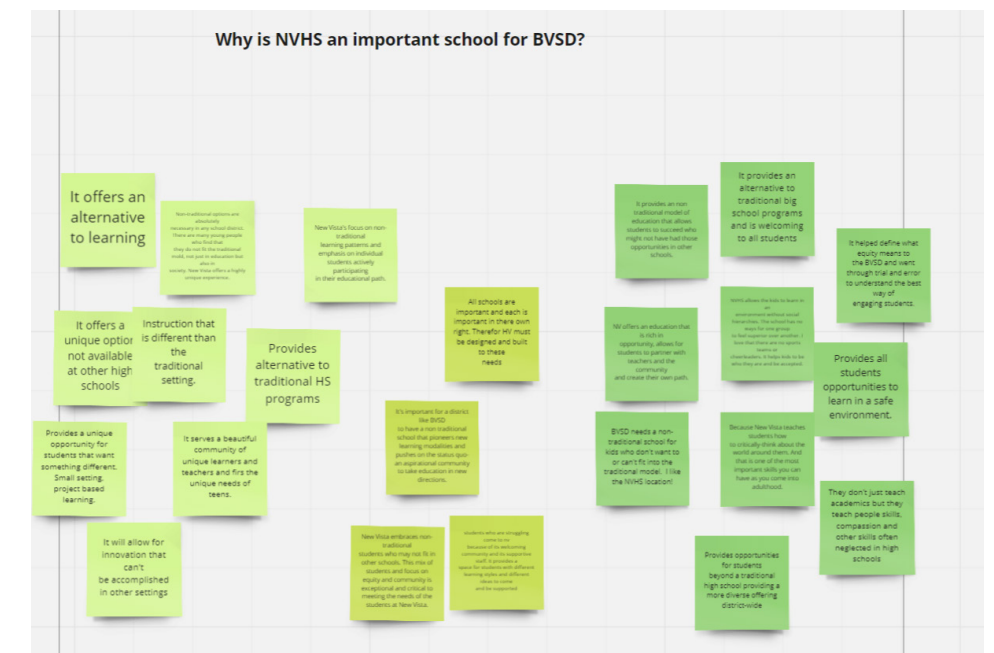
# What defines success or what would you hope for as an outcome of this process?

- [illegible]

# Meeting #1 – What did we hear?

## Why is NVHS an important school for BVSD?

- Allows for student choice
- Alternative and unique programs & learning opportunities
- Allows for innovation and collaboration in ways that traditional schools cant
- Deep ties and integration with community
- Embraces equity



# Meeting #1 – What did we hear?

## What spaces or features are important to the educational program at NVHS?

- Flexible spaces of multiple scales that promote collaboration and community
- Space for presentation and performance, large and small
- STEM and project based learning focused spaces & equipment
- Spaces that are sized appropriately for the program
- Outdoor learning spaces





# Meeting #1 – What did we review?



- Significant building structural issues
- Deteriorating building condition
- Space that is not designed for current program

