

Building Committee Meeting Agenda

The Building Committee of School District #35 has scheduled a meeting for **Wednesday, October 28, 2020 at 6:30pm via Zoom**. (All policies can be found at www.gallatingatewayschool.com.)

Call to Order

Presiding Trustee's explanation of procedures

Public Comment- Non Agenda Items- Sign in sheet

1. Guest: Preservation Organizations- Q&A from Building Committee re: 1914 Building
2. Superintendent Report/Communications
3. Discussion with Design/Build Team: Key community feedback/takeaways since last committee meeting
4. Set date and format for Community Open House/Meeting
5. Determine community survey questions, format, and timeframe for community survey
6. Approve minutes from previous building committee meetings
7. Community Feedback/Input/Comments- *limited to one comment and 2 minutes per person*

Adjournment

Join Zoom Meeting (this link includes your dial-in information)

<<https://cushingterrell.zoom.us/j/94546868936?pwd=cUNoYnF1K21SRWY1SExxTGpmU0xnZz09>>

Password:

376956

Phone one-tap:

US: +13462487799,,94546868936#<tel:+13462487799,,94546868936> or

+16699006833,,94546868936#<tel:+16699006833,,94546868936>

Meeting URL:

<https://cushingterrell.zoom.us/j/94546868936?pwd=cUNoYnF1K21SRWY1SExxTGpmU0xnZz09>

Meeting ID:

945 4686 8936

Zoom procedures:

1. Please ensure your mic is muted until called upon by the Committee Chair
2. Public Comment is accepted two times during the meeting:
 - a. During non-agenda public comment for items not on the agenda
 - b. When the Committee Chair opens it for public comment as determined appropriate
3. To participate from a mobile device or computer:
 - a. Please use the "Raise Hand" button under "Participants" button at the bottom of your screen
 - b. Once called on please unmute yourself to provide comments
4. To participate from a phone when dialed in:
 - a. *9 to raise and lower hand for public comment
 - b. Once called on please press *6 to unmute yourself to provide comments

"The Gallatin Gateway School community empowers our students to take responsibility for their learning so they may achieve their individual potentials as lifelong learners and productive citizens."

Excerpt from GGS Policy #1441- Audience Participation

Audience Participation

The Board recognizes the value of public comment on educational issues and the importance of involving members of the public in its meetings. The Board also recognizes the statutory and constitutional rights of the public to participate in governmental operations. To allow fair and orderly expression of public comments, the Board will permit public participation through oral or written comments during the “public comment” section of the Board agenda and prior to a final decision on a matter of significant interest to the public. The Chairperson may control such comment to ensure an orderly progression of the meeting.

Individuals wishing to be heard by the Chairperson shall first be recognized by the Chairperson. Individuals, after identifying themselves, will proceed to make comments as briefly as the subject permits. The Chairperson may interrupt or terminate an individual’s statement when appropriate, including when statements are out of order, too lengthy, personally directed, abusive, obscene, or irrelevant. The Board as a whole shall have the final decision in determining the appropriateness of all such rulings. It is important for all participants to remember that Board meetings are held in public but are not public meetings. Members of the public shall be recognized and allowed input during the meeting, at the discretion of the Chairperson.

Cross Reference: 1420 School Board Meeting Procedure

Legal Reference: Article II, Section 8, Montana Constitution – Right of participation
Article II, Section 10, Montana Constitution – Right of privacy
§§ 2-3-101, et seq., MCA Notice and Opportunity to Be Heard

“The Gallatin Gateway School community empowers our students to take responsibility for their learning so they may achieve their individual potentials as lifelong learners and productive citizens.”



Carrie Fisher <fisher@gallatingatewayschool.com>

Community Survey Questions 3.0 For Your Review

1 message

Mary Martin <martin@gallatingatewayschool.com>

Sat, Oct 24, 2020 at 10:22 AM

To: Theresa Keel <keel@gallatingatewayschool.com>, Carrie Fisher <fisher@gallatingatewayschool.com>, Patti Ringo <ringo@gallatingatewayschool.com>, Mary Martin <martin@gallatingatewayschool.com>, b kimmel

Hello All -

Attached is a document with a large number of survey questions on it. I would love it if each and every one of you could review the questions and bring your thoughts to the meeting on October 28th. Please come ready to talk about the following:

1. The questions we should include
2. The number of questions we should include
3. The best way to get the questions to the GGS Community
4. The time we will give the GGS Community members to respond

Thank you again for all your help. Let me know if you need anything else.

