

# GALLATIN GATEWAY SCHOOL

MEETING TODAY'S NEEDS, PREPARING FOR THE FUTURE!



# THE JOURNEY

- **PROCESS BEGAN IN NOVEMBER 2019**
- **DESIGN/BUILD TEAM OF MARTEL/CUSHING TERRELL SELECTED IN MARCH 2020 FOR PRE-BOND SERVICES**
- **BUILDING COMMITTEE APPOINTED AND SCOPE DETERMINED IN APRIL 2020**
- **COMMUNITY, COMMITTEE, AND BOARD CONSENSUS ON DESIGN CONCEPT JANUARY 2021**
- **BOARD CALLS FOR BOND ELECTION JANUARY 2021**

# MEETING TODAY'S NEEDS

- **SAFETY OF STUDENTS**
- **MECHANICAL, PLUMBING AND ELECTRICAL**
- **BUILDING ENVELOPE AND INTERIOR FINISHES**

# Meeting Today's Needs, Preparing for the Future



## Facility Health, Code, & Life Safety (HCLS):

The basis of the bond is built on the deferred maintenance needs of the building.

- The school building areas range in age from 21 – 100+ functioning years
- The last improvements were completed over twenty years ago
- There were numerous HCLS deficiencies identified including but not limited to:
  - i. No fire suppression system
  - ii. Multiple era's of fire alarm systems
  - iii. Mechanical, Plumbing, & Electrical systems not functioning properly and 20 plus years old
  - iv. Lack of proper accessibility to many occupied areas
  - v. Moisture filtration
  - vi. Roofing replacement needs



20-plus year mechanical ventilation unit



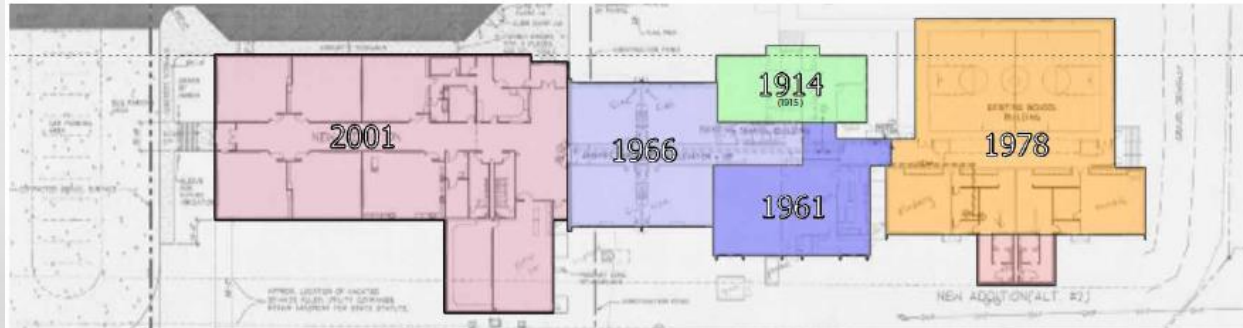
Mechanical monitoring system no-longer working



Interior ceiling cracking



Deteriorating insulation exposes heating unit piping



Light fixtures partially covered in corridor



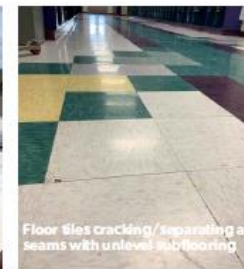
20-plus year fire alarm panel



Negative drainage surrounding building foundation, moisture entering below grade, exit from second floor adjacent brick not per code



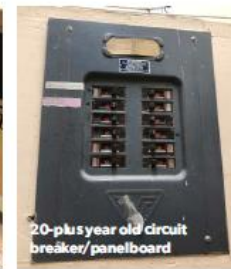
20-plus year roofing membrane



Floor tiles cracking/separating at seams with unlevel subflooring



Multiple security monitoring systems



20-plus year old circuit breaker/panelboard



One of two separate fire alarm monitoring systems

# **BUILDING RENOVATION CONCEPT**

- **SAFETY**
- **EFFECTIVE AND EXPANDED LEARNING SPACES**
- **EXPANDED AND UPGRADED KITCHEN/CAFETERIA**
- **EXPANDED AND REPAIRED GYMNASIUM SEATING**
- **CENTRALIZED ADMINISTRATION AND TEACHER SUPPORT**