# Meeting #2 - What did we review?

## New Building Program

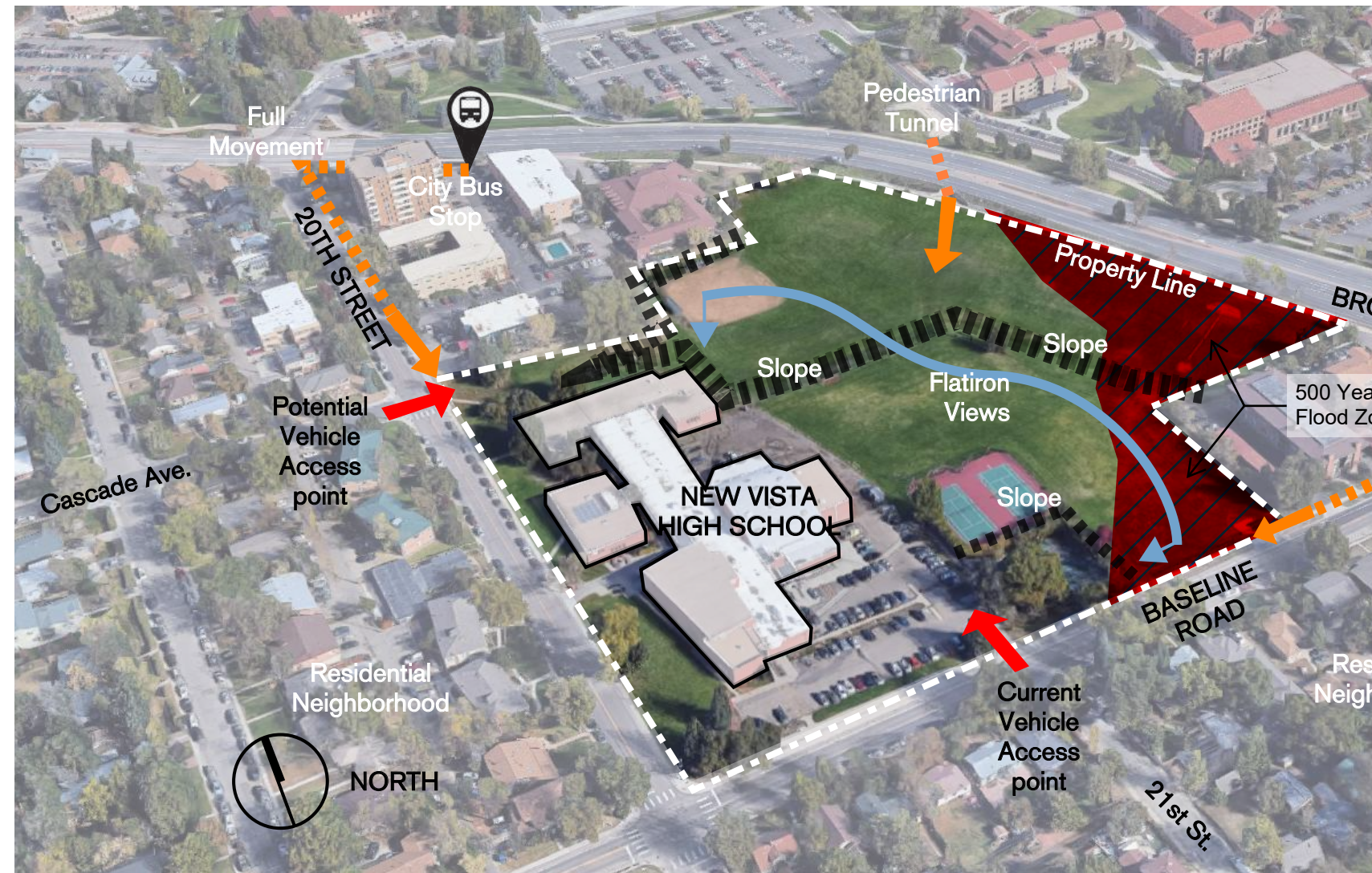
New Vista High School					
High School Program for 300-350 Students					
January 11, 2021					
Program Summary					
Room Name	Description	# of New Spaces	SF per space	Program Area SF	Teaching Spaces
INSTRUCTIONAL AREAS					
Classrooms					
Classrooms	LA/SS/Math/World Lang.	12	850	10,200	10
Science Classroom/Lab		3	1100	3,300	3
Science Storage		1	200	200	
Flex/Small Group Room/Break out Areas		4	300	1,200	
Science Prep Room		2	150	300	
Teacher Work Room		1	400	400	
TOTAL				15,600	
SPECIAL EDUCATION CLASSROOMS					
Special Ed Classroom		1	850	850	
Intervention/Calmng		1	600	600	
Office for 3 people	Itinerant	1	200	200	
TOTAL				1,650	
PHYSICAL EDUCATION					
Weight Room		1	1500	1,500	
Fitness Room		1	1500	1,500	1
Teacher's Office		1	120	120	
Equipment Storage		1	300	300	
Boy's Changing Room w/ Toilets		1	500	500	
Girl's Changing Room w/ Toilets		1	500	500	
TOTAL				4,420	
MUSIC/ART/STEM					
Music		1	1000	1,000	1
Music Storage		1	200	200	
Recording Room		2	200	400	
Edit Rooms		2	120	240	
Art Classroom w/ Jewelry		1	1500	1,500	1
Art Storage		1	200	200	
Kiln Room		1	150	150	
Photography		1	1000	1,000	1
STEM Lab		1	1500	1,500	
STEM Storage		1	200	200	
TOTAL				6,390	
LEARNING COMMONS					
Open Area for Study/Meetings/Research	near entry lobby	1	2500	2,500	
Meeting Rooms/Small Group		2	500	1,000	
TOTAL				3,500	

