



Gallatin Gateway Schools – PreBond Planning

Project: Apply Phase Workshop – Building Committee & Community Session

Date & Time: 6:30 – 8:00 pm January 07, 2021

Zoom Agenda:

- 6:30 – 6:40 Welcome/ Brief Introductions/ Orientation/ Guiding principles
 - Whole group -
- 6:40 – 7:00 Basic Needs/Deficiencies & Refined Preferred Concept overview
 - Whole group -
- 7:00 – 7:30 Break out room discussion on prioritizing elements within the Preferred Concept
 - Small groups – with a facilitator (Design build team member) & a designated recorder (Building Committee member)
- 7:30 – 7:40 Gather whole group back up
 - BC member/designated recorder- Share priorities from each groups break out room discussions
- 7:40 – 7:55 Bond language discussion
 - Building Committee to describe 2 options – obtain feedback from community
- 7:55 – 8:00 Closure/ open share from stations
 - Whole group –

Gallatin Gateway School Building Committee

Date: January 7, 2021

Time: 6:30pm

Location: via Zoom

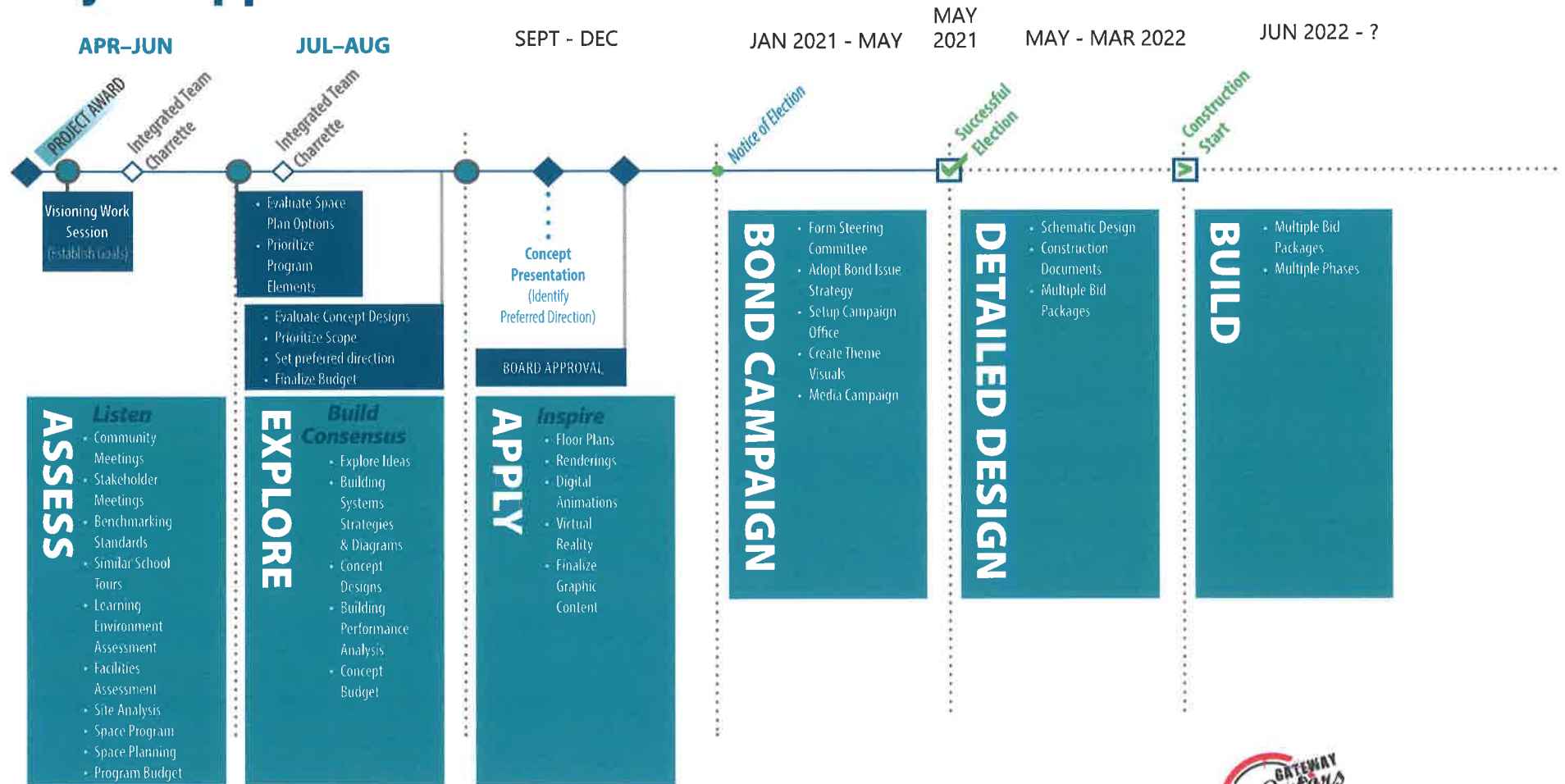
Committee Members Present:

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

The Design-Build Team facilitated a community workshop which discussed and reviewed the following:

1. Overview of guiding principles and timeline
2. Overview of the preferred concept design updates, including getting feedback from participants in Zoom breakout rooms regarding the updated designs and priorities:
 - a. Essential safety and security, life safety, fire suppression, fire alarm, mechanical and electrical system upgrades are all a non-negotiable number one priority for renovation. If the building contingency fund is exhausted by unforeseen renovation issues, the two groups discussed priorities other than the aforementioned essential items:
 - i. Breakout Group 1 presented the following priorities:
 1. Expanded vehicular drop-off zones
 2. Cafeteria-Kitchen addition renovation
 3. Expanded gymnasium seating
 4. Library Renovation
 5. 21st Century STEM Labs
 6. Larger Community Meeting room
 - ii. Breakout Group 2 presented the following priorities:
 1. Cafeteria- kitchen renovation
 2. Additional teaching spaces- future growth capacity
 3. Grade grouping- small learning communities
 4. Classroom Med, Upgrades (sinks, storage, power, windows)
 5. 21st Century STEM labs
 6. Library Renovation
 7. Larger Community Meeting Room
 8. Expanded Gymnasium Seating- bleachers
 9. Gym Concessions, restrooms, & storage
 10. Reutilization of locker rooms for activities needs
 11. Expanded vehicular drop-off zones
 12. Exterior outdoor learning spaces
3. District Clerk Carrie Fisher reviewed two options for ballot language and received feedback from the workshop participants.

Project Approach Timeline (REVISED FOR MAY BOND)



Gallatin Gateway Schools PreBond Planning



Cushing Terrell.

Design that Supports Your Strategic Plan:

- Safety & Security
- Student Centered
- Community Engagement
- Culture of Collaboration
- Efficiency & Sustainability
- STEAM Learning Spaces
- Technology Enriched
- Adaptability & Flexibility



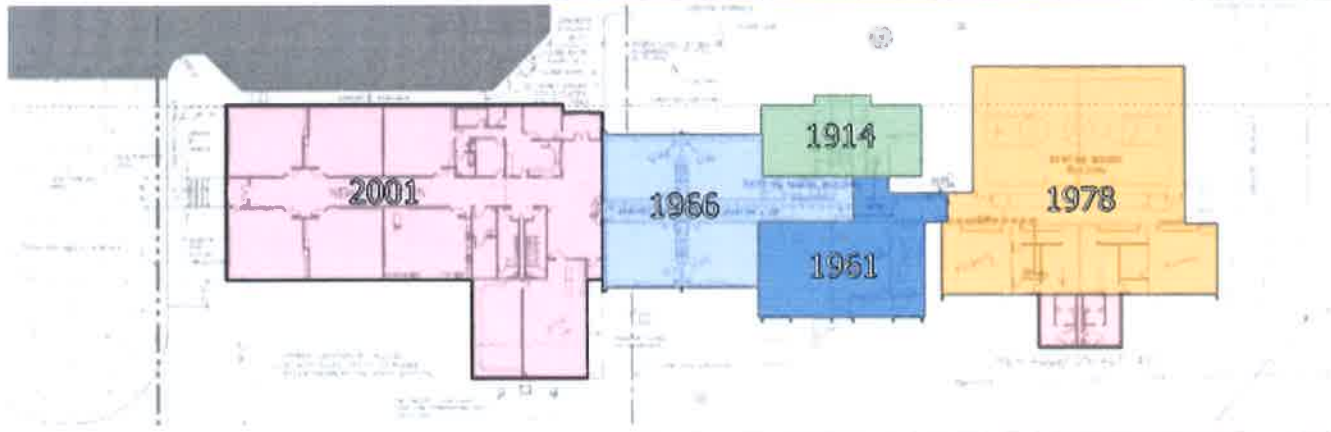
Guiding Principles:

- Safe, Secure, Warm, and Inviting
- Affordable to the Community
- Long Term Plan & Solution
- Addresses Future Tech & Pedagogies
- Flexible & Adaptable Facilities
- Efficient, Operational & Maintainable
- Student Centered Quality Education
- Adequate Infrastructure & Transportation
- Provides Strong Community Connections
- Unity & Parity for all Students & Families
- Celebrates Heritage & Region
- Connections to the World Beyond

Facility Deficiencies / Deferred Maintenance:



Summary of deficiencies/deferred maintenance highlights:
 The facility deficiencies include items from every building system aspect. Architecturally the building envelope needs addressed in areas where materials have met or exceeded the lifespan of the product. For example, recommend replacement of the roof membrane. In addition, addressing safety and security elements at the main entry lobby and circulation/exiting for after hour use of the building to limit access into the school. The addition of a fire suppression system would allow for more flexibility with in the school layout for life safety.
 Structurally there are voluntary upgrades outlined to address lateral loads and seismic design. These upgrades could be required in specific areas depending on extents of renovation (i.e. 1914 building, & portions where each building era meets).
 Mechanical & plumbing deficiencies related to thermal comfort apply to most spaces in the school as well as the need for proper ventilation, & a system for monitoring controls is highly recommended.
 Electrical items to address are related to emergency lighting, the main building service limitations, fire alarm & security system consolidation/upgrades, & replacement of non-serviceable electrical panels.
 See full Assessment Report for more details.



1914 Restoration Concept Plan:



1914 Restoration Concept Highlights:

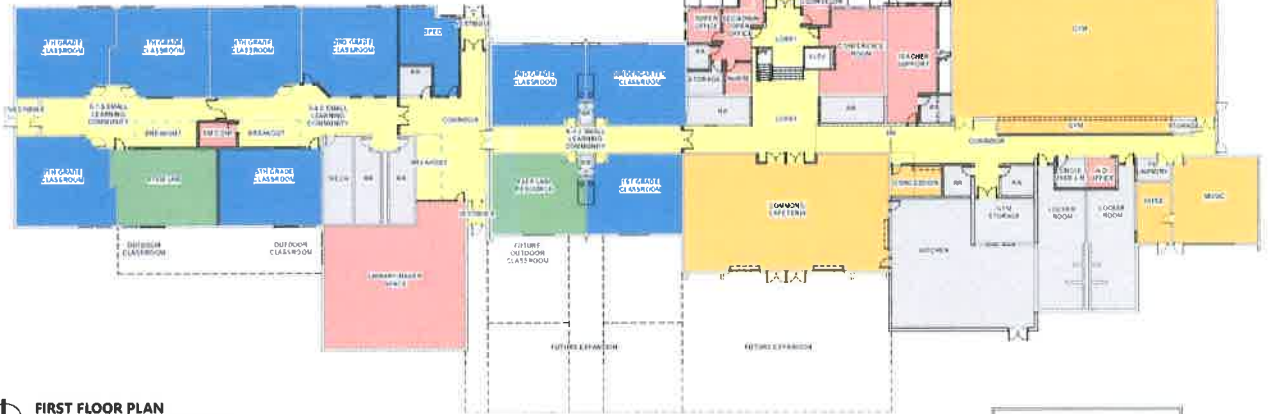
Reclaiming the 1914 original school entry provides a new secure entry with adjacent administration offices, and fully accessible spaces via elevator on the main level & upper level. A small addition provides for upgraded egress for the second floor along with an additional administration & teaching space. The fully accessible entry allows for increased visibility and expanded pick-up/drop-off zones related to safety and security for pedestrian and vehicular traffic flow. This concept separates school hour use from after hour use by relocating the main entry to separate these functions. Smaller additions and renovations will allow for both more Gym and Cafeteria seating, while providing a new commercial kitchen. The Library will be upgraded with integral maker spaces. Classrooms will be re-organized and grouped around grade appropriate enhanced twenty first century STEM Labs. This concept also includes updating the baseline facility deficiencies and is master planned for future additions and growth.