Mary

 **Community Survey Questions 3.0.pdf**
96K

**Gallatin Gateway School Building Committee
Survey Questions (Preliminary)**

*** These questions were asked in Survey 1.0**

****These questions were asked in Survey 2.0**

****Mail and email should be done**

- 1. What is your association with the school? Please mark all that apply.**
 - a. Administration/Teacher/Staff
 - b. In-District Parent
 - c. Out-of-District Parent
 - d. Volunteer
 - e. Gallatin Gateway School District Taxpayer
 - f. Gallatin Gateway School District Registered Voter
 - g. Other (specify)
- 2. What is your primary grade focus?**
 - a. Pre-K
 - b. 1-3 Grades
 - c. 4-6 Grades
 - d. 7-8 Grades
 - e. Admin/Other
- 3. How often do you visit the school campus?**
 - a. Daily
 - b. Weekly
 - c. Monthly
 - d. Special Events
 - e. Infrequently/Never
- 4. For each statement, please rate your level of agreement or disagreement.**
 - a. Pedestrian and vehicular traffic to and from school is separated, safe, and flows well.
 - b. The school design and systems provide safety and security.
 - c. The school design and systems provide adequate health and wellness.
 - d. All parts of the school are easily accessible for all mobilities and disabilities
 - e. The classrooms are comfortable and able to support multiple functions and sized events.
 - f. The cafeteria is adequate for serving all lunches and easily convertible for multiple functions.
 - g. The school facility is inviting and allows for a multitude of school and after-hour events.
 - h. The school infrastructure provides for needed technologies, devices and audio-visual systems.
 - i. There is adequate windows, daylighting, and shading control.

- j. HVAC systems provide comfortable temperatures year-round, and adequate air ventilation.
 - k. The building's acoustics provide for appropriate noise mitigation and separation.
5. Arrange the following potential needs and goals in order from your highest (top) to lowest (bottom)
- a. Necessary safety and security upgrades
 - b. Necessary health and wellness upgrades
 - c. Cost and affordability of identified upgrades
 - d. Technology infrastructure improvements and upgrades
 - e. Flexibility and adaptability for multiple functions and future needs
 - f. Enhanced labs and instructional spaces
 - g. Improved outdoor play areas and fields
 - h. Parking, drop-off, and site improvements
 - i. Sized for larger gatherings, activities, meetings and growth
 - j. Thermal comfort in instructional spaces
6. Do you have an early concept that you like best?
- a. Facility deficiencies/Deferred Maintenance concept
 - b. Enhanced Secure Entry Concept
 - c. New Entry & Addition Concept
 - d. Original 1914 Entry Concept
7. What about this concept do you like best?
8. How would you modify or improve your preferred concept to make it better?
9. Which early concept do you like the least?
10. What about this concept do you dislike?
11. Where would you prefer the main entry to be located?
- a. Enhanced but left in its current location
 - b. Relocated further east to the original 1914 entry location
12. The original 1914, two story portion of the building has been identified as needing a significant amount of code, accessible elevator and stairs, and system upgrades. Which option do you prefer?
- a. Invest in necessary upgrades to modernize it
 - b. Demolish and replace it with a modern addition
13. Aside from the most critical life-safety, code, accessibility, and system deficiencies, which identified needs are most important to you? (Select up to four).
- a. Better and safer pathways and drop-off zones
 - b. Enhanced safety features and secure official entry
 - c. New STEAM (science, technology, engineering, art, mathematics) Flexible Labs
 - d. Updated and increased spectator seating in the gym
 - e. Updated food service kitchen
 - f. Updated library and maker space
 - g. Larger meeting area for board, community, and teacher gathering
 - h. Increase size of cafeteria and make the space multi-purpose
 - i. New fitness room supporting health and wellness