# Meeting Today's Needs, Preparing for the Future



**Floor Plan Concept:**

- New secure entry with centralized administration
- Accessibility to all levels
- Increased flexible classrooms & teacher support spaces

**ROOM LEGEND**

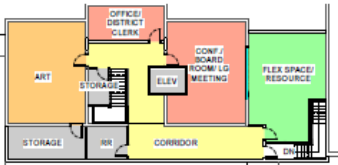
■ CLASSROOM
■ ADMIN/OFFICE/SUPPORT
■ BREAKOUT AREA
■ MECH/RR/SERVICES
■ COMMONS/CAFETERIA/GYM/ART/MUSIC
■ CORRIDOR
■ FLEX SPACE



**BASEMENT FLOOR PLAN (AT 1915 PORTION ONLY) CONCEPT**



**FIRST FLOOR PLAN CONCEPT**



**SECOND FLOOR PLAN (AT 1915 PORTION ONLY) CONCEPT**

**Community Zone & Activities Center:**

- New accessible secure entry
- Centralized administration
- Safe after-hours-use separated from remainder of school
- Enhanced cafeteria & commons
- New kitchen & serving space
- Increased gymnasium seating

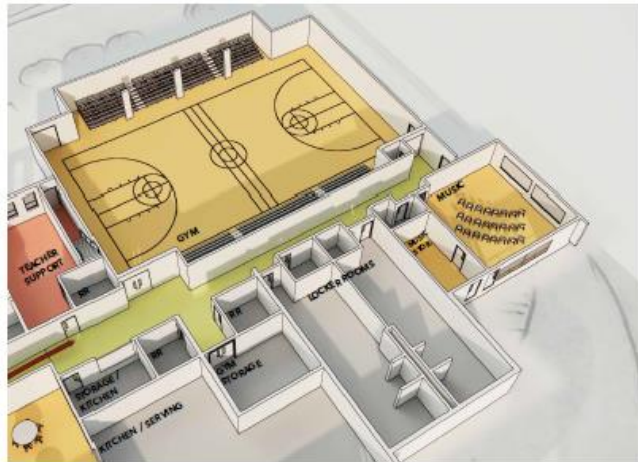
**ROOM LEGEND**

CLASSROOM
ADMIN/OFFICE/SUPPORT
BREAKOUT AREA
MECH/MK/SERVICES
COMMONS/CAFETERIA/GYM/ART/MUSIC
CORRIDOR
FLEX SPACE

**COMMUNITY ZONE: MAIN ENTRY / ADMIN / COMMONS**



**ACTIVITIES CENTER: GYM / MUSIC / LOCKERS / SUPPORT**



**Learning Communities & Library:**

- Grade groupings arranged around labs
- Breakout areas adjacent to teaching spaces
- Integrated small meeting room
- Expanded Library use and flexibility

