



## Board of Trustees – Facilities & Maintenance Committee

May Butler Center and via Microsoft Teams

Tuesday, December 15, 2020 – 11:00am

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# MINUTES

### ATTENDEES

*Trustees: Others:*

Terry Beaver, Committee Chair	Tyler Ream, Superintendent
Siobhan Hathhorn, Committee Member	Josh McKay, Assistant Superintendent
Libby Goldes, Committee Member	Barb Ridgway, Chief of Staff
Luke Muszkiewicz, Board Chair	Kalli Kind, Facilities Director
John McEwen, Trustee	Janelle Mickelson, Business Services Administrator
	Erin Maxwell, Ray Bjork Learning Center Coordinator
	Dave Thennis, C.R. Anderson Principal
	Jennifer James, Project Consultant
	Stephen Biamonte, Administrator for General Services
	Russ Katherman, Administrator for the project
	Martin Bynes, Principle Architect for the project
	Anthony Houtz, Technical Team

#### I. CALL TO ORDER

Committee Chairperson, Terry Beaver, called the meeting to order at 11:01am.

#### II. GENERAL PUBLIC COMMENT

No comments were offered.

#### III. REVIEW OF AGENDA

No changes were requested.

#### IV. REVIEW OF MINUTES

Minutes from the 02.03.2020 committee meeting were reviewed.

## V. DISCUSSION

### A. Presentation from the Montana Heritage Center: Property Inquiry Associated with the Ray Bjork Learning Center

Dr. Ream introduced Jennifer James, representative from the Montana Heritage Center, who introduced members of the planning team. Mr. Katherman provided an overview of the project and the impact it was projected to have on the Capitol complex. Mr. Bynes provided the committee with the design concept for the project. Upon discovering the need for expansion of the footprint in 2019, the planning team began to look at the potential of obtaining 27,000 sq. ft. of the Ray Bjork property for a fenced area functioning as equipment storage for General Services and allowing the current storage to be converted to additional parking for the Montana Heritage Center. This proposal would allow for continued access to the back of the Ray Bjork Learning Center campus and would leave just over three acres as district property.

Dr. Ream requested background information on the development site. Ms. James provided an overview of the project, which was being designed in collaboration with Sletten Companies, Cushing Terrell, a consulting design firm out of Massachusetts, and various state entities. She also provided the committee with the website for additional information: [www.montanamuseum.org](http://www.montanamuseum.org).

Mr. Beaver asked if there was a possibility to restructure the stormwater retention pond. Mr. Bynes answered it wasn't feasible. Mr. Beaver asked to whom the pond belonged. Mr. Katherman replied it was owned by the state and managed by the city.

Mr. Beaver asked where utilities would be accessed. Mr. Bynes replied they would access the property from the south and would not cross existing Ray Bjork property.

Ms. Hathhorn asked district staff what the loss would be to the district if the state obtained the property. Ms. Kind listed the current purposes of the property as staff parking, storage of maintenance trailers, access to the kitchen, and garbage container storage.

Ms. Goldes noted the existing size of the campus was about half of what industry standards recommended. She asked Ms. Maxwell for feedback on utilization of the site. Ms. Maxwell replied there were 18 parking spots in the front, which decreased to 15 in the winter due to snow piles. Ray Bjork has 37-42 staff and 50-60 families dropping off and picking up students in a typical year, so parking was challenging. She added she worried if the option to park behind the school was removed, there would not be enough space for the building to function as it needed to.

Mr. Beaver asked if the proposal would satisfy fire access requirements. Ms. Kind replied the current fire lane was at the front of the building, but any changes needed be confirmed with the Fire Chief.

Ms. James inquired into the possibility of utilizing the church parking lot for Ray Bjork parking during the week. Ms. Kind answered any MOU between the district and the church would have been established with one of her predecessors.

Ms. James asked if there were long term plans for Ray Bjork. Dr. Ream replied the school was virtually at capacity now. The school also contained needed training and meeting space not available anywhere else. He added the long-term discussions focused on where these meetings and trainings would occur if not at Ray Bjork. There was no immediate answer to that question. Ms. Kind added Ray Bjork was designed for the students it served.

Ms. James confirmed sharing space in the back would be a challenge. Ms. Kind agreed, adding there was no other district space to serve that purpose.

Ms. Hathhorn requested further information and discussions before dismissing the option.

Mr. Katherman requested clarification that any discussion regarding the purchase of the facility would be later in the future, adding they only wanted to ask into the potential for acquisition of the gravel lot.

Mr. Beaver inquired into the ability of a property trade in the future if it was beneficial to the district. Mr. Biamonte replied the only state property currently available was 1320 Bozeman Ave.

Mr. Beaver thanked the planning team for their presentation and said the board would let them know their decision.

#### **VI. BOARD COMMENT**

No additional comments were offered.

#### **VII. ADJOURNMENT**

Mr. Beaver adjourned the meeting at 11:57am.