- j. *Increased restroom facilities for classrooms and public events*
 - k. *Outdoor seating/learning area*
 - l. *Better grade grouping in smaller learning communities*
14. *The four concepts range in cost from the primary deficiency to the current bonding capacity. As a community taxpayer, which range in cost are you willing and able to support financially?*
- a. *\$2.5-\$3 million*
 - b. *\$4.5-\$5 million*
 - c. *\$5.5-\$6 million*
 - d. *\$7 million*
15. *What do you think is/are the most important factors for the school to consider while planning for the facility's modernization and deficiency upgrades?*
16. Do you want to restore the 1914 building? Yes, No
17. Would you support a building plan that meant demolishing the old school and building new or do you support renovation of the old building?
18. Which of the following bond issues would you be inclined to support? INCLUDE AMOUNTS.
- a. Deferred maintenance
 - b. Deferred maintenance plus kitchen/cafeteria/gym expansion with new bleachers
 - c. Purchase of land for future expansion plus b
 - d. Demolition of the old building and replacement with a new one plus b
19. If none of the above, what would you support to accommodate growth at GGS?
20. If you vote yes on a school bond issue, what would be the most important reason (s)?
- a. Upgrade facilities and systems
 - b. Improved security and safety
 - c. Additional space for growth
 - d. Kitchen
 - e. Gymnasium
 - f. Improved education
 - g. More flex and lab space
 - h. Maintaining K-8 in GG
 - i. Other _____
21. If you vote no on a school bond issue, what would be the most important reason (s)? Please mark all that apply.
- a. Cannot afford it
 - b. Will not improve educational quality
 - c. Wrong priorities
 - d. Too much in one proposal
 - e. Moving the Middle School
 - f. Other _____
22. If the GGSD places a school bond proposal before voters, what would you say are the two most important improvements or features that SHOULD be included in the bond proposal?
- a. Building upgrades

- b. Maintain/repair existing facilities
 - c. Technology
 - d. Classroom additions
 - e. Nothing
 - f. Upgraded gym/cafeteria
 - g. Upgraded kitchen
 - h. Flex and lab space
 - i. Security-safety
23. What are the two most important improvements or features that SHOULD NOT be included in the bond proposal?
- a. Building upgrades
 - b. Maintain/repair existing facilities
 - c. Technology
 - d. Classroom additions
 - e. Nothing
 - f. Upgraded gym/cafeteria
 - g. Upgraded kitchen
 - h. Flex and lab space
 - i. Security-safety
24. The main feature of any bond proposal would be the taking care of any primary building deficiencies. It will be M/E/P driven. Other features could be added to the bond proposal. I would like to describe some of the specific features of a potential bond proposal, and ask if you support or oppose the specific feature YES or NO.
- a. Dedicated drop-off and pick-up zones
 - b. Expanded parking
 - c. Secured and monitored entry
 - d. Additional classrooms
 - e. Additional gym seating
 - f. Additional cafeteria seating
 - g. New commercial kitchen
 - h. Upgraded library with maker spaces
 - i. Grade groupings
 - j. STEM labs
25. After hearing a more detailed description of the features that would be included in the \$7 million bond proposal, knowing that for every \$100,000 in market value, property taxes would increase by approximately \$70 per year, if the election on the proposal were held today, would you vote YES in favor of the proposal or NO against it?
26. Would you vote for a bond that replaces the 1914 building with a new-construction building that has the same architectural features and look of the 1914 building, that honors the traditions of Gallatin Gateway, and that increases usable instructional space? Yes/No
27. Here are some arguments that Community members have used to SUPPORT the bond issue. You will see arguments AGAINST the bond issue later. After each statement, please write whether it is a very convincing reason, somewhat convincing reason or not

a convincing reason at all to vote FOR the bond proposal. If you are undecided or neutral about any statement, please say so and we'll move on.

- a. The building needs a complete overhaul from a system perspective
- b. A secure and safe entry to the school is critical
- c. Our classrooms should be enlarged with more storage and collaboration space as well as more outlets.
- d. Our school needs to be made more ADA compliant
- e. During sporting events and school assemblies, the gym is usually packed and the acoustics are horrible
- f. While the cafeteria is a suitable size for the number of students we currently have, there isn't a lot of room for growth and our kitchen is tiny and outdated.
- g. Middle school needs to be separated from K-5.
- h. The traffic patterns in the parking lots and around the school put our children at risk.
- i. Our students need additional lab and maker space in order to put them on par with the other students entering local high schools.
- j. Our library needs to be upgraded.
- k. We are facing some serious growth issues in the future; let's spend some serious time looking at real estate that we may be able to purchase to meet our needs.