**ROOM LEGEND**

CLASSROOM
ADMIN/OFFICE/SUPPORT
BREAKOUT AREA
MECH/MK/SERVICES
COMMONS/CAFETERIA/GYM/ART/MUSIC
CORRIDOR
FLEX SPACE

**SMALL LEARNING COMMUNITIES: CLASSROOMS / STEM LAB / BREAKOUT SPACE**

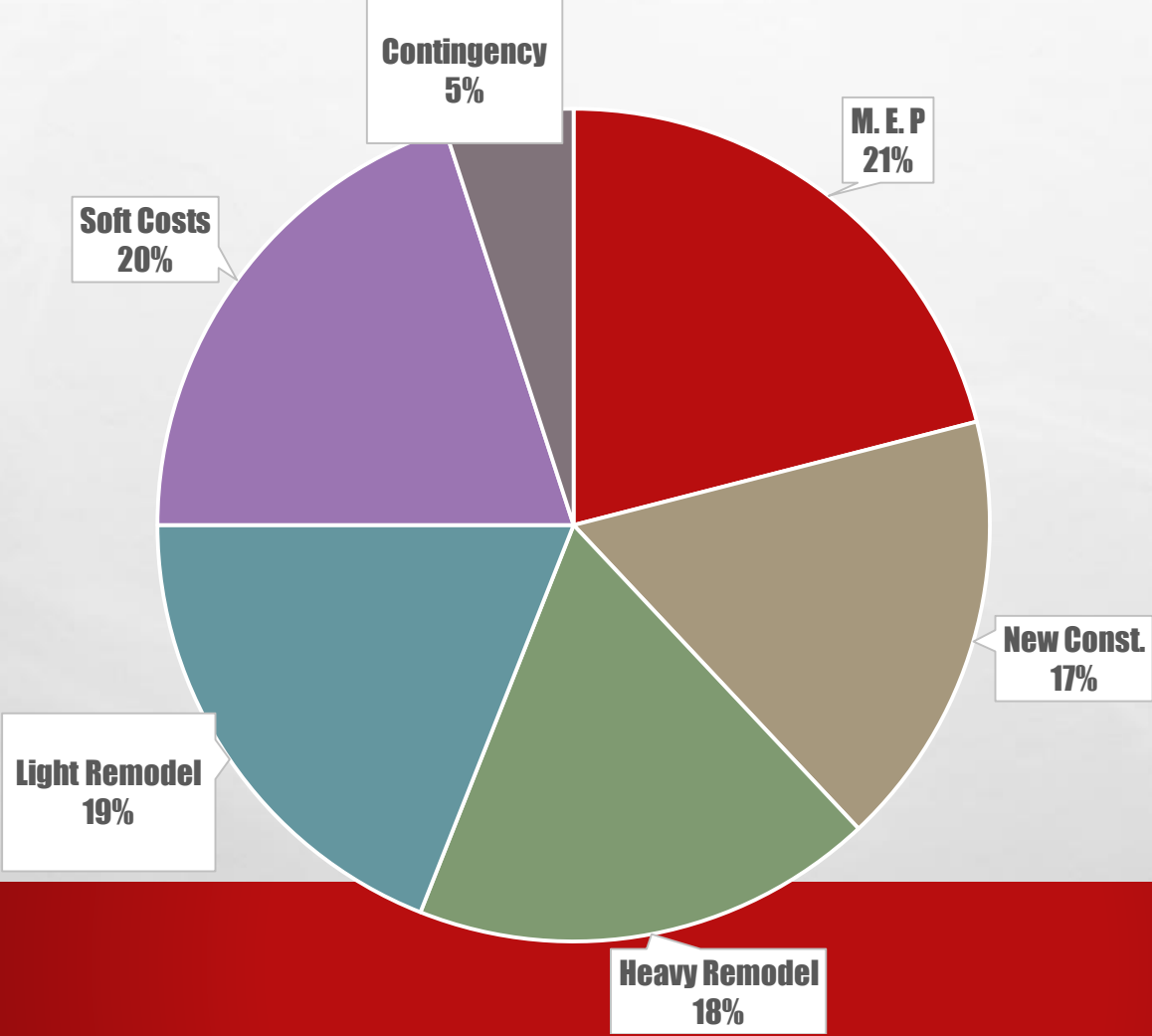


**SMALL LEARNING COMMUNITY: CLASSROOMS / BREAKOUT SPACE / LIBRARY**



# THE INVESTMENT OF \$7,000,000

Percent of Investment





**OFFICIAL SCHOOL & SPECIAL DISTRICT ELECTION BALLOT  
GALLATIN COUNTY, MONTANA - MAY 4, 2021**

A	B	C
<p align="center"><b>GALLATIN COUNTY</b></p> <p align="center"><b>INSTRUCTIONS TO VOTERS</b></p> <p>1. TO VOTE, COMPLETELY FILL IN (●) THE OVAL USING A BLUE OR BLACK PEN.</p> <p>2. To write in a name, completely fill in the oval to the left of the line provided, and on the line provided print the name of the write-in candidate for whom you wish to vote.</p> <p>3. DO NOT MAKE AN IDENTIFYING MARK, CROSS OUT, ERASE, OR USE CORRECTION FLUID. If you make a mistake or change your mind, exchange your ballot for a new one.</p> <p align="center"><b>VOTE IN ALL COLUMNS</b></p>	<p align="center"><b>STATE OF MONTANA</b></p> <p align="center"><b>BALLOT ISSUES</b></p> <p align="center"><b>BOZEMAN HIGH SCHOOL DISTRICT NO. 7 GENERAL FUND LEVY</b></p> <p>Shall the Bozeman High School District Trustees be authorized to impose an increase in over-base local taxes to support the General Fund in the amount of Five Hundred Fifteen Thousand Dollars (\$515,000), which is an increase of approximately 2.09 mills for the purpose of properly maintaining and operating the programs of the district?</p> <p>Passage of this proposal will increase the annual taxes on a home with an assessed market value of \$100,000 by approximately \$2.82 and on a home with an assessed market value of \$200,000 by approximately \$5.64. The durational limit of the levy is intended to be permanent.</p> <p><input type="radio"/> FOR the High School additional Levy</p> <p><input type="radio"/> AGAINST the High School additional Levy</p>	
<p align="center"><b>SCHOOL DISTRICT</b></p> <p align="center"><b>BOZEMAN HIGH SCHOOL DISTRICT NO. 7 TRUSTEE ELECTION THREE YEAR TERM VOTE FOR ONE</b></p> <p><input type="radio"/> SANDRA WILSON</p> <p><input type="radio"/> _____</p>		
