

Meeting Summary

Date: 8/8/2017
 Project: Tigert Middle School Additions and Renovations
 Project Number: 1715
 Meeting Location: Soda Springs School District Office

Attendees:

Molly Stein
 Jonathan Balls
 Dan Lau
 Jim Store
 Garrett Chadwick
 Hunter Singleton
 Logan Bingham
 Brent Douglass
 Hyrum Pitt

Representing:

Soda Springs School District 150
 Soda Springs School District 150
 Soda Springs School District 150
 Soda Springs School District 150
 GPC Architects
 GPC Architects
 Headwaters Construction Company
 Headwaters Construction Company
 Headwaters Construction Company

Email:

steimoll@sodaschools.org
 balljona@sodaschools.org
 laudan@sodaschools.org
 storjim@sodaschools.org
 gchadwick@gpcarch.com
 hsingleton@gpcarch.com
 lbingham@headwaterscc.com
 brent@headwaterscc.com
 hpitt@headwaterscc.com

Distribution:

Molly Stein
 Jonathan Balls
 Eric Reiser
 Logan Bingham
 Brent Douglass
 Hyrum Pitt

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steimoll@sodaschools.org
 balljona@sodaschools.org
 ereiser@gpcarch.com
 lbingham@headwaterscc.com
 brent@headwaterscc.com
 hpitt@headwaterscc.com

Summary:

The purpose of this meeting is to validate the programming documentation to date, review the broad concept, scope schedule and budget. Following is a summary of the discussion:

Programming:

1. We reviewed the relevant programming process and documents generated on 10.05 and 10.06.2015.
 - a. Art and Careers interview with Andy Berg (attached). Andy is the current teacher for Art.
 - i. The programming for the art classroom is reasonable and valid with some additional comments.
 - ii. The art class currently uses the computer lab or a mobile lab or iPad lab.
 - iii. The "art patio" should be renamed "outdoor classroom" and should be a shared use space.
 - iv. The outdoor classroom should have access to hose bibs and possibly storage.
 - v. Some display cases could be considered for the corridor outside of the art classroom.
 - b. Music, Band, and Choir interview with Darci Nelson (attached). Darci is no longer the teacher for these classes. Mr. Chris Carol is the current teacher.
 - i. There are several items on the programming document that refer to the theater/drama program and the auditorium/stage. These comments do not apply to the middle school music classroom.
 - ii. The comment regarding no storage for sheet music and instruments is not accurate. It may not be adequate, but there is some. They currently have 8-10 file cabinets for sheet music.
 - iii. Six practice rooms is over-reaching. Two to four will be adequate with one doubling as an office. The office should have a window into the classroom.
 - iv. Portable risers are the way to go. They will likely be part of the FFE budget.
 - v. Storage needs in the new facility for wardrobe and costumes is limited.
 - vi. Short throw projectors are being used in the classrooms.

- c. PE, Athletics, and Administration interview with Debbie Daniels, Cliff Garbet, Scott Kimble, Nyla Kress, and Dave Dougal (attached). Dave Dougal has retired. Rod Worthington has filled his position.
 - i. The programming for the PE, Athletics and Administration departments is reasonable and valid with some additional comments.
 - ii. The separate weight room will require sacrifices in other areas. It could potentially be shared with the auxiliary PE room.
 - iii. Mat hoists will be required for the wrestling mats. We are assuming mat hoists for two mat sets within the auxiliary PE room.
 - iv. Floor assembly and finishes will need further discussion and cost analysis. Concrete may be too hard for dance and drill team.
 - v. Storage may be required for community/city access separate from school access.
 - vi. A storage/maintenance room will be required for a ride-on scrubber that they don't currently have.
 - vii. A separate coaches' shower is necessary. It could be located between the coaches' offices and used for staff and special needs.
 - viii. The locks on the lockers will not be integral. The students will bring their own.
 - ix. We will research individual changing rooms near the showers.
 - x. Consider a short stage extension "thrust" into the new gymnasium with a lockable folding panel door.
 - xi. The two scoreboards should be operable individually.
 - xii. Electrical outlets should be located around the perimeter of the gymnasium and at the top of the bleachers.
 - xiii. Provide a power and data drop for the PE teachers within the gymnasium and auxiliary PE classroom for their computers for roll call and other needs.
 - xiv. Acoustic wall panels are necessary.
 - xv. Proper and efficient shelving in the storage rooms will be key to maximizing their potential.
 - xvi. The counselor has moved to the nurse's room. The room identified on the original plans as the counselor's room is a meeting and testing room.
 - xvii. Provide additional power in the proposed concessions room for refrigerator/freezer.
 - xviii. Secure ladder in proposed concessions room so students don't play on it.
 - xix. Provide an additional door from the administration reception room into the commons.
 - xx. A washer/dryer is needed. It could be located near the north PE storage space and possibly in the existing storage room near the north PE storage room.
- d. Additional scope items were discussed.
 - i. Consider an add alternate for replacing the carpet in the existing building.
 - ii. Consider an add alternate for new HVAC units in the existing building.
 - iii. Consider an add alternate for a new intercom and phone system.
 - iv. Consider an add alternate to repave the existing parking lots.