ROOM LEGEND

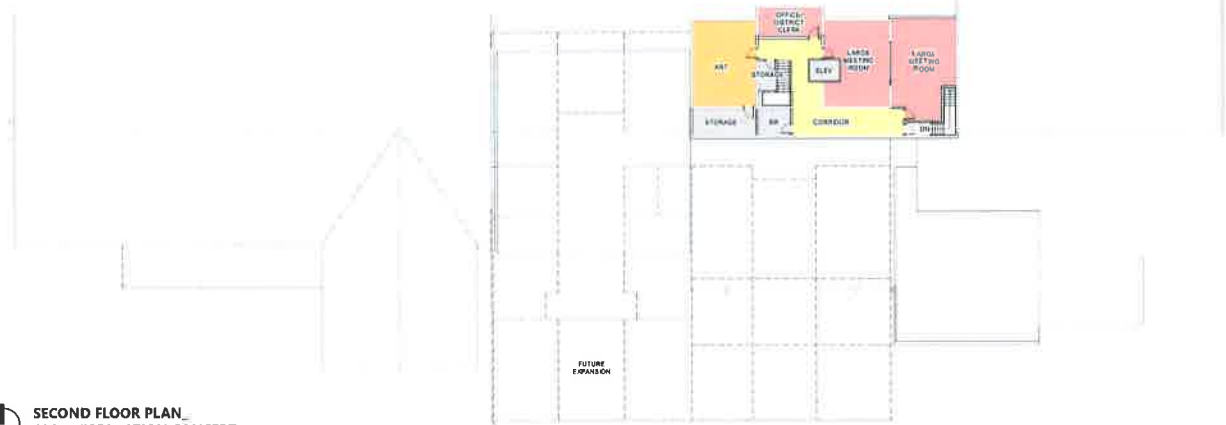
- CLASSROOM
- ADMIN/OFFICE/SUPPORT
- BREAKOUT AREA
- MECH/RR/SERVICES
- COMMONS/CAFETERIA/GYM/ART/MUSIC
- CORRIDOR
- STEM LAB



BASEMENT FLOOR PLAN (AT 1914 PORTION ONLY)
1914 RESTORATION CONCEPT



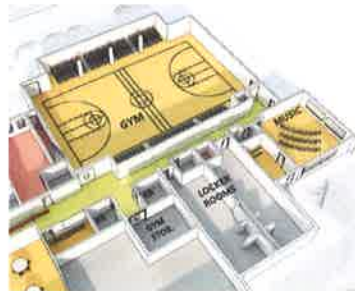
FIRST FLOOR PLAN
1914 RESTORATION CONCEPT



SECOND FLOOR PLAN
1914 RESTORATION CONCEPT



COMMUNITY ZONE: MAIN ENTRY / ADMIN / COMMONS



ACTIVITIES CENTER: GYM / MUSIC / LOCKERS / SUPPORT



SMALL LEARNING COMMUNITY: K-1-2 CLASSROOMS / BREAKOUT SPACE / LIBRARY



SMALL LEARNING COMMUNITIES : 3-4-5 & 6-7-8 CLASSROOM / STEM / OUTDOOR LEARNING

1914 Restoration Concept Site Plan:



MAIN ENTRY PERSPECTIVE / SITE CIRCULATION

CONCEPT PROPOSED PROGRAM SPACES + FUTURE MASTERPLAN PROGRAM

| | EXISTING | PROPOSED | FUTURE |
|--------------------------|-----------|-----------|-----------|
| CLASSROOMS | 10 | 10 | 22 |
| LABS (STEM/MAKER SPACE) | 2 | 3 | 6 |
| LIBRARY | 1 | 1 | 1 |
| ART | 1 | 1 | 1 |
| MUSIC | 1 | 1 | 1 |
| CAFETERIA / MULTI-PUPOSE | 75 seats | 125 seats | 250 seats |
| GYM | 150 seats | 350 seats | 350 seats |
| ADMIN. SUITE | 1 | 1 | 1 |
| CONF. / MEETING | 1 | 2 | 2 |
| TEACHER SUPPORT | 1 | 1 | 2 |



