



909 South 76th Street, Omaha, NE 68114
www.westside66.org



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MEETING: WCS Bond Oversight Committee

MEETING DATE: Aug 8, 2017

DATE PREPARED: Aug 31, 2017

The Bond Oversight Committee (BOC) Meeting of Westside Community Schools convened in open and public session on August 8, 2017 at 6 p.m. at the ABC Building, 909 South 76th St, Omaha, Nebraska.

Advanced notice of the meeting occurred:

- On the front page of Westside Community School’s District website (no less than 48 hours in advance of the scheduled meeting date as authorized by Board Policy 1220) beginning on Aug 4, 2017 until the start of this Oversight Committee meeting.
- Simultaneously with the availability of the agenda to all members of the Bond Oversight Committee and staff of the Board of Education office (“the Board” hereafter).

All proceedings hereafter were taken while the convened meeting was open to the public.*

Committee members present: John Hughes (Chairperson), Kris Brown, Jess Zeiss.

District Administrators and Staff Members in attendance: Bob Zagozda, Dr. Blane McCann

Others in Attendance: Beth Morrisette, Joel McWilliams (on the phone), Rob Zimmerman, Christina Smith-Larney

*Members of the public in attendance are not required to identify themselves.

Chairperson John Hughes called the meeting to order at 6:07 p.m. and started with meeting logistics, confirming that the meeting had been publicly announced, that the agenda was available to any interested parties, and that the public was welcome to attend and speak, in accordance with the current statutes of the Nebraska Open Meeting Act as posted in the foyer of the District Administrative Offices (ABC Building). Next, Mr. Hughes presented the July 11, 2017 meeting minutes for review. Mr. Brown made a motion to approve and Mr. Hughes seconded the motion. The minutes were then approved by the committee.

Program Update

Bond Update:

- Mr. Zagozda handed out the monthly summary report and payments by vendor – payments for the month were just under \$2.7 mil
- Most of expenditures were to the three main vendors – Lueder, Prairie and Vrana, and there were also large payment to Shepherds for furniture and to Creative Sites – a down payment for playground equipment at Sunset & Oakdale
- Mr. Zagozda informed the committee that he has been in discussions with Nate at RBC and put together a timeline to issue \$10 million in bank-qualified debt has been completed in preparation for a release in





mid-December and a short discussion about best time to issue the remaining bonds ensued. The plan is to issue \$10 million in Nov/Dec of 2017 and another \$10 million at the beginning of 2018 (all of which will be bank-qualified). Mr. Zeiss suggested that the district issue the 2017 bonds in November as the markets can get a little weak in December from a distribution standpoint and there are likely to be fewer buyers. There was also a question about how much fluctuation there has been historically in bond markets and Mr. Zeiss replied that there is some fluctuations week to week but that this is more of a distribution issue and lack of buyers rather than a market fluctuation concern and added that it is a good time to be issuing bonds (but not necessarily a good bond market for investors).

Communications Planning and Efforts:

- Mr. Zimmerman shared about a couple exciting, new projects – a virtual reality experience for Sunset Hills that will be available at the Sunset ‘Sneak a Peak’ next week and drone footage for Oakdale to be shown at the Oakdale ‘Sneak Peak’. These are some projects that have a lot of potential to get people excited.
- Mr. Hughes commented on the latest newsletter for the district and shared that he had sent Brandi a thank you for doing such a good job.
- Mr. Zimmerman explained the process a little, stating that it is a combination of gaming and architecture. Pictures are overlaid in the model that makes it feel real. Mr. Hughes also suggested creating a 60-second video that was a ‘walk-through’ of the building that could be posted online.
- Mr. Hughes asked if it had been decided that the BOC would present to the Board of Education in October or not. Mr. Zimmerman replied that the BOC would present either at the second meeting in Sept or the first meeting in October. The BOC decided on the 10/2 meeting for their presentation to the Board.

District-Wide Programs:

- Mr. Zimmerman reported that there were no updates to the overall program schedule. All programs have been tracking well and there is not a lot of news to report.

Status of Current Projects:

- **Westside Middle School** – The current project is substantially complete at the Middle School and there are two more phases / areas to complete that will be under construction through the rest of the school year and over the summer to be complete in Aug 2018. It has been a long summer.
 - Mr. Zimmerman showed some pictures of the middle school and the office, media center and some other areas and the furniture to show the status and progress of the work.
 - Mr. McWilliams shared that it has been a long summer. Dr. McCann asked Mr. McWilliams how the teachers were doing and Mr. McWilliams replied that the teachers are doing OK and are excited about the look and feel. There has been a lot of positive feedback and there are a lot of miscellaneous items to tidy up and all milestones have been hit at this point.
- **Oakdale** –Mr. Zimmerman shared some bird’s eye view images of the buildings and land that were taken by a drone at the first of July. The school is set to be done in 4 months with Nov 24 being the final completion date and substantial completion slated for Nov 2, leaving almost a month to clean up and making it a very achievable schedule
 - Met about the playground 2 weeks ago and they are putting down the rubber surface that needs to be installed before the end of OCT; outdoor classroom is in and there is an area for a community garden if/when desired.





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- The soccer field has a more permeable soil that should soak in water better
- The City said no to putting in a guard rail along the sidewalk that is right next to Center Street. A short discussion about the sidewalk ensued and the option of a reduced speed limit is also not available because Center is considered a highway.
- The project team is finding a way to reuse the cupola at Oakdale as well.
- **Sunset Hills** – Mr. Zimmerman walked the committee through some drone footage. The building has great views.
 - Mr. McWilliams said that the construction team has been talking with Michelle and they would like to get into the school at Spring Break, confirming Mr. McCann’s statement that Michelle wanted in early and hoping to work out the bugs. Rob also pointed out that the summer of 2018 has some risks due to activities that are weather dependent – a rainy summer will present risks of keeping on schedule due to weather dependent demolition and site activities.
 - Mr. Hughes commented that the team is doing great staging / procedural work at Sunset. From a design standpoint, it does not appear that the new school was designed ‘around’ the old school, lay out on the plot works very well.
- **Swanson** – the community meeting went well and the schematic design was presented to the Board
 - Alley Poyner is going through the design development stage of the project and met with teachers this week to give them a design update.
 - Next DAC meeting is scheduled for after the start of school.
 - Met with the park association and shared a nice deliverable from Lamp Rynearson – a tree survey. This survey work was part of the bond and was negotiated as part of the project. The park appreciated they survey – it aligned with a previous survey done by the arboretum board but provided greater detail. Dr. McCann emphasized that Larissa (with the arboretum board) should be present at any tree cutting to avoid issues arising further down the line.

Closing Comments:

Chairperson Hughes asked if there were any additional comments and adjourned the meeting at 7:01 p.m.

