



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



PROJECT ADVOCATES

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120 South 31st Avenue, Suite 5101, Omaha, NE 68131
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MEETING: WCS Bond Oversight Committee

MEETING DATE: July 12, 2016

DATE PREPARED: July 28, 2016

The Bond Oversight Committee Meeting of Westside Community Schools convened in open and public session on July 12, 2016 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 July 10, 2016 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, David Cota, Mike Williams. Ms. Ann Christianson attended the meeting remotely via phone.

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

Others in Attendance: Rob Zimmerman, Alan Kennedy, Joel McWilliams, Beth Molloy.

*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. Mr. Hughes confirmed 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).

Mr. Hughes presented minutes from the meeting held on June 16, 2016. Mr. Mike Williams moved to approve the minutes. Mr. David Coda seconded the motion. All voting members in attendance, including Ms. Christiansen, voted and approved the minutes. The motion passed with five approving votes.





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Program Update

□ **Communication Planning & Efforts:**

- Ms. Julie Anderson continues to do a successful job of communicating the progress of the construction with posting photos and news on Facebook, Twitter, and the Imagine-A-District website.
- The attendees affirmed the vital role communication efforts play in keeping the schools and neighborhoods informed on the bond implementation.
- One of BOC's objectives is to be a voice of knowledge by directing the community to websites and social media platforms where they can access information on the progress of construction.
- Dr. McCann and Ms. Anderson are planning to send out a summer update to Oakdale residents that will provide information regarding the highly-visible demolition of the Oakdale building.
- After the start of the 2016-17 school year, the District will mail postcards highlighting the construction progress and completions. The postcards will include a link to the Imagine-A-District website.
- Sneak-a-peak nights and open houses will provide opportunities for the public to walk through the High Priority schools. They will be able to experience and celebrate the significant safety and security improvements.
- There will be screening banners displayed on the Oakdale construction fence, thus providing another opportunity to provide information to the public.

□ **Overall Program Update:**

- Mr. Zimmerman presented the "Facilities Master Plan Phase 1 Implementation Monthly Report – July 2016" ("July Monthly Report" hereafter).
- The schedule is very busy, with nine projects under construction.
- Sunset Hills is still in the design phase.
- Prairie Lane and Swanson have not yet started.
- Project Advocates is preparing an RFQ (Request for Qualifications) for Swanson's design. They will meet with Principal Jennifer Harr by July 15, 2016. The RFQ will be released earlier than planned, in August 2016, in order to complete the design process within the 2016-17 school year calendar. The architect will be selected and the Design Advisory Committee will be established in early autumn 2016. Several designers have already contacted Project Advocates, indicating a high level of interest.



- The Oakdale Elementary demolition schedule was accelerated. The permit for Oakland demolition was obtained on June 7, 2016, and demolition commenced immediately thereafter.
- Construction of the new Oakdale Elementary will start in mid-August. Hard bids for construction will be received by the end of July. The contract will be awarded to the lowest bid from a bonded contractor.
- There were eight general contractors (GCs) at the pre-bid meeting for the Oakdale Elementary project: All Purpose, Hausmann, Leuder, Lund-Ross, Prairie, New Generation, Vrana and Weitz.
- Dr. McCann was pleased to hear that so many local GCs were interested in bidding. If the winner of the competitive contract award happens to be a local contractor, a positive result is that the District's bond expenditures stay local.
- Joel McWilliams gave an overview of the detailed budget spreadsheet in the July Monthly Report (Pages 4-7):
 - Committed Cost has not changed this month.
 - Approximately \$23 million in Construction cost budget will be committed for Oakdale Elementary and Westside Middle Schools in July and August 2016.
 - Soft Cost/FFE budget for the design of the new Swanson Elementary school will be committed in October 2016.
 - There are additional Paid to Date cash payments made by the District in June 2016.
 - There will be an increase in Paid to Dates the upcoming months. High Priority contractors will submit invoices in August 2016 and will be paid approximately one month later, once they are reviewed and approved.
 - In July and August, approximately \$23 million in cost budget will be committed for Oakdale and Westside Middle Schools.
- The standards for the overall bond program initiatives are being implemented.
- 500 new proximity security badges for staff are being laser-printed. The badges will function as both an ID and a key fob. Badges will be ready for High Priority schools during the first weeks of the school year.
- Standardization of exterior door numbers is completed. For the sake of consistency for first responders to emergencies, Westside adopted the standards developed by the Millard school district approximately four years ago. The main entrances are labeled "Door 1" and other exterior doors are numbered sequentially and clockwise from the entrance.
- Dr. McCann noted that the exterior of windows should be labeled with room numbers.
- Project Advocates is meeting with furniture vendors to select classroom furniture.
- The furniture vendors do not have buy-back programs that provide any significant cost savings. The District will explore options for re-selling furniture to private schools or smaller rural districts.