CORE NON-INSTRUCTIONAL AREAS					
AUDITORIUM					
Seating Area	seating for 350	1	4000	4,000	
Stage		1	1200	1,200	
Changing Rooms		2	400	800	
Storage		1	300	300	
Control Booth		1	150	150	
TOTAL				6,450	
COMMONS / CAFETERIA					
Commons/ Cafeteria	seating for 200 students	1	2800	2,800	
Kitchen/ Food Service	prep kitchen	1	900	900	
Storage for Tables/Chairs		1	200	200	
Faculty Lounge		1	400	400	
TOTAL				4,300	
GENERAL ADMINISTRATION: MAIN OFFICE/SUPPORT					
General Office/Reception/Waiting/3 Staff		1	400	400	
Principal's Office		1	180	180	
Assistant Principal Office		1	160	160	
Dean of Students		1	140	140	
Clinic/Cot/Sink/Med Cabinet with toilet	Near Reception	1	240	240	
Office Workroom/Mail/Copy		1	200	200	
Counselor Offices		3	160	480	
Career Center		1	300	300	
Conference Room	8-10 people	1	240	240	
Staff Toilets (Unisex)		2	75	150	
Records Room		1	100	100	
Registrar Office		1	130	130	
Intervention Office		2	130	260	
TOTAL				2,980	
FACILITY MAINTENANCE					
Facility Manager Office/Storage		1	300	300	
Custodial Closets		4	100	400	
Building Storage		1	300	300	
Exterior Storage		1	300	300	
TOTAL				1,300	
NET ASSIGNABLE AREA					
				46,590	
NON-ASSIGNABLE AREA (28% of Total)				18,118	
TOTAL GROSS AREA				64,708	17
Current Building = 78,000 S.F.					
SITE ELEMENTS					
Court area for High School		1			
Staff Parking		40			
Visitor Parking		10			
Student Parking		70			



