

April Special Committee Meeting Agenda Facility Advisory Committee

The April meeting of the Facility Advisory Committee (FAC) has been scheduled for **Wednesday, April 1, 2015 at 6:00pm** at the Gallatin Gateway School Conference Room.
(All policies can be found at www.gallatingatewayschool.com.)

Call to Order

Public Comment- Non Agenda Items- Sign in sheet- (GGS Policy #1070)

Old Business

Committee Organization concurrence (Chair - Curtis, Recorder - Shockley)

New Business

Review March minutes.

Review / revise *Facilities Maintenance Planning Priorities Recommendations* draft.

Review / revise *April 2012 Building Reserve Levy Letter to Voters FAC Update* draft.

Develop topic(s) and questions for next committee meeting.

Confirm Date for Next Committee Meeting.

Adjournment

“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.”

APRIL MINUTES

GGS Facility Advisory Committee Meeting 6 PM April 1, 2015

Committee Members Present:

Trustee Dan Curtis, member
Robert Donaghey, member
Tom Ross, member
Ty Spring, member
Dick Shockley, member

Committee Members Absent:

Will Horgan, member
Joe Robb, member

School Attendees: none

Others Present: none

Public Comment: none

Old Business:

Committee Organization - Curtis elected chair; Shockley elected recorder.

New Business:

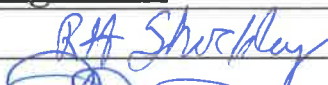




- Reviewed and approved March minutes.
- Reviewed and approved *Facilities Planning Priorities Recommendations* letter to be presented to GGS Board at April Board meeting.
- Reviewed and revised page 2 *Maintenance Planning Priorities Recommendations* list to be further discussed and analyzed for future recommendations to GGS Board.
- Reviewed, corrected, revised *Building Reserve Levy Letter to Voters FAC Update* letter for FAC committee use.
- Developed topic for May meeting to include further analysis and break-out of higher priority, less costly short-term and mid-term facilities improvement measures to assist GGS Board in planning for implementing facilities improvement measures without special levy funding requirement.
- Discussed intent for future request of information and mechanical systems assessment from Johnson Controls as primary mechanical system maintenance contractor.
- Confirmed Date for Next Committee Meeting - Wednesday May 6th at 6 PM.

Adjournment: 7:45 PM

Facility Advisory Committee Meeting

April 1, 2015

Sign-in Sheet

<u>Name- please print</u>	<u>Signature</u>
1. Dick Shockley	
2. Dan Curtis	
3. Tom Ross	
4. Robert Donaghy	
5. Ty Sprung	
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GALLATIN GATEWAY SCHOOL
PO BOX 265, GALLATIN GATEWAY, MT 59730

Gallatin Gateway School Policy #1070- The agenda must also include a "public comment" item in order to allow members of the general public to comment on any public matter under the jurisdiction of the district that is not specifically listed on the agenda, except that no member of the public will be allowed to comment on contested cases, other adjudicative proceedings, or personnel matters. The Board Chairman may place reasonable time limits on any "public comment" item in order to maintain and ensure effective and efficient operations of the Board. The District shall not take any action on any matter discussed, unless the matter is specifically noticed on the agenda, and the public has been allowed the opportunity to comment.

** Public comment will be asked on each agenda item. Do not sign below for agenda items.*

Public Comment Sign-in

Date: April 1, 2015

**Please sign below for non-agenda items to be heard under New business: Public comment.*

NAME (Please Print Clearly)	TOPIC (Please Print Clearly)
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April 1, 2015

**Gallatin Gateway School Facilities Advisory Committee
Short-term/Mid-term and Long-range Facilities
Maintenance Planning Priorities Recommendations**

The following recommendations are based on analysis of current status of facilities conditions during review and discussions of the *Preliminary Engineering Report and Energy Audit* completed by CTA Architects Engineers dated May 7th 2012.

CTA's report recommends seven Facilities Improvement Measures (FIMs), some of which are included in the chart below which depicts FAC recommended priorities and CTA cost estimates.

FIM #6 Crawl Space Ventilation was removed from the priorities list due to recent inspection which revealed absence of moisture problems in that area. It is planned to monitor the condition to assure no further problems. It is recommended that operational condition of crawl space exhaust fans be analyzed, with recommended fan repair for potential future use.

FIM #7 Remediation / Repair of Storm drainage intrusion at east entrance was previously completed during the 2013 drainage and moisture intrusion / mold mitigation project.

Complete review by the GGS Board of the CTA report would be helpful in evaluating FAC recommendations. More detailed cost analysis is broken out in Appendix D *Facility Improvement Measure Cost Estimates* found in CTA's report.

Recommended Short-term / Mid-term Priorities

Priority	Improvement Measure	CTA Cost Est	Annual Savings Est	Payback
1	FIM#1 Ventilation Upgrade	\$109,406	NA	NA
2	FIM#2 Gym Heaters Replacement	\$55,284	NA	NA
3	FIM#3 Temp Control Upgrade	\$58,586	\$2,838	20 yr

Recommended Long-range Priorities

Priority	Improvement Measure	CTA Cost Est	Annual Savings Est	Payback
1	FIM#5 Lighting Controls Upgrade	\$20,709	\$2,168	9.5 yr
2	FIM#4 Boiler System Upgrade	\$145,745	\$2,935	NA

April 1, 2015

**Gallatin Gateway School Facilities Advisory Committee
Maintenance Planning Priorities Recommendations - Pg 2**

Other facilities maintenance concerns identified and requiring further analysis and consideration are listed below, without cost estimates or priority status at this time.

1. Structural evaluation and analysis of feasibility of occupancy and more extensive use of 1914 brick building.
2. Evaluation of potential need for seismic upgrade of Gymnasium building structure.
3. Assessment of gymnasium bleacher condition and analysis of replacement versus repair.
4. Evaluation and potential upgrade of fire alarm system.
5. Analysis and mitigation plan for Fire Safety Inspection concerns.
6. Analysis of potential for installation of sprinkler fire suppression system.
7. Evaluation of water systems piping and delivery components.
8. Evaluation of hydronic heating system piping conditions.
9. Evaluation of interior and exterior finishes.
10. Evaluation of doors, windows, and associated hardware and security features.

April 1, 2015

Gallatin Gateway School Facilities Advisory Committee
April 2012 *Building Reserve Levy* Letter to Voters
FAC Update

Gallatin Gateway School District voters were sent a letter dated April 17, 2012, describing school facilities needs supporting a *Building Reserve Levy* of \$35,000 per year over the ensuing five years.

The information below provides an update of the status of the facilities needs addressed in that letter.

1. *Update, replacement, or repair of the heating system.*
Status: Minor repairs completed, but extensive HVAC renovation still needed.
2. *Improvement to fire systems, windows/doors, stairs, ventilation, and gutters.*
Status: Fire alarms systems, windows/doors, stairs, and gutters have been addressed.
Ventilation remains as a component of the extensive HVAC renovation needs.
3. *Update, replace, or repair the AC system in the computer lab.*
Status: Completed.
4. *Flooring Replacement.*
Status: Ongoing flooring replacement program in progress.
5. *Safety needs such as indoor and outdoor security lighting.*
Status: Upgrades completed, with cameras installed to enhance security.
6. *Disability compliance issues.*
Status: Substantially mitigated.
7. *Site drainage to stop basement leaking and mold.*
Status: Completed during 2013 drainage and moisture intrusion / mold mitigation project.
See attached cost recap dated 6/6/2014.