<p align="center"><b>GALLATIN GATEWAY ELEMENTARY SCHOOL DISTRICT NO. 35 TRUSTEE ELECTION THREE YEAR TERM VOTE FOR TWO</b></p> <p><input type="radio"/> CARISSA PAULSON</p> <p><input type="radio"/> AARON SCHWIETERMAN</p> <p><input type="radio"/> _____</p> <p><input type="radio"/> _____</p>	<p align="center"><b>GALLATIN GATEWAY SCHOOL DISTRICT NO. 35 BOND</b></p> <p>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, renovating, equipping, and furnishing improvements to the Gallatin Gateway School facilities consisting of the original 1915 school building and all adjacent buildings to accommodate growth and address safety concerns, to include renovating the school facilities to provide a new secure school entrance, additional and improved teaching and administration spaces, access improvements consistent with the Americans with Disabilities Act, and library upgrades; adding a new kitchen, teacher support space, and gymnasium and cafeteria seating; replacing aging systems and infrastructure, including upgrading mechanical, electrical, plumbing, fire alarm, and security systems; 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?</p> <p><input type="radio"/> BONDS - YES</p> <p><input type="radio"/> BONDS - NO</p>	
<p align="center"><b>VOTE IN NEXT COLUMN</b></p> <p align="center">GG EL/BOZ HS</p>	<p align="center"><b>END OF BALLOT</b></p> <p align="center">Typ:01 Seq:0003 Spl:01</p>	

## Project Costs & Funding:

### 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
<b>Total Project Cost</b>	<b>\$ 7,040,795</b>

### Project Funding Sources

Bond Funding	\$ 7,000,000
General Reserves	\$ 49,945
<b>Total Funding</b>	<b>\$ 7,049,945</b>

- The preliminary concept construction budget aligns with the bond amount and includes line items for project hard costs & soft costs
- Hard costs typically include:
  - Construction costs, building, site, & contingencies
- Soft costs typically include:
  - Furniture, fixtures, equipment, design fees, permitting fees, bond fees
- Contingencies are important for all projects and especially for renovations

## The Investment - Taxpayer Impact:

See Gallatin Gateway School's Website for all Bond Election Information  
[www.gallatingatewayschool.com](http://www.gallatingatewayschool.com)