Conceptual Plan (Scope):

1. We discussed the conceptual plan as developed based on initial programming for the bond campaign.
2. We reviewed the staff comments provided on the conceptual plan.
3. We discussed the validity of moving the classroom wing addition to the south side of the building to avoid the severe grades on the north side. Other factors may influence the location such as access to utilities, privacy for the outdoor classroom, preserving the parking lot, or reducing traffic through the 5th grade entrance and wing. The plan functions well with the classroom wing addition on the north.
4. The conceptual plan is valid based on initial programming and additional comments.

Conceptual Site Plan (Scope):

1. The proximity of the new gymnasium and existing gym and locker area is concerning in terms of keeping the old gymnasium intact during construction activities.
2. The classroom wing as conceived extends approximately 70' to the north. The finished floor elevation is approximately three and a half feet above grade at that point.
3. Parking Lot Locations/Number of spaces

Schedule:

1. Discuss Process
2. Include Schedule
3. Discuss Key Milestones.
 - a. Survey
 - b. Geotech
 - c. Schematic Design
 - d. Design Development
 - e. Construction Documents
 - f. Bidding
 - g. Construction

Budget:

1. Discuss Process
2. Review square footages and costs per square foot
3. Discuss Key Milestones.

Other:

1. The first day of school is August 23rd.
2. GPCA will set up One Drive access for file sharing.

Next Steps:

- Send pictures of staff to Molly and Jonathan for staff access cards.
- Discuss with Frost Structural the demolition concerns.
- The next meeting has been scheduled for September 12th, 2017.

If any of the above information is believed to be incorrect or incomplete, please notify GPC Architects as soon as possible.

Summary by:

Garett Chadwick, GPCA

Attachments:

- 2015,10-05 TMS Performing Arts Programming Interview
- 2015,10-05 TMS Visual Arts Programming Interview
- 2015,10-06 TMS PE, Athletics, and Administration Programming Interview
- 2016,06-16 TMS Conceptual Plan with District Notes
- 2016,06-16 TMS Meeting Summary
- 2017,08-08 TMS Schematic Floor Plans and Site Plan
- 2017,08-08 TMS Architectural Program
- 2017,08-08 TMS Preliminary Budget
- 2017,08-08 TMS Preliminary Schedule

Programming Interview Summary

Date: 10.05.2015

Project: Soda Springs High School

Project Number: 1405

Questionnaire Conducted By: Garrett Chadwick

Meeting Location: Tigert Middle School

Attendees:

Darci Nelson

Title; Representing

Music, Band, Choir, Drama

Department:

- Performing Arts Department for both Middle and High School.

Staff Numbers, Roles, and Duties:

- The Performing Arts Department includes one teacher for grades 7-12.
- Classes include Music, Band, Choir and Drama (20-30 students per class, but as many as 45 in Drama last year).

