

MEETING: WCS Bond Oversight Committee

MEETING DATE: December 1, 2015

DATE PREPARED: December 2, 2015

The Bond Oversight Committee Meeting of Westside Community Schools convened in open and public session on December 1, 2015 at 6:00 p.m. at the Westside ABC Building, 909 South 76th Street, Omaha, Nebraska.

Advance 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 November 29th, 2015 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.

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

Committee members present: John Hughes (Chairperson), David Cota, Mike Williams, Kris Karnes, Adam Yale

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

Others in Attendance: Robert Zimmerman, Alan Kennedy, Joel McWilliams

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

Chairperson John Hughes called the meeting to order at 6:00 p.m. He confirmed that the meeting had been publicly announced and the agenda was available to any interested parties.

Mr. Hughes informed attendees that current statutes of the Nebraska Open Meeting Act are posted in the foyer of the District Administrative Offices (ABC Building). The act guarantees that the public is notified of all BOC meetings, and are welcome to attend and speak.

Mr. Hughes presented minutes from the meeting held on November 3, 2015. Dr. McCann moved to approve the minutes and Mr. Yale seconded the motion. All voting members present voted and approved the minutes.

Communications Planning and Efforts

- Ms. Rupprecht reported that BVH Architects, Project Advocates, district and committee members met with the Westside Middle School (WMS) community on November 19, 2015. The listening session provided productive feedback on BVH's concepts.



- Ms. Rupprecht reported that Oakdale community meeting on November 23, 2015 was informative and well attended. DLR, Project Advocates, district and committee members gathered at Oakdale to collect community input on important elements of the existing building and what they would like to see in a new building. Concerns included the historical aspects of Oakdale and site drainage. Traffic design will be discussed at a second community meeting scheduled for 6:30 p.m. on December 15, 2015 at Oakdale Elementary School. Ms. Rupprecht noted that Julie Anderson and Rob Zimmerman interviewed a 98-year-old former Oakdale student who attended both the original location at 90th and Center Street and the current school location.
- Ms. Karnes stated that of the 40- 50 persons in attendance, a majority of the individuals were from the Oakdale community at large, along with parents of current Oakdale students. An attendee asked whether there would be additional design forums scheduled for community input. It was explained that this was the final meeting for gathering community input.
- Mr. Zimmerman discussed the student engagement exercises at Oakdale Elementary and Westside Middle School, conducted by DLR and BVH, in which students provided personal perspectives and ideas on what defines their school experience.
- Dr. McCann reported that the District will roll out new software in January of 2016 to identify questions and comments on Twitter, Facebook, and other social media sites. With this software, the District will be able to quickly and accurately address community interest and concerns.

Program Update

Mr. Zimmerman referenced the Facilities Master Plan Phase I Implementation Monthly Report for December 2015. Mr. Zimmerman provided updates to the following projects:
(See attached copy of the monthly report with updates)

- **Overall Program**
 - A kick-off meeting with the AV/technology design consultant, Alvine Engineering's IP Design Group, was held on November 10, 2015. IP Design Group's objective is to design the IT backbone/infrastructure, as well as the teaching tools/technology applications to meet classroom requirements. This design will be applied district-wide (not on a school-specific basis) thereby providing consistent AV/tech equipment and applications in the new and extensively renovated buildings.
 - Similarly, the security design consultant, Morrissey Engineering, will design and specify standardized software and hardware for the district as a whole. Morrissey collected data at all K-8 schools the last week of November to prepare a security assessment plan. Morrissey will report on their findings in the coming week (approximately December 14, 2015).
 - Lamp Rynearson collected traffic data in the month of November from Oakdale Elementary and CCC/Swing school. In addition to car counts at Oakdale Elementary,



Lamp Rynearson obtained speed data using a speed tube at the intersection of 99th Avenue and the Center Street Access Road.

- Project Advocates and Lamp Rynearson met with the City of Omaha traffic engineer on November 23, 2015 to discuss CCC/Swing school traffic impacts. Mr. Zimmerman said that the City was receptive to signal timing changes at the 108th & West Center Road intersection. He also confirmed the plan to alleviate congestion by staggering start/dismissal times for Rockbrook Elementary, Oakdale Elementary, and CCC.
- Mr. Yale asked if timelines and more granular cost information could be included in Project Advocates' monthly progress reports. Mr. Zimmerman agreed, noting that more metrics are becoming available as the project moves from initiation to commencement of work. Mr. Zimmerman also plans to expand the report's committed cost information to include data on funds spent.
- Mr. Zimmerman reported that initial permit inspections meetings with the City of Omaha, Project Advocates, and DLR were very positive and the City was receptive to the proposed designs.

- **High Priority Projects**

- DLR and Mr. Kennedy presented the structural plans for "areas of refuge" to the principals of High Priority Schools. Of great interest were DLR's plans showing areas in the schools that are safer for refuge than their current location. Mr. Kennedy commented that Hillcrest Elementary was so appreciative of the information that they plan to immediately revise their area of refuge location and procedures.
- Mr. Zimmerman noted that "area of refuge" is the correct term for the designs. To be a designated FEMA-compliant "storm shelter" an area has to be structurally sufficient and meet other criteria such as toilets, ventilation, and backup power generation. High Priority projects in Phase 1 of the Master Plan include designs for areas of refuge not shelters.
- Mr. Zimmerman and Mr. Kennedy walked the BOC through the same visuals that DLR presented to the building principals:
 - Loveland Elementary:
 - DLR's recommendation is to replace the portable, currently used for Music/Art, with a new structure designed to provide a structurally sound area of refuge. This location is already roughed-in for plumbing, and is ground-level accessible for ADA-compliance.
 - Mr. Williams asked Mr. Kennedy whether plans for a tunnel can be a consideration so that students could directly access the school from the inside. Mr. Kennedy responded that a tunnel is not feasible.
 - Paddock Road Elementary:
 - DLR recommends constructing concrete block walls underneath current balconies to create areas of refuge. Another option considered was enhancing an existing crawl space with a concrete floor slab. DLR and





Project Advocates recommend the balcony enclosure approach over the crawl space, as it provides greater space and accessibility.