# Meeting #2 - What did we review?

## Site Analysis



# Meeting #2 - What did we review?

## Options Overview:

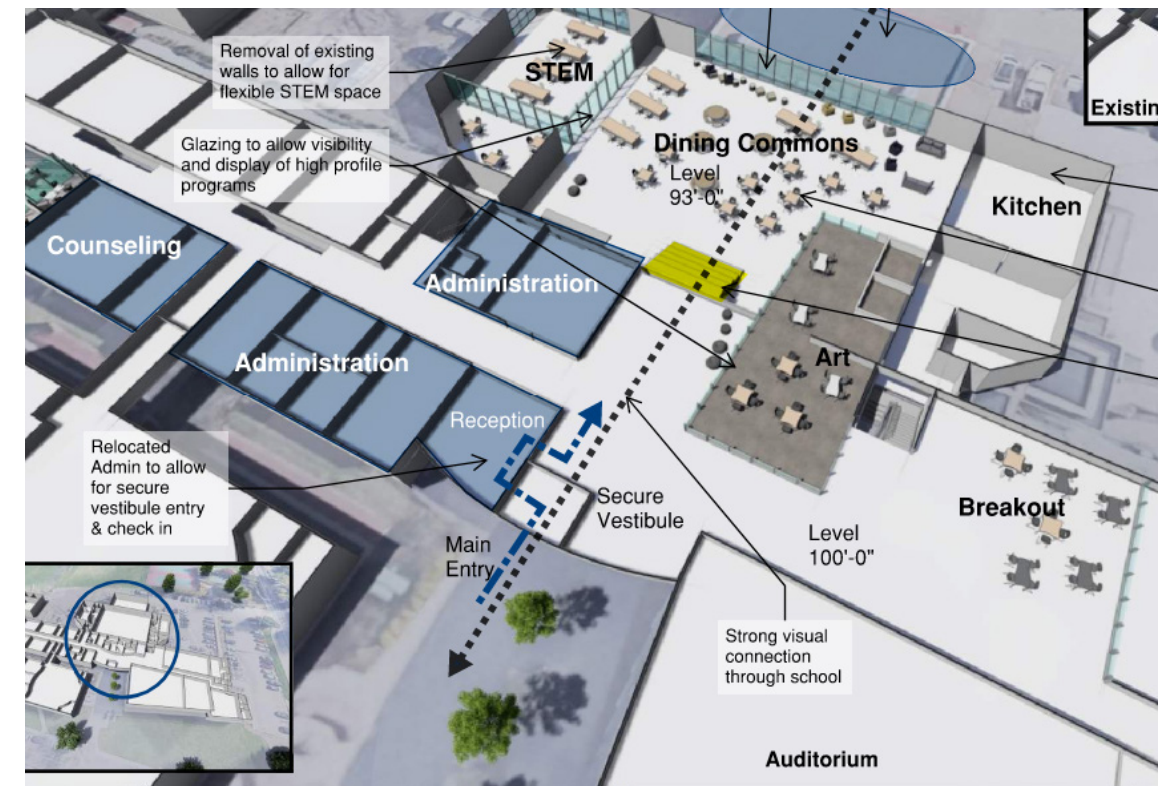
- A.** **Proceed per original Bond Scope**  
Plus additional structural issues and drainage improvements
- B.** **Extensive Renovation**  
Plus original scope of bond
- C.** **New building**  
On current site
- D.** **New building**  
On new site



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## Options Overview:

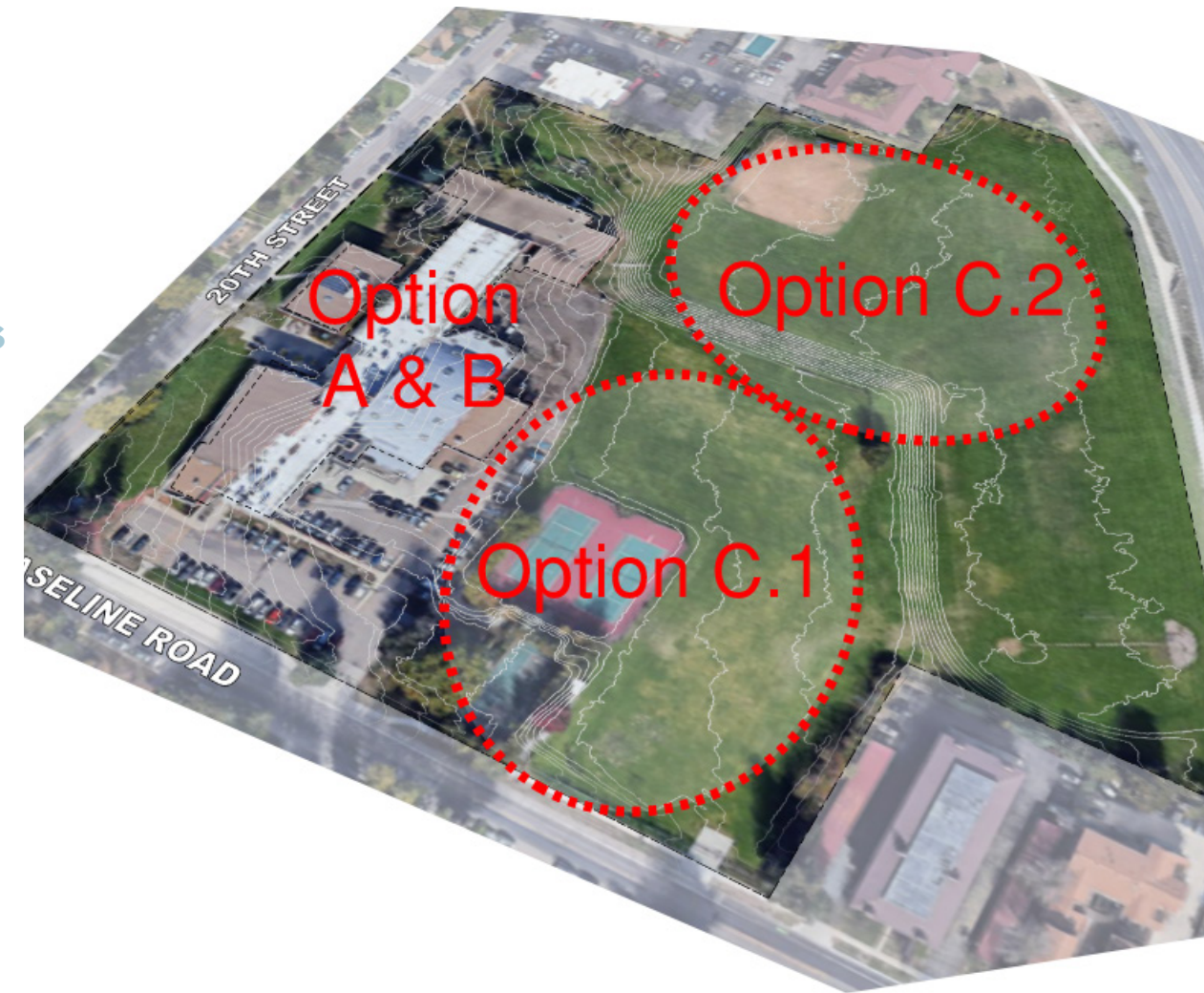
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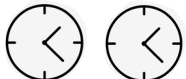



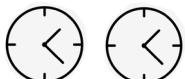








# Meeting #2 - What did we review?

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# Meeting #2 - What did we review?

	OPTIONS FOR THE FUTURE OF NEW VISTA HIGH SCHOOL	FIRST COST	ONGOING OPERATIONS AND MAINTENANCE COSTS	SCHEDULE / TIME	IMPACT ON STUDENTS & SCHOOL	MEETS EDUCATIONAL GOALS	MAINTAIN LOCATION	HEALTH, SAFETY & SUSTAINABILITY	BUILDING LIFE EXPECTANCY
A	<b>Proceed per original Bond Scope</b> Plus additional structural issues and drainage improvements	\$	\$\$\$\$\$	 potential for immediate funding	 Phased construction, potential moving of students and classes	★			15-20 years
B	<b>Extensive Renovation</b> Plus original scope of bond	\$\$\$	\$\$\$	 additional funding required	 Potential temporary relocation of entire school	★★★			25-35 years
C	<b>New building</b> On current site	\$\$\$\$	\$	 additional funding required	 Minimal impact	★★★★★			70+ years
D	<b>New building</b> On new site	\$\$\$\$\$	\$	 additional funding and new site required	 Minimal impact	★★★★★			70+ years



# Frequently Asked Questions

- How long will the existing building remain safe without spending significant capital?  
The building is currently safe, and it is unknown how long the building will remain safe.
- Does NV require a 12 acre site as it doesn't appear so, from what little I know about the program?  
The New Vista site and building program does not require a 12 acre site. The amount of site need for the school could be 6-7 acres.
- Is there an interest by the district to talk with the City as they are always on the lookout for affordable housing land options. And or could a teacher or district specific affordable housing option be workable on what may be excess acreage?  
building before sale?  
Engaging the City of Boulder or CU Boulder for potential land use is a future possibility.
- What is the value of the land per acre assuming the existing building is razed?  
Value of the land is unknown at this time and will require an appraisal. The value of the land will likely not be shared publicly due to impact on potential future real estate negotiations.
- Are there additional site access point on the western end of the south side of the site?  
There is potential for additional vehicular site access points, however aligning any access points with existing street grid is ideal.