28. Here are some arguments that Community members have used AGAINST the bond issue. After each statement, please write whether it is a very convincing reason, somewhat convincing reason or not a convincing reason at all to vote FOR the bond proposal. If you are undecided or neutral about any statement, please say so and we'll move on.

- a. Stop taking out of district students, and we will have space for growth.
- b. Send our middle schoolers into Bozeman.
- c. Don't raise my taxes.
- d. It is the wrong time to issue a bond, given COVID and all the economic uncertainty out there.

Hello Parents, Guardians and Community Members!

The Gallatin Gateway School District prides itself on being one of Montana's most outstanding rural schools. Our District, above all, remains committed to its' core purpose: to embrace an engaging learning culture in a safe, nurturing environment where each student thrives now and into the future.

While we are proud of our past successes, we know that we face facility challenges in the future, including outdated mechanical/engineering/plumbing systems as well as the potential for large increases in our student body numbers. In April of this year, Gallatin Gateway School hired the design/build team of Martel/CTA to assess our current facilities as well as to help us, with guidance from the Gallatin Gateway Community, to develop a building plan for the future. This input from the Community has included two surveys, a workshop and several meetings by the Gallatin Gateway School Building Committee (made up of trustees, administration, staff and community members).

This survey is yet another opportunity for each of you, as members of the Gallatin Gateway Community, to give your input as we try to answer the following questions:

- How do we update and design our facilities to maximize the educational opportunities for current and future Gallatin Gateway School students?
- How do we address the future potential for growth?
- What are the financial implications for addressing one and two above?

TAKE THE SURVEY IN TWO EASY WAYS

- **ONLINE @** _____
- **BY PAPER:** Return the survey in the enclosed, self-addressed stamped envelope.

PLEASE COMPLETE THE SURVEY BY _____

Survey results will be collected and incorporated into a recommendation that the Gallatin Gateway School Building Committee will give to the Board of Trustees at their next meeting on November 18, 2020.

Thank you and we look forward to hearing from you.

Gallatin Gateway School Building Committee

Date: May 21, 2020

Time: 6:00pm

Location: via Zoom

Committee Members Present:

Alix Davis, Ben Jones, Theresa Keel, Brian Kimmel, Mary Martin, Bobbie Jo McClure, Patti Ringo, Sue Shockley, Alison Ulrich

Design/Build Team Present:

Sky Cook, Corey Johnson, Alex Russell, Travis Kabalin

The Building committee conducted their first meeting which was facilitated by the Design/build team of Cushing Terrell/Martel. The meeting included the following topics and/or discussions.

1. Introductions
2. Reviewed the Mission/scope of the committee by going over the following:
 - a. Project approach overview with three phases (Assess, Explore, Apply)
 - b. Progress with social distancing
 - c. Brainstorming connections, events, and outreach ideas
3. The committee discussed the overall vision for the committee going forward:
 - a. Hopes and dreams moving forward
 - b. How do the hopes and dreams line up with the strategic educational plan
 - c. Guiding Principles and primary goals for a facility project
4. Preliminary Assessment Highlights were reviewed by the design/build team.
 - a. Building scan, campus, facility and learning environment conditions- Building scan was completed May 1st & 5th. It is posted on the District website on the Facility page.
 - b. Other findings, data, and questions (demographics)- District has contracted with McKibben Demographic Research, LLC to conduct a demographic study for the District.
 - c. The Committee discussed adaptability, health, and safety concerns.
5. 5. Next Steps Prep (10 minutes)
 - a. Assess workshop (schedule)- The next meeting will be June 18, 2020. Theresa and Carrie will provide an opportunity for the committee to tour the building.
 - b. Community and stakeholder listening sessions- the committee members will continue this discussion and will brainstorm ideas at a future meeting.
 - c. Bonding, needs, and affordability study (surveys)- The design/build team will develop an electronic survey for the committee to review at its next meeting to review. Carrie Fisher, District Clerk will develop and provide information regarding bonding capacity for the District for a future meeting.
 - d. The design/build team will attend the last PIR day to get feedback from teachers and staff regarding their hopes/dreams for facility improvements.