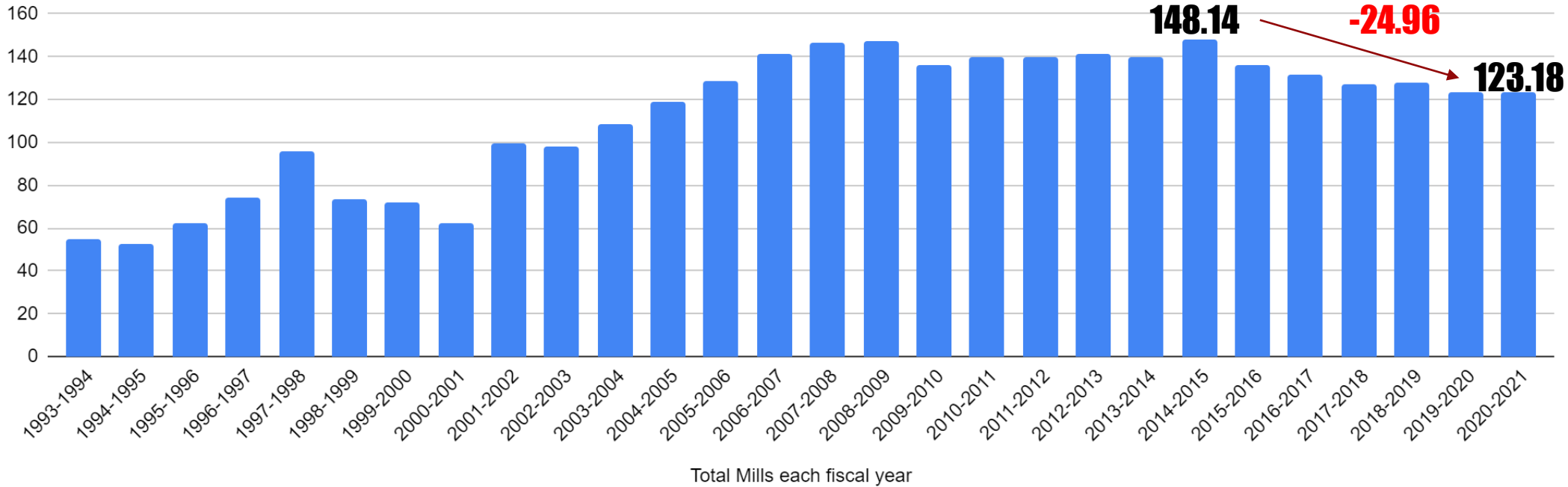
- The timing is right as the District pays off its only debt and 20-year bond in 2021
- Bond interest rates are currently low
- The construction timing is advantageous for pricing and completion before future building escalations are realized

## Mill Levy Impact Analysis: \$7,000,000 for a 20 year Term

Estimated Tax Increase for Individual RESIDENTIAL TAXPAYER:		'Net' New Bond Levy (starting in 2021/22)	
2020/21 Tax Year "MARKET VALUE" of Residential Property	2020/21 Tax Year "TAXABLE VALUE" of Residential Property	Estimated ANNUAL Tax Increase	Estimated "MONTHLY" Tax Increase
\$100,000	\$1,350	\$69.94	\$5.83
\$300,000	\$4,050	\$209.81	\$17.48
\$500,000	\$6,750	\$349.68	\$29.14

# HISTORY OF TOTAL MILLS LEVIED

History of Total Mills- Gallatin Gateway School



# DEBT SERVICE FUND IMPACT

- **CURRENT BOND IS PAID OFF JUNE 30, 2021**
  - **APPROVED OCTOBER 2000 AND FINANCED THE NEWEST ADDITION**
  - **LAST PAYMENT IS \$120,000 (PRINCIPLE)+ \$2040 (INTEREST)= \$122,040**
    - **TOTAL MILLS = 17.42**
- **NEW BOND = ESTIMATED ANNUAL PAYMENT = \$493,137**
  - **APPROXIMATE TOTAL MILLS = 69.22**
  - **NET DIFFERENCE =  $69.22 - 17.42 = 51.80$**

# ONLINE- Gallatin County

Welcome to the official website of  
**Gallatin County**  
 MONTANA

Amsterdam / Churchill + Belgrade + Big Sky + Bozeman + Four Corners + Gallatin Gateway + Manhattan + Three Forks + West Yellowstone

Shopping Cart: 0 items [\$0.00]

[New Search](#) [History](#) [Payoff](#) [PayTaxes](#) [Help](#)

Property/Parcel TaxID:  Mailing Address:

Status: Current  
 Receipt: 50414  
 2020 Owner(s):

Levy District: 0364-13, 35 G Gat

2020 Value:		2020 Taxes: <a href="#">View Pie Charts</a>	
Market:	\$642,911	First Half:	\$2,310.59 Due: 12/11/2020
Taxable:	\$8,680	Second Half:	\$2,310.57 Due: 6/1/2021
		Total:	\$4,621.16

# Example Tax Bills

## PAPER COPY- Gallatin County

**County Tax Bill** Phone: (406) 582-3030  
**Tax Year 2019** Website: [www.gallatin.mt.gov/treasurer](http://www.gallatin.mt.gov/treasurer)