Interaction with Other Departments:

- The departments all meet together during staff meetings every two to three weeks with +/-12 faculty members at the high school during the lunch hour in the staff lounge (FACS lab).
- The Drama teacher interacts with the Art teacher occasionally to produce sets.
- While both instructors are relatively new, the Arts teachers (Art, Music, Theater, etc.) have collaborated quite a bit. Their classrooms are currently adjacent to one another in the Middle School Annex.

Challenges or Deficiencies in Current Arrangement:

- The music classroom at the high school is inadequate.
- The theater department needs a shop approximately equal to the size of the stage.
- Changing rooms/a green room off the stage would be great.
- Currently there is no storage for sheet music, instruments, costumes, etc.
- The acoustics in the existing music room are terrible.
- There are currently no practice rooms for ensembles or soloists.

Positive Features in Current Arrangement:

- ~~The existing toilet rooms on either side of the stage would be great if they were functional.~~
- ~~The size of the current stage is adequate.~~

Space(s) Needed by Department:

- Six practice rooms would be ideal of approximately 60 sf each.
- Built in risers would be nice if they are large enough and there is enough floor area off of the risers. If not, portable risers for the music classroom would provide the best flexibility for the space.
- ~~The stage will need a choir shell.~~
- ~~Blue lights on the sides of the stage would be nice.~~
- A teaching station in the music classroom is preferred, but an office is more of the industry standard.
- Instrument storage is needed.
- A front-of-classroom focus with technology is needed.
- High density storage would be great as they never get rid of music, costumes, etc.

Flexibility Requirements:

- It's nice to be able to move the risers out of the way to use the floor. Oftentimes, music warm-ups happen in a circular arrangement.

Specialized Equipment, Furnishings or Work Areas:

- A hanging projector with a screen, Smart board or a big screen TV would be good.
- White boards at the front would be nice.

Necessary Finishes:

- Carpet is good for sound, but becomes gross as students are constantly cleaning their instruments onto the floor.

Special Lighting Needs:

- Controllable, dimmable, or multi-level switching is necessary.

Engineered System Requirements, i.e. HVAC or Electrical:

- A better HVAC system is needed with individual control.
- More electrical outlets are needed in both the theater as well as in the music classroom.

Specific Envelope Needs, i.e. Thermal, Acoustical, Daylighting, etc.:

- Adequate daylighting is good.

Special Storage Needs:

- High density storage for sheet music, props, costumes, etc. is needed.
- Instrument storage is needed.

Security or Access:

- ~~The music classroom gets used by the community along with the auditorium and things can go missing. Securable storage would be nice.~~

Other Helpful Advice or Concerns:

- ~~The ¾ thrust stage shown in the early conceptual plans is not good.~~
- ~~Bathrooms close to the stage for the performers is necessary so they don't have to run a long way between scenes or numbers.~~

Programming Interview Summary

Date: 10.05.2015

Project: Tigert Middle School

Project Number: 1405

Questionnaire Conducted By: Garrett Chadwick

Meeting Location: Tigert Middle School

Attendees:

Andy Berg

Title; Representing

Art, Careers

Department:

- Art Department for both Middle and High School.

Staff Numbers, Roles, and Duties:

- The Visual Arts Department includes one teacher for grades 7-12.
- Classes include Art and Careers (16-25 students per class).
- Art class includes ceramics, acrylic painting, charcoal, pencil and water color.

Interaction with Other Departments:

- The departments all meet together during staff meetings every two to three weeks with +/-12 faculty members during the lunch hour in the staff lounge (FACS lab).
- The Art Department interacts with the Theater Department occasionally to produce sets.
- While both instructors are relatively new, the Arts teachers (Art, Music, Theater, etc.) have collaborated quite a bit.

Challenges or Deficiencies in Current Arrangement:

- The current classroom is at the Middle School requiring bussing students back and forth.
- The existing kiln is quite old.
- There is inadequate power along the walls.
- There is no technology in the classroom.
- There are no computers in the art classroom which offers challenges.
- There are no drying racks for art projects.
- There is inadequate flat storage.
- There are no counters to work on.

Positive Features in Current Arrangement:

- The classroom size is adequate.
- There are two sinks in the current classroom which is good.
- The existing space has a nice amount of general storage.