# Frequently Asked Questions

- Based on the board meeting you had us watch, there was concern over combining a new building with maintaining existing facilities in a declining enrollment environment. How can the committee convince BVSD that room in existing facilities could not be created and/or isn't feasible?
  - a. Is it reasonable to assume that housing high school students only makes sense in an existing BVSD High School (you wouldn't want to put them in an elementary or middle school)?
  - b. Is there a contiguous physical section of an existing high school that can be earmarked specifically for New Vista?
  - c. Can the current high school enrollments for 2021 be somehow shifted in a way that moves incoming freshman to empty spots in other schools to allow for 330 students to occupy a contiguous section of one building?

Currently there is no extra or empty BVSD facility that could house the New Vista High School program.
- If BVSD sells the existing NVHS building, can we assume that the proceeds of that sale could be applied to a new NVHS building? 

Sale proceeds could be a potential financing option.

  - a. Can it be sold as is, or would it require an investment of some money to make it saleable?

A real estate evaluation & appraisal would need to be made to determine best course of action for a sale.
  - b. Is there any added value in keeping the building on the site if it is sold, or does it make sense to renovate or raze the building before sale?




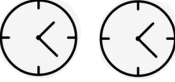



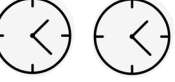






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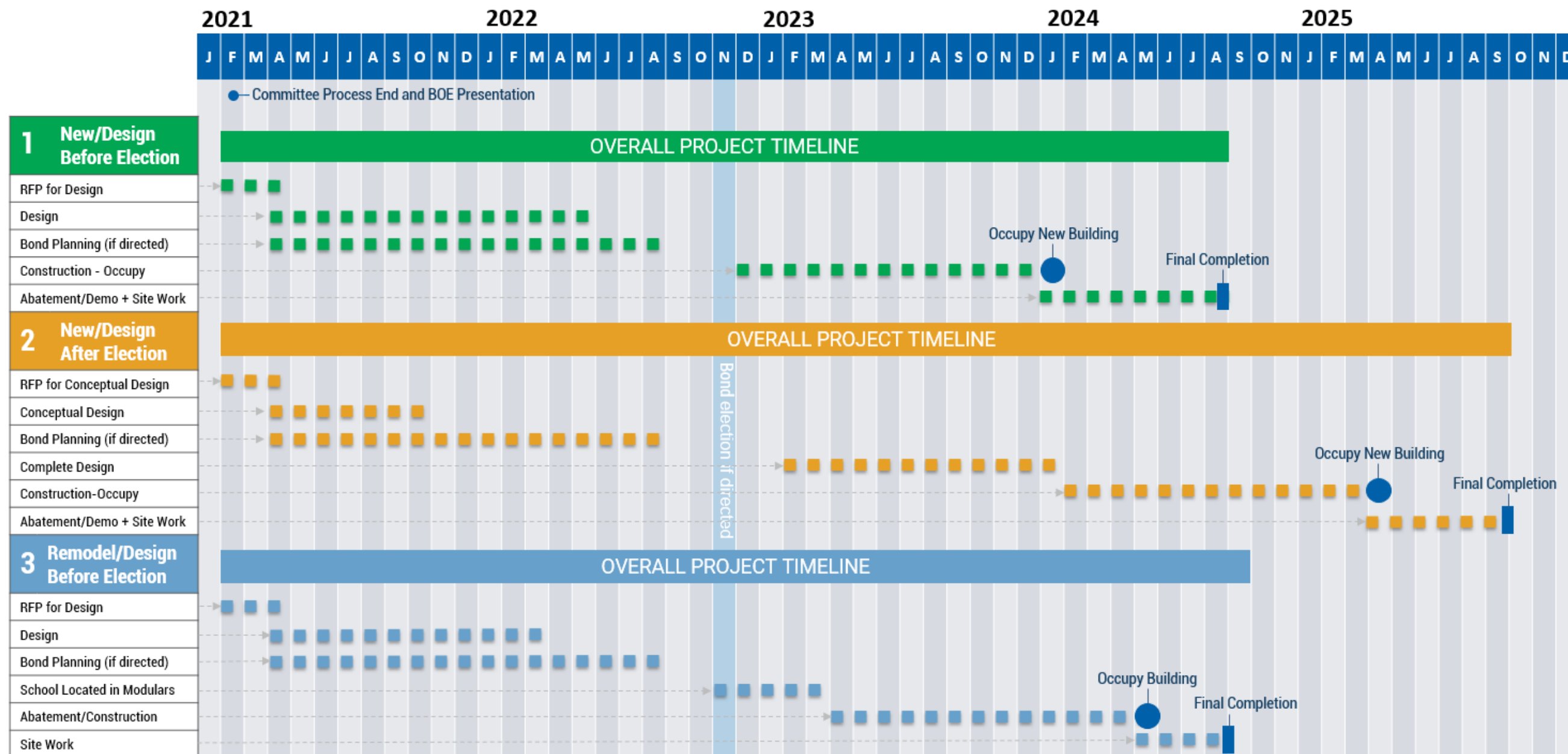
**Meeting #3**