Gallatin Gateway School Building Committee

Date: June 15, 2020

Time: 6:00pm

Location: via Zoom & in-person

Committee Members Present:

Theresa Keel, Mary Martin, Bobbie Jo McClure, Patti Ringo, Sue Shockley, Alison Ulrich

Theresa Keel, Superintendent and Carrie Fisher, District Clerk conducted a walk-through of the building with committee members as a base-line to assess needs prior to the upcoming meeting with the design/build team's presentation of recent assessments.

Gallatin Gateway School Building Committee

Date: June 18, 2020

Time: 6:00pm

Location: via Zoom & in-person

Committee Members Present:

Alix Davis, Theresa Keel, Brian Kimmel, Mary Martin, Bobbie Jo McClure, Patti Ringo, Sue Shockley, Alison Ulrich

The Design/Build team of Cushing Terrell/Martel facilitated the Building Committee meeting.

The Design/Build team provided the committee with general information regarding the state of the school based on their assessments. In addition, they highlighted their findings regarding areas of concern and/or deficiency. The committee members were able to ask questions regarding their findings.

Superintendent Theresa Keel provided the committee with an overview of the demographics study conducted by McKibben.

District Clerk Carrie Fisher provided the committee with information regarding the District's current bonds outstanding and bonding capacity.

The Design/Build team presented information gathered from District teachers and staff. The team conducted an exercise with the committee to identify the committee's top 5 goals/vision for facility upgrades/renovations.

The committee reviewed the draft survey provided by the Design/Build team. The committee expressed that they would like the survey to reach all voters in the district to gain the most feedback about the priorities of the community. The Design/Build team will work with the administration to develop a plan to distribute the link for the online survey, so the committee can have that input prior to their July meeting.

The Design/Build team will present information regarding the Assessment Phase to the school Board on June 30, 2020. The next phase will be the Explore Phase.

The next committee meeting is scheduled for July 30, 2020 @ 6:30pm. If Board consensus is to move to the Explore Phase the Design/build team will provide the committee with some initial concept ideas based on committee and staff/teacher feedback and the community survey results.

Gallatin Gateway School Building Committee

Date: July 30, 2020

Time: 6:30pm

Location: via Zoom

Committee Members Present:

Alix Davis, Ben Jones, Theresa Keel, Mary Martin, Bobbie Jo McClure, Patti Ringo, Sue Shockley, Alison Ulrich

The Design/Build team of Cushing Terrell/Martel facilitated the Building Committee meeting.

Superintendent Theresa Keel and District Clerk Carrie Fisher noted that they worked with the Design/build team to develop the postcards and get them mailed to registered voters.

The committee reviewed survey results received through the online survey and reviewed initial concepts designs from the Design/Build team. Much of the discussion focused on what the committee liked/disliked about each concept. The Design/Build team will take the committee's feedback and provide four refined concepts for the next committee meeting.

The committee scheduled an open house for August 25, 2020 for the community to provide feedback on the designs. Details of the open house will be discussed at a later date.

The next committee meeting was scheduled for August 18, 2020.

Gallatin Gateway School Building Committee

Date: August 18, 2020

Time: 6:30pm

Location: Gallatin Gateway Community Center and via Zoom

Committee Members Present:

Alix Davis, Theresa Keel, Brian Kimmel, Bobbie Jo McClure, Patti Ringo, Alison Ulrich

The Design/Build team of Cushing Terrell/Martel facilitated the Building Committee meeting.

The committee discussed the format for a community open house on August 25, 2020 from 6:30-8pm. The committee also discussed another community survey to be sent out in conjunction with the community open house in an effort to get feedback regarding the design concepts presented at the open house.

The committee narrowed the concepts to 4. These concepts would include different levels of bond funding with the minimum being the baseline of \$3million and the highest concept amount to be \$7million. All open house attendees will be broken down into 4 groups of 25 or smaller and will rotate between sessions every 15 minutes. Committee members will be paired with each design/build team member to present the concepts.