Space(s) Needed by Department:

- It would be nice to have an "art patio" where messy projects could take place.
- A kiln room is necessary for an electric kiln, preferably on an outside wall for venting.

Flexibility Requirements:

- It's nice to be able to move the desks out of the way to work on large pieces on the floor.

Specialized Equipment, Furnishings or Work Areas:

- An electric kiln for drying pottery is needed.
- A hanging projector with a screen or a big screen TV would be good.
- White boards at the front and back would be nice.
- As many bulletin boards as possible would be useful to display art projects.
- Six to eight easels are needed.
- Approximately three computers in the art classroom would be helpful.

Special Lighting Needs:

- Controllable, dimmable, or multi-level switching is necessary.

Engineered System Requirements, i.e. HVAC or Electrical:

- A better HVAC system is needed with individual control.

Specific Envelope Needs, i.e. Thermal, Acoustical, Daylighting, etc.:

- Adequate daylighting is necessary for art.

Special Storage Needs:

- Flat storage is necessary for art supplies and projects.
- Drying racks for newly completed and in progress art projects.

Programming Interview Summary

Date: 10.06.2015

Project: Tigert Middle School Additions

Project Number: 1405

Questionnaire Conducted By: Garrett Chadwick

Meeting Location: Tigert Middle School

Attendees:	Title; Representing
Debbi Daniels	Principal
Cliff Garbet	PE Teacher/Coach
Scott Kimble	PE Teacher/Coach
Nyla Kress	PE Teacher/Coach
Dave Dougal	Special Education Director

Department:

- Physical Education.

Staff Numbers, Roles, and Duties:

- The gymnasium at TMS is used nearly every hour of every day with seven units of PE each day, extra-curricular activities, recess and lunch time.

Space(s) Needed by Department:

- The new Tigert Middle School Gymnasium Addition should include:
 - A primary competition gymnasium;
 - An auxiliary gymnasium;
 - An additional weight room would be nice;
 - A divider curtain in the gym;
 - A custodian's closet in the addition so the school doesn't need to be accessed after hours;
 - Ample storage for PE equipment as well as sports;
 - Locker rooms for 270 student (135 ea. boys and girls) including:
 - Coaches' offices with showers and with borrowed lites with views to all lockers (no hidden areas);
 - 4-6 individual shower stalls;
 - (40) 18"x18"x36" (football helmet and pads) two tier lockers with integrated locks for athletic lockers;
 - (95) 18"x18"x18" four tier lockers with integrated locks for PE lockers;

Specialized Equipment, Furnishings or Work Areas:

- (3) sets of basketball standards;
- (2) sets of volleyball standards;
- (40) 18"x18"x36" (football helmet and pads) two tier lockers with integrated locks for athletic lockers;
- (95) 18"x18"x18" four tier lockers with integrated locks for PE lockers;
- Securable panel wall at stage to prevent people from getting into the school from the gym via the stage;
- Acoustic wall treatments to keep the noise levels down.

Special Lighting Needs:

- Lights should come on quickly and provide ample light.

Special System Requirements, i.e. Technology, Communications, Security, etc.:

- A PA system with microphone and speakers;
- Music potential;
- Screen on the stage for a projector;
- Wi-Fi;
- Network capabilities.

Necessary Finishes:

- Consider acoustic wall panels to control the noise.

Special Storage Needs:

- Adequate storage for PE and athletics.

Security or Access:

- Add a secure vestibule to the entry to require visitors to check in and keep community out of the school during evening and weekend usage.

Other Helpful Advice or Concerns:

- Consider moving the counselor to the nurse's room to free up counselor room #149 for concessions and maintenance.
- Consider moving the trophy case out of the entry area into the new athletic/PE corridor.

Meeting Summary

Date: 06.16.2016

Project: Soda Springs School District 150

Project Number: 1405

Meeting Location: GPCA

Attendees:

Jonathan Balls
Garett Chadwick

Title, Representing:

Business Manager, Soda Springs School District 150
Principal, GPC Architects

Email:

balljona@sodaschools.org
gchadwick@gpcarch.com

Distribution:

Jonathan Balls, Business Manager
Dr. Molly Stein, Superintendent
File

Summary:

Following the results of the community surveys, this conversation was held to discuss the scope of the Tigert Middle School expansion as it is the most likely project for the upcoming bond election in Soda Springs School District 150.