# Updated Costs

Currently, we have just over \$12 Million available for abatement, construction, design, etc. (\$12,053,127.42 to be exact)

	OPTIONS FOR THE FUTURE OF NEW VISTA HIGH SCHOOL	FIRST COST	ONGOING OPERATIONS AND MAINTENANCE COSTS	SCHEDULE / TIME	IMPACT ON STUDENTS & SCHOOL	MEETS EDUCATIONAL GOALS	MAINTAIN LOCATION	HEALTH, SAFETY & SUSTAINABILITY	BUILDING LIFE EXPECTANCY
A	<b>Proceed per original Bond Scope</b> Plus additional structural issues and drainage improvements	<b>\$16M - \$20M.</b> Low end does not include structural repairs. Less \$12M existing would mean we need an additional \$4M - \$8M.	\$\$\$\$\$	 potential for immediate funding	 Phased construction, potential moving of students and classes	★			15-20 years
B	<b>Extensive Renovation</b> Plus original scope of bond	<b>\$30M - \$36M.</b> Less existing \$12M would mean an additional \$18M - \$24M. This is all in, Design, Construction, abatement.	\$\$\$	 additional funding required	 Potential temporary relocation of entire school	★★★			25-35 years
C	<b>New building</b> On current site	<b>\$35M - \$42M</b> less \$12M would mean an additional \$23M - \$30M required. This is all in, Design, Construction, abatement, and demo of old.	\$	 additional funding required	 Minimal impact	★★★★★			70+ years
D	<b>New building</b> On new site	Unknown at this time	\$	 additional funding and new site required	 Minimal impact	★★★★★			70+ years