Carrie Fisher, District Clerk will, write a press release to try and get the media to help publicize the open house.

Future committee meeting date/time to be determined after the August 25, 2020 open house.

Gallatin Gateway School Building Committee

Date: September 9, 2020

Time: 6:30pm

Location: Gallatin Gateway Community Center and via Zoom

Committee Members Present:

Alix Davis, Ben Jones, Theresa Keel, Brian Kimmel, Mary Martin, Bobbie Jo McClure, Patti Ringo, Sue Shockley, Alison Ulrich

The Design/Build team of Cushing Terrell/Martel facilitated the Building Committee meeting.

The committee reviewed the community survey feedback and discussed feedback received at the August 25, 2020 community open house. The consensus was that the committee would like the Design/build team to provide more information and refine the designs for the 1914 restoration and replacement concepts at the full \$7million bond amount.

In addition, the committee asked the Design/build team to isolate the cost of the 1914 restoration as a % of the total project cost, provide elevation drawings for both concepts, and determine the potential cost for adding a second floor (unfinished) to the replacement concept.

The committee talked about the importance of ensuring all of the deferred maintenance issues be addressed, but to also ensure the District is prepared to address any growth that may occur in the future.

Public comment was received from: Jason Fleury and Julie Fleury.

Future committee meeting date/time was scheduled for September 23, 2020 at 6:30 to determine the committee's recommendation to the Board. The committee will also ask the Board to hold a special meeting the week of Sept. 28 to consider the recommendation. .

Gallatin Gateway School Building Committee

Date: September 23, 2020

Time: 6:30pm

Location: Gallatin Gateway Community Center and via Zoom

Committee Members Present:

Alix Davis, Ben Jones, Theresa Keel, Brian Kimmel, Mary Martin, Bobbie Jo McClure, Patti Ringo, Sue Shockley, Alison Ulrich

The Design/Build team of Cushing Terrell/Martel facilitated the Building Committee meeting.

The committee discussed the two final concepts- restore the 1914 building and 1914 replacement. After extensive discussion amongst the committee members and with the community present the committee unanimously agreed to make the recommendation to the Board to replace the 1914 building and pursue a \$7million bond issue.

The Board will meet on October 1, 2020 to consider the committee's recommendation.

Public comment was received from: Lessa Racow, Cassandra Elwell, Donna Shockley, Leslie Gilmore, Julie Fleury, Jason Fleury, Andi Shockley, Bob Franzen and Aaron Schweiterman.

Future committee meeting date/time to be determined after the October 1, Board meeting.

Gallatin Gateway School Building Committee

Date: October 8, 2020

Time: 6:30pm

Location: Gallatin Gateway Community Center and via Zoom

Committee Members Present:

Alix Davis, Ben Jones, Theresa Keel, Brian Kimmel, Mary Martin, Bobbie Jo McClure, Patti Ringo, Sue Shockley, Alison Ulrich

The Design/Build team of Cushing Terrell/Martel facilitated the Building Committee meeting.

Theresa Keel, Superintendent provided the committee information regarding the Gateway Village progress and noted that according to a spokesperson from CrossHarbor Capital the property was purchased in the Summer of 2020 to develop affordable housing to meet the housing needs for employees of the Yellowstone Club and Lone Mountain Land Company. She also explained that Phase 1 and 2 of the development are slated to be completed by the end of summer 2021 and that these phases would include about 116 lots. The Committee discussed the possible impacts and if the school should anticipate growth from the development.

Carrie Fisher, District Clerk provided the committee with information regarding bonding capacity, anticipated tax impacts, and election timelines for a bond election.

The committee began discussions regarding community outreach and conducting another online survey.

Public comment was received from: Lessa Racow, Jared Black, Dick Shockley, Cassandra Elwell, Donna Shockley, Adam Racow, and Leslie Gilmore.

The next committee meeting is scheduled for October 28, 2020 @ 6:30pm for the committee to continue brainstorming and gathering information.

Committee Chair Mary Martin and Trustee Patti Ringo will work with Ms. Keel and Mrs. Fisher to develop the next agenda.