The board is likely to pursue a November bond election for the TMS expansion projects. The filing deadline is September 9th (verify with county clerk) so the scope must be fairly accurately determined.

Tigert Middle School:

1. Is the proposed classroom wing in the most ideal location? Currently maintenance staff accesses the west side of the school for snow removal around the north side of the building. The proposed classroom wing will affect this activity. The snow blower could be stored in the storage room on the south end of the gym addition and could access the west side of the building along the south side.
2. There was a question about locating the proposed classroom wing on the south side. This could be done, but will require encroaching into the parking lot and additional parking to replace that being affected.
3. How much seating is currently being depicted in the gymnasium? Currently we are showing seating for approximately 576, or 288 on each side of the gym. This equates to approximately the student body x 2.5. Some standards suggest a middle school gym seating capacity should be the student body x 1.5. A high school should be approximately student body x 3. These are of course planning guides and the district's goals may vary. The current middle school has four rows of seats in the gym at approximately 72' long. This accommodates approximately 188 occupants in the bleachers.
4. The court sizes depicted in our latest plan show a full size court (84' long) for the main court and smaller courts (74' long) for the cross courts.
5. It's important to keep the wrestling room with ample size for two mats as the high school wrestlers are currently practicing in the basement of the old Hooper Elementary Building.
6. Is there a way to include a new district office into the footprint of the Tigert Middle School expansion? The current district office is 56' x 43' or 2,408 square feet and requires three offices, two bathrooms, one kitchen and a storage room. If included in the wrestling room area, it would consume two thirds of that space. An expansion or stand alone building would likely be required unless the Auxiliary PE room is reduced to a small room, too small for a wrestling mat.
7. Will there be extra demolition costs to demolish the gym, but keep the district office? It will increase the demolition costs slightly for the contractors to take care to protect the district office. There will also be some construction costs to insulate, weatherproof and finish the new exterior wall.
8. Are we showing too many exits in the gym? In Education occupancies, the code requires one exit from any space for occupant loads under 50, two for occupant loads between 50 and 500, three for occupant loads between 501 and 1,000 and four from any space with an occupant load over 1,000. The gymnasium floor area will support an occupant load of over 1,000 in rows of chairs. Therefore, a minimum of four exits from the gym will have to be provided. Exits cannot pass through an intervening space (except an exit corridor)

and doors must swing in the direction of travel with egress hardware. The plan currently shows five exits from the gym.

9. The locker room must accommodate a changing table.
10. A washer and dryer need to be located somewhere in the facility.
11. Does it make sense to move the music classroom? Music is a very noisy classroom function. Placing it near other classrooms or administrative functions will be very disruptive.
12. What will be the cost for a full set of drawings for bidding purposes? RSMeans Construction Cost Data suggests that a typical Architectural/Engineering fee for a new education building of approximately \$5M in construction cost would be 7% of the cost of construction. Renovation and alteration projects require slightly higher fees. *GPC Architects fees are typically below RSMeans suggested fee.* This number is inclusive of Architectural, Civil, Structural, Mechanical and Electrical Engineering. This number also includes comprehensive service through design and document preparation as well as consistent and heavy involvement during the bidding and construction phases.
13. What's next? The district must file with the County by September 9th (verify with county clerk). The scope and project budget must be clearly defined. If the District and board desire to reduce the project budget below \$6M, GPCA will work with the district and committee to reduce some scope and refine a plan.