# New Vista Bond Project Timeline






# Cost Comparison

Industry standard when renovation costs exceed 75% of new construction costs



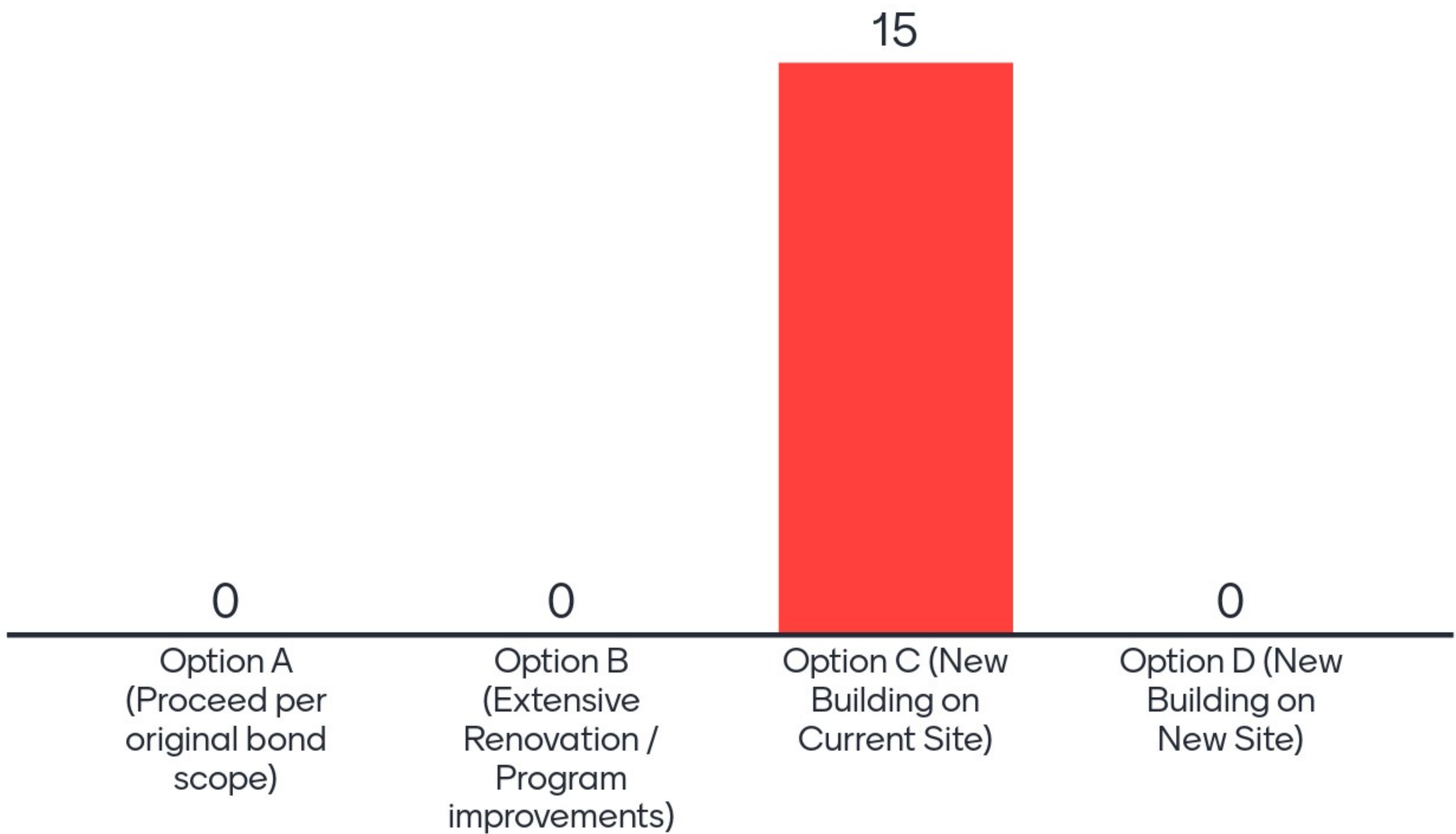


A group of students are participating in a tug-of-war competition on a grassy field. They are all pulling on a rope with effort. In the background, there are several large, red brick buildings, including a prominent barn-like structure with a curved roof. The sky is overcast.

# **Project Financing**

# Q/A & Discussion

# Which option is your recommendation to the Board of Education?



***Results from interactive question on 2021 01 25***

# Summary & Thank you!

- **Board of Education Meeting February 23rd**
- **Working group member attendance?**
- **Student attendance?**