1914 RESTORATION CONCEPT PROJECT COSTS

Remodel all Areas and Addition

| | |
|----------------------------------|---------------------|
| Project Costs | |
| Major Facility MEP Deficiencies | \$ 1,494,042 |
| Heavy Remodel + Structural | \$ 1,291,290 |
| Remodel Finishes | \$ 713,636 |
| Light Remodel | \$ 213,406 |
| New Construction | \$ 1,171,247 |
| Site Work | \$ 357,966 |
| Construction Hard Costs Subtotal | \$ 5,241,587 |
| Soft Costs | \$ 1,443,964 |
| Contingency | \$ 355,244 |
| Total Project Cost | \$ 7,040,795 |

| | |
|-------------------------|---------------------|
| Project Funding Sources | |
| Bond Funding | \$ 7,000,000 |
| General Reserves | \$ 49,945 |
| Total Funding | \$ 7,049,945 |

Site Plan Concept Highlights:

This proposed site plan concept creates dedicated parent drop-off and pickup zones, and expands the parking to the east towards the new proposed secured and monitored entry. The new entry will align with an upgraded crosswalk at Mill Street that connects to the adjacent Community Center shared event parking and pedestrian trail system. This concept takes into account the schools master plan for future growth, allowing more than doubling the student capacity. This concept includes a fully accessible second story, with an expanded two-story future addition to minimize the buildings footprint, while preserving the surrounding playfields and site. This site plan concept would be able to utilize all of the site enhancements and future master plan allowances shown.

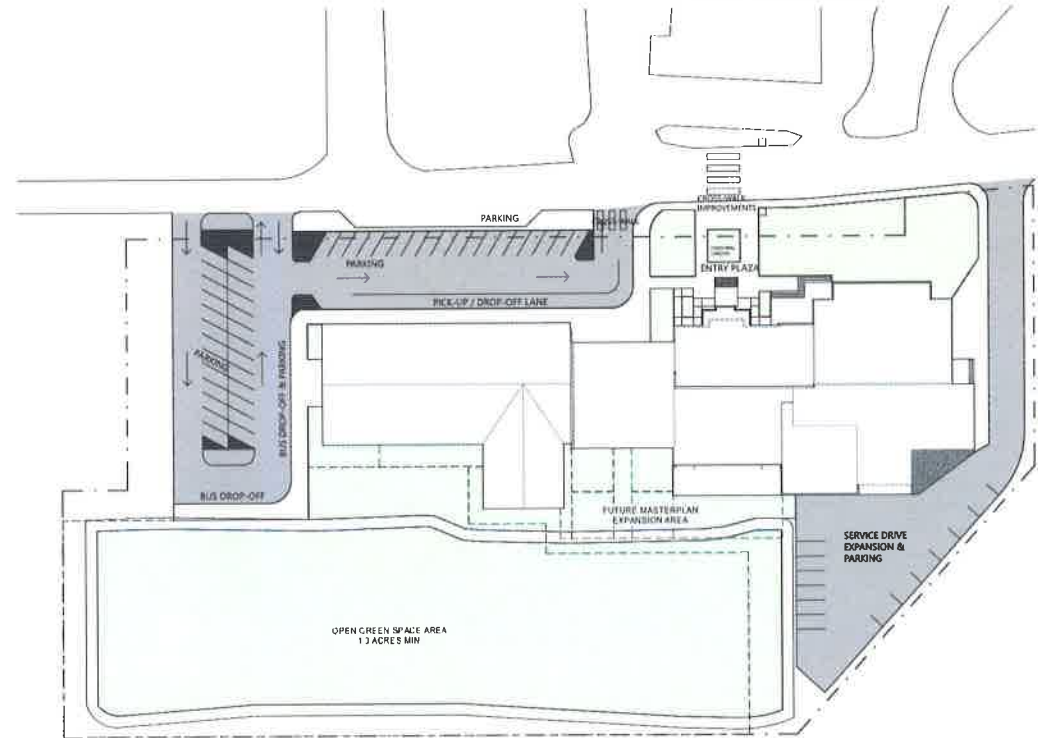
Site Circulation (Existing & Proposed)

Parking Spaces
Existing: 37 spaces
Proposed: 49 spaces

Drop-off
Existing: 0 dedicated/drive lane
Proposed: 14 spaces

Bus
Existing: 3 spaces
Proposed: 5 spaces

Staff/Service
Existing: 7 spaces
Proposed: 12 spaces (back lot)