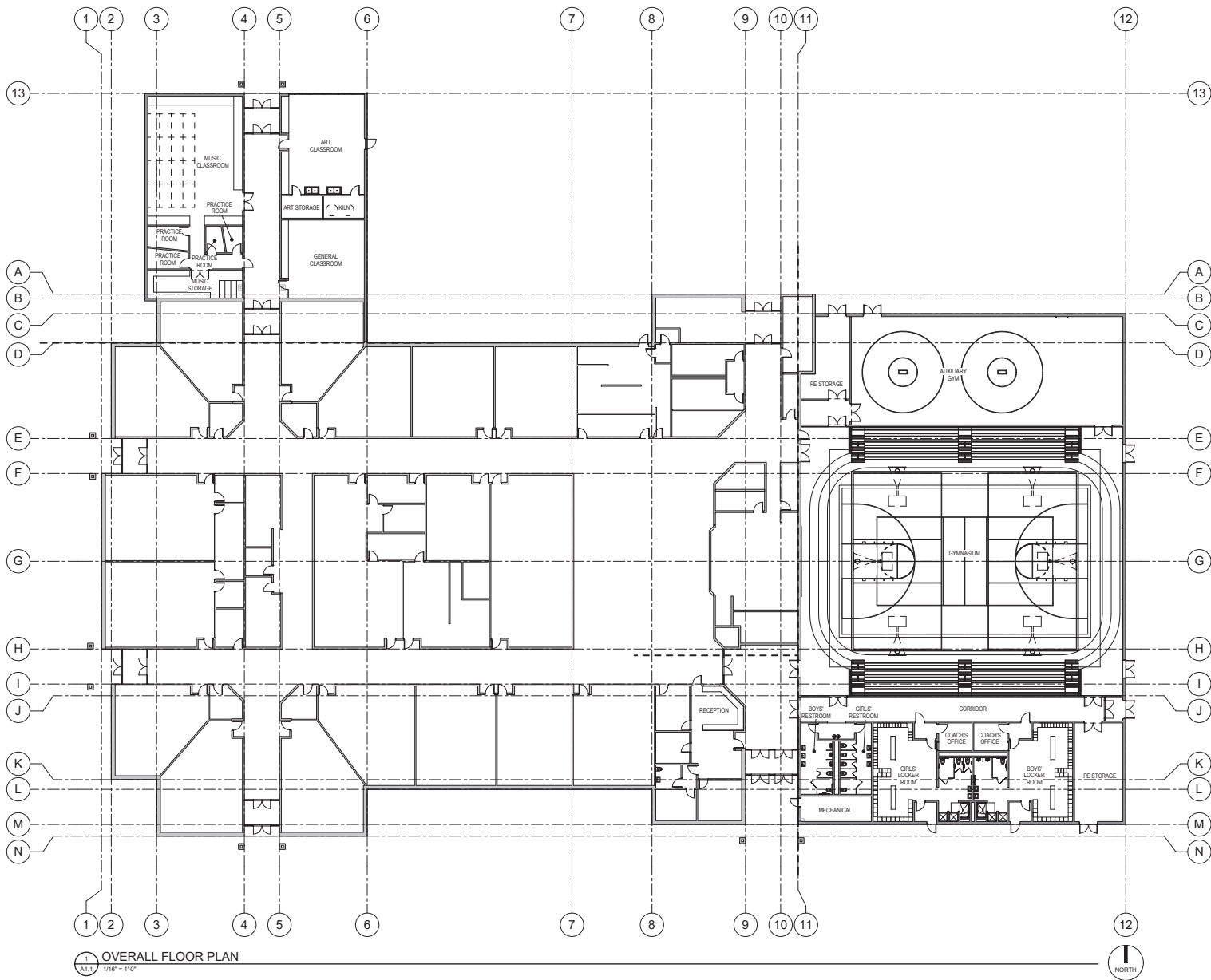
Attachments:

Conceptual plan and District notes

Summary by:

Garett Chadwick, GPCA

If any of the above information is believed to be incorrect or incomplete, please notify GPC Architects as soon as possible.