**Gallatin County Treasurer**  
**Jennifer Blossom**  
 311 West Main, Room 103  
 Bozeman, MT 59715

31063\*137\*\*G50\*\*0.978\*\*1/2\*\*\*\*\*AUTO5-DIGIT 59718  
 JZEMAN MT 59718-9176

<b>Taxpayer #</b>	
<b>Tax District</b>	0364- 35 G Gateway-GGF-GP
<b>Geo Code</b>	
Mill Levy:	515.420
Market Value:	642,911
Real Estate:	1,968.00
Building & Improvements:	6,712.00
Personal Property:	0.00
Exemption:	0.00
<b>Taxable Value:</b>	<b>8,680.00</b>

# TAXPAYER IMPACT

## Mill Levy Impact Analysis: \$7,000,000 for a 20 year Term

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**USE THE DISTRICT'S  
WEBSITE TO FIND PERSONAL  
TAX IMPACT**

- [\*\*TAX CALCULATOR\*\*](#)
- [\*\*TAX BILL\*\*](#)

# WHAT DID THIS LEGAL NOTICE IN THE PAPER MEAN?

- **REQUIRED BY SB307 (2017)**
  - **MUST BE PUBLISHED EVERY YEAR BY MARCH 31**
- **ESTIMATES OF TAX INCREASE IN PERMISSIVE LEVIES FOR NEXT YEAR**
  - **GGSD NOTICE INCLUDES PERMISSIVE AND VOTED LEVIES**
  - **GGSD NOTICE INCLUDES DEBT SERVICE INCREASE IF VOTERS APPROVE BOND**
- **BOARD ADOPTS FINAL BUDGETS IN AUGUST EACH YEAR**

## Gallatin Gateway School District #35 Resolution of Intent to Impose an Increase in Levies

BE IT RESOLVED, as an essential part of its budgeting process and commitment to financial transparency, the Gallatin Gateway School District #35 Board of Trustees is authorized by law to impose levies to support its annual budget. Senate Bill 307 (SB307), approved in 2017, requires the District to provide notice of its intent to increase non-voted (permissive) levies in the ensuing fiscal year. Therefore, in accordance with SB307, Gallatin Gateway School District #35 Board of Trustees estimates the following increases/decreases in revenues and mills for the funds noted below for the next school fiscal year beginning July 1, 2021. To reduce confusion and increase transparency, this notice contains projections for all of the District's Levies:

Fund Supported	Estimated Change in Revenues	Estimated Change in Mills	Estimated Impact, Home of \$100,000	Estimated Impact, Home of \$200,000
General-BASE	-\$3,822	-0.54	-\$0.73	-\$1.46
General-OverBASE	\$49,478	6.95	\$9.38	\$18.76
Transportation	\$3,166	0.45	\$0.61	\$1.22
Bus Depreciation	\$0.00	0.00	\$0.00	\$0.00
Tuition	-\$11,546	-1.62	-\$2.19	-\$4.38
Adult Education	-\$739	-0.10	-\$0.14	-\$0.28
Technology	\$0.00	0.00	\$0.00	\$0.00
Flexibility	\$0.00	0.00	\$0.00	\$0.00
Debt Service*	\$369,020	51.80	\$69.93	\$139.86
Building Reserve (permissive)	-\$2,013	-0.28	\$0.38	-\$0.76
Building Reserve (voted)	\$0.00	0.00	\$0.00	\$0.00
<b>GRAND TOTAL:</b>	<b>\$403,543</b>	<b>56.66</b>	<b>\$76.48</b>	<b>\$152.96</b>

\*Estimates are based on the bond initiative approval by voters on May 4, 2021.

The District intends to use the permissive Building Reserve Levy listed above for improvements to school and student safety and to finance deferred maintenance repairs and building improvements identified in the June 2020 Pre-Bond Assessment.

The estimates provided at this time are preliminary and changes are anticipated before the final budgets are adopted in August 2021. Impacts above are based on current certified taxable valuations for FY21 with no increase, as required by law. If the District's taxable value increases as expected, the mill and taxpayer cost increases will likely be less than the estimates stated here.

No further proceedings were conducted relating to the non-voted levies and/or revenues of the transportation, bus depreciation, tuition, adult education, or building reserve funds.

  
Aaron Schwieterman  
Board Chair

  
Carrie Fisher  
District Clerk

DATED this 10<sup>th</sup> day of March, 2021.