- Trane is providing consistent, standardized, remotely-controllable HVAC controls for all District school buildings. Trane's controls will be compatible with all vendor's HVAC systems, not just with Trane's equipment. Trane has no competitive edge over any other trade contractor bidding for HVAC work.
 - During the Task Force phase, Project Advocates enrolled in the Energy Star program to obtain baseline statistics on buildings' energy usage.
 - Using Energy Star, Project Advocates was able to predict that future utility bills for the new, larger Oakdale Elementary school will be approximately the same as the previous smaller building.
 - In order to have a comparative baseline in which the District can track energy savings over time, Project Advocates will re-certify the buildings post-construction with Energy Star.
 - Project Advocates continues to meet with the City on code interpretations, including the number of required plumbing fixtures in new elementary school buildings.
- **High Priority Projects Update:**
- Mr. Alan Kennedy reported on the construction progress for the month of June at the High Priority schools. He reviewed the updated status events and milestones listed on the Summary pages, per school, found in the Monthly report.
 - The construction cost for the six schools in aggregate are presently tracking within budget.
 - MCL and Ronco are both responsive as Construction Managers.
 - Given the high volume of available work in an environment that has not fully recovered from the decline in skilled trade personnel during the major economic downturn of 2008-2009, the construction industry in Omaha at this point in time is competitive. This is a tough, continual challenge that MCL and Ronco are handling well.
 - Commonwealth Electric is installing the electrical and security systems for the High Priority Elementary schools. They are very busy but are on schedule and within budget.
 - Bob Zagozda and Larry Ware attend the weekly OAC meeting and are therefore informed of the day-to-day construction activities and challenges.
 - Turnover of new systems to Larry Ware and Facilities maintenance will be an ongoing rolling process. There will be training and closeout manuals for new boilers, controls, security systems.
 - The surge of summer work within sixty calendar days is tracking on schedule.
 - **Hillside Elementary:**
 - Mr. Kennedy described the current status of construction progress listed on the Hillside Elementary Summary page of the July Monthly Report (Page 10).
 - Security updates will be complete for the start of the school year.



- Progress is on target for the final three weeks of the schedule. As expected, installing and implementing the security updates for all the High Priority schools, including Hillside, will continue until the end of summer work on August 2, 2016.
- **Loveland Elementary:**
 - Mr. Kennedy described the current status of construction progress listed on the Loveland Elementary Summary page of the July Monthly Report (Page 11).
 - Neighbors have not expressed any issues with the summer construction, and interactions have been positive.
 - The community is pleased that the new properties were acquired so that the new, larger Loveland school can be built at the same location.
 - When it is no longer needed at Loveland, the new area of refuge structure will be re-purposed for records storage or facilities equipment storage. Re-locating it would cost between \$30,000 to \$40,000, plus the cost of a new roof.
 - The underground work for seven sewer tie-ins is complete.
- **Paddock Road Elementary:**
 - Mr. Kennedy described the current status of construction progress listed on the Paddock Road Elementary Summary page of the July Monthly Report (Page 13).
 - The structural construction stage is complete, and finishes are being installed.
 - The $\frac{3}{4}$ " redwood siding and soffits were re-nailed with longer 8-penny nails.
 - If there is leftover money in the budget, the redwood siding on the back and sides of the building will be power washed in order to extend the life of the siding.
 - Mr. Williams asked why the \$944,859 in Committed Cost was in excess of the \$824,347 Revised Budget.
 - Mr. Kennedy explained that this data does not mean that the Paddock Road Elementary construction exceeded expected cost. The \$824,347 Revised Budget is DLR's projected cost estimate for Paddock Road made when they split the overall bond money into separate allocations for each school. The areas of refuge were not included in DLR's projected Revised Budget. There were significant security scope changes identified later, after school tours and meetings.
 - Mr. McWilliams will re-label the cost matrix on the Monthly report to better illustrate how the changes in scope adjusted the Revised



Budget. Mr. Williams suggested that there should be four columns: Bond Allocation, Budget, Projected, and Committed.

- In October 2016, Dr. McCann and Mr. Zimmerman will update the 15-year Plan with scope changes. Dr. McCann noted that it is important to remember that the current construction is only Phase 1 of the 3-phase 15-year Plan.
- Mr. Hughes would like to provide an update to the Board of Education on the bond implementation status after the summer progress is complete.

▪ **Rockbrook Elementary:**

- Mr. Kennedy described the current status of construction progress listed on the Rockbrook Elementary Summary page of the July Monthly Report (Page 14).
- The Early Childhood Education playground is currently being installed.
- The stage lift, which was moved from Oakdale Elementary for re-use, is being installed.

▪ **Westbrook Elementary:**

- Mr. Kennedy described the current status of construction progress listed on the Westbrook Elementary Summary page of the July Monthly Report (Page 18).
- The stage lift, which was moved from Hillside Elementary for re-use, is being installed.
- All exterior doors will have security monitoring.
- Contractors will be extremely busy in the upcoming weeks as they install finishes, millwork, painting, and flooring.