PRELIMINARY SITE PLAN
1914 RESTORATION CONCEPT

OPTION 1

DRAFT
OFFICIAL BALLOT

SCHOOL DISTRICT NO. 35 (GALLATIN GATEWAY)
GALLATIN COUNTY, MONTANA

BOND ELECTION TO BE CONDUCTED BY MAIL BALLOT
ON MAY 4, 2021

INSTRUCTIONS TO VOTERS: Completely fill in the oval using a blue or black ink pen before the words “BONDS—YES” if you wish to vote for the bond issue; if you are opposed to the bond issue, completely fill in the oval using a blue or black ink pen before the words “BONDS—NO.”

Shall the Board of Trustees of School District No. 35 (Gallatin Gateway), Gallatin County, Montana (the “District”), be authorized to sell and issue general obligation bonds of the District in one or more series in the aggregate principal amount of up to Seven Million and No/100 Dollars (\$7,000,000.00), bearing interest at rates to be determined at the time of the sale, payable semiannually, during a term as to each series of bonds of not more than twenty (20) years, for the purpose of paying the costs of designing, constructing, remodeling, equipping, and furnishing improvements to the District facilities to accommodate growth and address safety concerns, to include renovating the original 1914 school building to provide a new secure school entrance for increased visibility and expanded pick-up/drop-off zones, administration space, additional teaching space and an elevator to improve access consistent with the Americans with Disabilities Act; upgrading the library; renovating and adding space to allow for reorganizing and grouping classrooms around enhanced STEM labs, adding a new commercial kitchen and additional gymnasium and cafeteria seating; replacing aging systems and infrastructure, including upgrading mechanical, electrical, plumbing, fire alarm, and security systems and replacing worn out portions of building exteriors; installing a fire suppression system; and making various site improvements; related improvements and costs; and paying costs associated with the sale and issuance of the bonds?

BONDS – YES

BONDS – NO

OPTION 2
DRAFT
OFFICIAL BALLOT

SCHOOL DISTRICT NO. 35 (GALLATIN GATEWAY)
GALLATIN COUNTY, MONTANA

BOND ELECTION TO BE CONDUCTED BY MAIL BALLOT
ON MAY 4, 2021

INSTRUCTIONS TO VOTERS: Completely fill in the oval using a blue or black ink pen before the words “BONDS—YES” if you wish to vote for the bond issue; if you are opposed to the bond issue, completely fill in the oval using a blue or black ink pen before the words “BONDS—NO.”

Shall the Board of Trustees of School District No. 35 (Gallatin Gateway), Gallatin County, Montana (the “District”), be authorized to sell and issue general obligation bonds of the District in one or more series in the aggregate principal amount of up to Seven Million and No/100 Dollars (\$7,000,000.00), bearing interest at rates to be determined at the time of the sale, payable semiannually, during a term as to each series of bonds of not more than twenty (20) years, for the purpose of paying the costs of designing, constructing, remodeling, equipping, and furnishing improvements to the District facilities to accommodate growth and address safety concerns, to include renovating the original 1914 school building to provide a new secure school entrance for increased visibility and expanded pick-up/drop-off zones, administration space, additional teaching space and an elevator to improve access consistent with the Americans with Disabilities Act; upgrading the library; renovating and adding space to allow for reorganizing and grouping classrooms around enhanced STEM labs, adding a new commercial kitchen and additional gymnasium and cafeteria seating; replacing aging systems and infrastructure, including upgrading mechanical, electrical, plumbing, fire alarm, and security systems and replacing worn out portions of building exteriors; installing a fire suppression system; and making various site improvements; related improvements and costs; and paying costs associated with the sale and issuance of the bonds?

The District intends to renovate the original 1914 building; however, if the District’s architect, in consultation with other construction professionals and the District, determines that the 1914 building cannot be practically renovated except at prohibitive expense, the Board shall be authorized to issue the general obligation bonds in the amount and for the purpose described in the question above, except that instead of renovating the 1914 building, a new secure school entrance, administration space, and teaching space will be provided by new construction or remodeling existing space other than the 1914 building or both.

BONDS – YES

BONDS – NO