TIGERT MIDDLE SCHOOL

ADDITIONS & RENOVATIONS

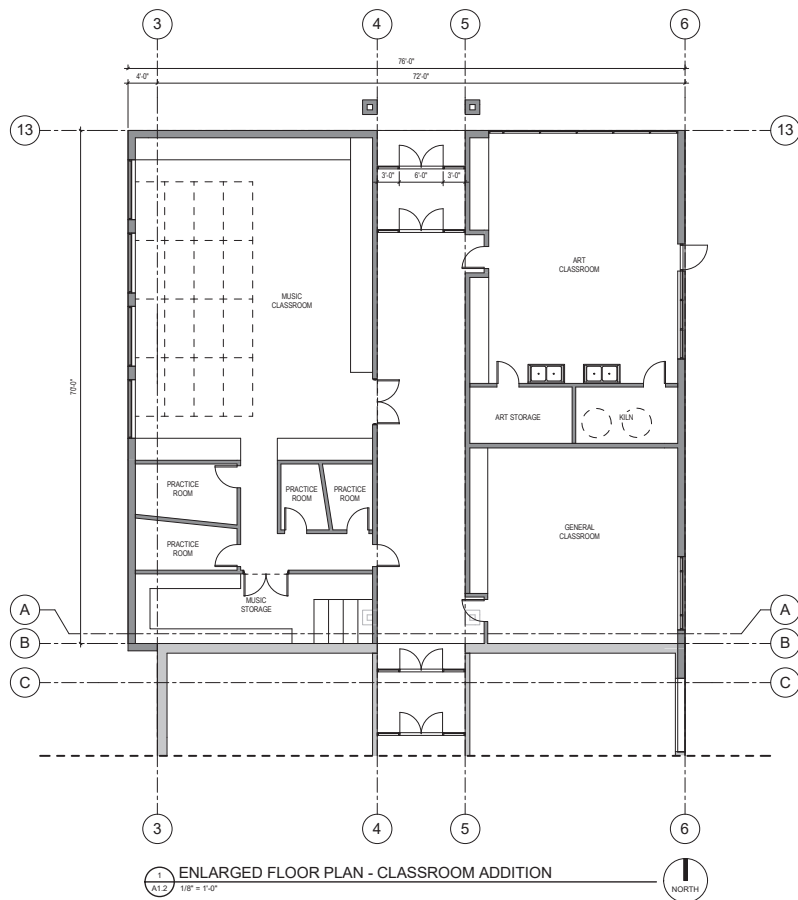
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project: 1715
date: 8/8/2017

FLOOR PLANS

sheet

A1.1



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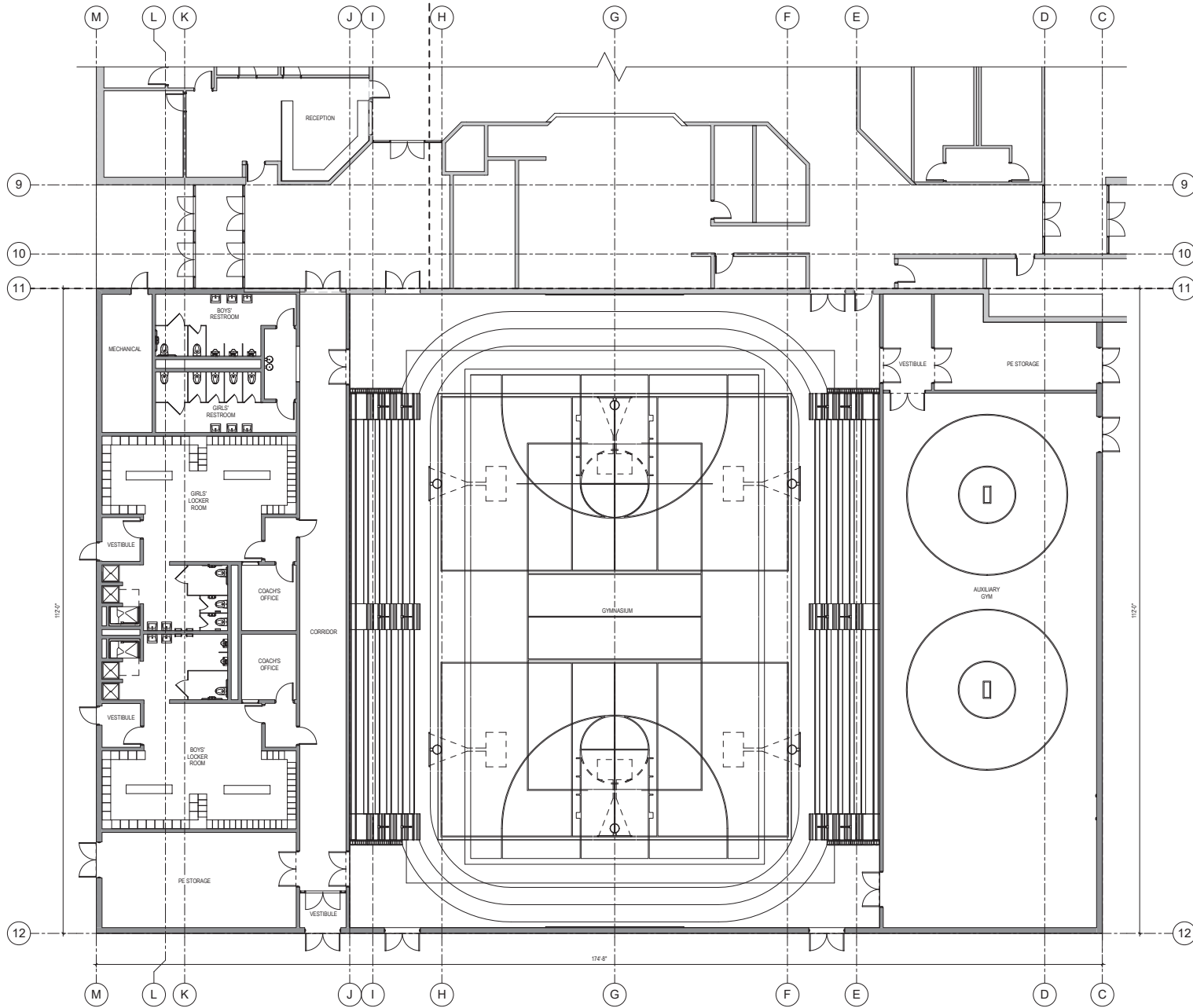
project: 1715