▪ **Westgate Elementary:**

- Mr. Kennedy described the current status of construction progress listed on the Westgate Elementary Summary page of the July Monthly Report (Page 19).
- Westgate Elementary construction should be complete in the next ten days.

□ **Current Projects Updates (NON-High Priority Projects):**

○ **West Campus / Swing School Construction:**

- Final inspection is on Wednesday, July 13, 2016.
- Final cleaning will be done on July 14-15, 2016.





- Oakdale Elementary will be moved into the West Campus / Swing School the week of July 18 - 22, 2016.
 - The moving company will leave the staff's packing boxes in their rooms or offices. The District will pay the staff four hours of pay for unpacking.
 - The exhaust hood for the downstairs science room is up and running.
 - The Projected Cost ("Revised Cost") budget is \$3,478,000. Committed Cost is under budget at \$3,363,550.
 - Changes in scope that were added after the Projected Costs were allocated include:
 - Adding exhaust fans
 - Updating bathrooms to new codes
 - Abating unexpected asbestos
 - Cost reduction items, such as removing an entry canopy design feature, helped lessen the costs of the additional scope items.
 - The remaining unallocated budget will be used to provide for any additional needs identified next school year after the West Campus / Swing building is utilized as an elementary school for the first time.
 - Final accounting closeout will not be done immediately.
 - Short-term asphalt re-paving of the front entrance of the parking lot will not be committed to without a thorough evaluation of the feasibility and relative cost of long-term concrete paving.
 - BOC congratulated Vrana on the successful completion of construction.
- **Oakdale Elementary Project Updates:**
- Project Advocates obtained the demolition permit earlier than originally planned. The structure built in 1927 has been demolished.
 - Asbestos is being abated throughout the rest of the building.
 - Wood beams, stained glass, the bell, the cupola, and other items are stored in a Conex storage unit on site.
 - Larry Ware salvaged all the usable equipment before demolition and abatement started. He sold the chiller for \$6,000.
 - Technology equipment has been relocated to the West Campus / Swing School.
 - Project Advocates is working with Sprint to install the new pole for the cellular array on August 3, 2016. The pole will be located by the pedestrian overpass. The Douglas County emergency siren will be relocated on top of the new pole.
 - There are ten years remaining on the contract between Sprint and the District. Negotiations with Sprint as to payment arrangements for the pole relocation costs are still ongoing.
 - Bid opening for Oakdale Elementary is on July 26, 2016. The scheduled start date for construction is August 15, 2016.





- The contract will be awarded to the lowest qualified bidder. All bidders must be bonded.
 - There will be approximately 26,000 yards of dirt hauled from Oakdale Elementary to Sunset Hills Elementary.
 - The trees that were cut down so the chiller could be removed and sold will be cut up and removed.
- **Westside Middle School Project Updates:**
 - Power lines were cut twice. OPPD had to replace transformers and switches. The lines were located by One-Call, which paints the location but does not determine depth.
 - Water lines were also punctured.
 - Concrete Industries has the contract for pre-cast concrete.
 - **Sunset Hills Elementary Project Updates:**
 - The haul-off from Oakdale Elementary will be stockpiled over the winter in the baseball field on the east side of the Sunset Hills property.
 - The pile will be approximately the size of a soccer field, piled 8-foot high.
 - There will be 2,500 side dump loads of Oakdale Elementary haul-off, starting late-August/early September 2016 and lasting two and a half weeks.
 - Transporting Oakdale's haul-off to Sunset Hills will provide considerable cost savings. This cost savings will help offset the inconvenience neighbors will experience during the haul-off period.
 - There is a proposed haul-off route plan consisting of all right-hand turns.
 - The building site for the new school has never had a structure built upon it. Based on the results of Thiele's soil tests, the site's sub-surface soil may have to be surcharged to provide proper soil compaction and stability for the structural foundation.
 - There will be about 15-20 children walking or biking to school. Trucks will not drive through the neighborhoods during the walking periods.
 - Dr. McCann will establish a committee to determine logistics of developing the attendance area for the new Sunset Hills school. He will keep BOC informed of the committee's action plans.
 - Construction is projected to commence in Spring of 2017 and complete in July 2017.



Bond Status Update

- August cash expenditures will increase significantly as summer work is invoiced and paid.
- Mr. Bob Zagozda presented the “Westside 2015 – Summary as of June 30, 2016” and the “WCS 2015 Bonds – Payments by Vendor” reports to the BOC.
- Bond investments proceeds are restricted, in terms of investment instruments, per state statute.
- Bob Zagozda will provide the monthly bond investment report next month.

Closing Comments

Mr. Hughes adjourned the meeting at 7:52 p.m.