- Rockbrook Elementary:
 - Similar to Paddock Road, DLR recommends constructing a block wall enclosure underneath the south exterior balcony.
- Westbrook Elementary:
 - The former junior high school is a concrete structure and its area of refuge is in a sound location.
- Hillside Elementary:
 - The existing corridor that runs North & South behind the office support area and media center will be structurally enhanced to provide an improved “area of refuge”.
- Westgate Elementary:
 - The existing “area of refuge” constructed when the school was rebuilt in the mid 70’s will continued to be used.
- All High Priority Projects:
 - The planning meeting with City of Omaha Permits/Inspections and Fire Department on December 1, 2015 went well. The City was amenable to the schematic design plans.
- CCC/Swing School and Oakdale Construction Manager at Risk (CMR):
 - Mr. Zimmerman reported that nine firms in total submitted responses to Requests for Proposals (RFP). MCL, Lund Ross, and Weitz were three of the firms that submitted responses to both Requests for Proposals.
 - Mr. Zimmerman thanked Mr. John Hughes for his participation in the selection process.
 - The selection committee will interview CMR short-listed firms on December 3, 2015. Recommendations and CMR contracts will be presented to the Westside School Board for their approval on December 14, 2015.
- High Priority Budget:
 - Project Advocates is currently in the process of quantifying the scope of work and estimating the probable construction costs for the high priority projects.
 - The HVAC budget scope will be quantified based on the energy report, which is not yet finalized. The systems and equipment in certain buildings are in better shape than others, raising questions about repairing thirty-year-old boilers vs installing new ones.
 - Ms. Karnes raised the point that it is important to keep in mind that voters approved the bond based on work described in the Facilities Master Plan and that the HVAC systems improvements should be consistent with the plan.
 - The security budget is not yet finalized. Morrissey will issue their initial assessment in mid-December.



- Mr. Zimmerman noted that based on preliminary estimate information, the cost for the High Priority Projects remains in budget, assuming that the \$400,000 in anticipated savings from the five schools is used for the additional \$400,000 cost needed for a Loveland area of refuge.
 - Ms. Karnes noted that the highest priority is student safety, so transferring potential savings for Loveland may be necessary. She asked for an analysis of options before the \$400k budget is committed to the construction of an area of refuge that is slated to be demolished or removed should a replacement school be built at the Loveland site. She stated that although it is important to maintain integrity of school-specific budgets for the High Priority Projects, it may be necessary to transfer budget funds to help Loveland's increased cost for the designated area of refuge.
 - Mr. Hughes asked if the shelter could be pre-cast instead of cast-in-place, so it could be moved elsewhere when the new Loveland Elementary is built. Re-purposing it for another use, such as storage for Facilities vehicles or materials, would help ameliorate the issue of short-term use. Rob Zimmerman confirmed this is a possibility. The team can investigate using precast concrete panels, which may be reused at the service center or other location. The feasibility of this, as well as cost, will be evaluated when making the final decision on the structural system.
- **CCC / Swing School:**
 - Mr. Zimmerman reported that the budget is tracking well.
 - Used furniture will be brought over from Oakdale Elementary for permanent use. New furniture will be installed at the new Oakdale Elementary building.
 - Mr. Zimmerman is negotiating with vendors, such as Steelcase, Hon, and Herman Miller, to trial selected new furniture at the CCC/Swing School.
 - When decommissioning, all salvageable equipment will be saved or reused at other school buildings.
 - CCC/Swing school has an appropriate area of refuge on the lower level.
 - **Westside Middle School (WMS)**
 - BVH met with the WMS Design Advisory Committee on November 19, 2015. The group reviewed BVH's initial design plans, and provided the following feedback:
 - Divide space so each learning team has its own delineated core area.
 - Move the media center to the middle of the school.
 - Provide separate grade-level entrances.
 - Create an area, with encore STEAM classrooms, that is central to core learning team areas.
 - Project Advocates will present their recommendations for using the CMR delivery method for WMS construction at the December 14, 2015 Board of Education meeting.





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- **Oakdale Elementary**

- DLR presented historical information and photos of the original District 31 schoolhouse, built in 1871 (located at 90th and Center) at the community meeting on November 23, 2015. The current Oakdale building with its distinctive cupola and sign was built in 1927.
- Two common themes discussed at the community meeting were drainage issues for neighbors to the south, and ways to honor and potentially incorporate historic design elements of the current school into the new design.
- Ms. Karnes asked about the Oakdale demolition and construction contracts. Per Mr. Zimmerman, both the demolition and construction will be hard-bid contracts, awarded separately to meet the project schedule.

Bond Status

Mr. Zagozda provided information and updates regarding status of bonds including:

- Annual reporting requirements
- Tax compliance certification
- Computation of earnings on investment arbitrage
- Status reporting to City of Omaha and Douglas County

Mr. Yale asked where to access bond financials. Mr. Zagozda will provide information on accessing the bond financial information.

Closing Comments

Mr. Hughes adjourned the meeting at 7:16 p.m.