date: 8/8/2017

FLOOR PLANS

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A1.2



1 ENLARGED FLOOR PLAN - GYM
A1.3 1/8" = 1'-0"



TIGERT MIDDLE SCHOOL

ADDITIONS & RENNOVATIONS



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project: 1715
date: 8/8/2017

FLOOR PLANS

sheet

A1.3

Tigert Middle School Architectural Space Program

Gymnasium Addition	Gross Area (sf)	Net Area (sf)	Notes
PE Suite	17184		
Gymnasium		10123	
Auxiliary Gymnasium		3438	
Girls' Locker Room		908	
Boys' Locker Room		908	
Coach's Office		108	
Coach's Office		108	
PE Storage		557	
PE Storage		374	
Women's Restroom		229	
Men's Restroom		223	
Mechanical Room		208	
Net To Gross	2136		
Overall Gross Area (sf)	19320		
Classroom Wing Addition	Gross Area (sf)	Net Area (sf)	Notes
Art Suite	1290		
Art Classroom		934	
Art Storage		107	
Art Kiln		107	
General Classroom	810	740	
Music Suite	2384		
Music Classroom		1564	
Music Storage		307	
Music Practice Room		105	
Music Practice Room		89	
Music Practice Room		55	
Music Practice Room		53	
Net-to-Gross	840		
Overall Gross Area (sf)	5324		
Administration Renovation	Gross Area (sf)	Net Area (sf)	Notes
Administration Renovation			
Concessions			
Secure Entrance			
Net-to-Gross			
Overall Gross Area (sf)	1131		



Tigert Middle School Preliminary Budget

Estimated Construction Costs (Including Site Work)	
TMS (24,148 sf @ \$210/sf New and 1,239 sf @ \$105/sf Renovation)	\$5,201,175
Estimated Soft Costs	
15% of Construction Cost (Surveys, Geotech, Fees, Testing, FF&E)	\$780,176
Estimated Demolition Costs	
TMS Annex	\$38,423
TMS Gymnasium	\$96,238
Estimated Subtotal	\$6,116,012
Estimated Contingency	\$383,988
Estimated Total	\$6,500,000

