

**MEETING:** WCS Bond Oversight Committee

**MEETING DATE:** MAY 9, 2017

**DATE PREPARED:** May 23, 2017

The Bond Oversight Committee Meeting of Westside Community Schools convened in open and public session on May 9, 2017 at 6:20 p.m. at Westside Middle School, 8601 Arbor 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 May 5, 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, David Cota, Ann Christiansen, Mike Williams

District Administrators and Staff Members in attendance: Bob Zagozda

Others in Attendance: Joel McWilliams, Rob Zimmerman, Christina Smith-Larney

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

Chairperson John Hughes was running late and the meeting was called to order by Mike Williams at 6:20 p.m. Mr. Williams 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. Williams presented minutes from the meeting held on April 11, 2017 for review. Ms. Christiansen moved to approve the minutes, Mr. Brown seconded the motion and the minutes were approved.



## Program Update

### Bond Update

- Nothing unusual regarding bond activity in April.
- Mr. Zagozda then reviewed the Payments to Vendor report and noted that April was a rather large month for payments to vendors with the 2 largest payments of \$849K to Lueder (WMS) and \$1.7M to Prairie (Oakdale).
- Mr. Zagozda provided an overview regarding Moody's updated rating for the District.
- Ms. Christiansen asked whether a candidate had been identified that would have the same skill set as Mr. Cota had been identified to replace Mr. Cota on the BOC when his term is up in June. A candidate has been identified that works in the same field as Mr. Cota and Mr. Brown knows the person and thinks he would be a good fit. Mr. Brown will talk to the candidate to encourage him to join the BOC, replacing Mr. Cota at the end of his term in June.

### Communications Planning and Efforts

- Mr. McWilliams shared that they are working with Brandi Peterson to send out a monthly letter to the Sunset Hills neighborhood.
- Mr. Hughes requested that meeting invites include a short summary of what communications & planning efforts are being planned for the meeting.
- The BOC discussed District resources and planning for communications and outreach to the community. The challenge is managing communications with fewer resources due to operating budget constraints. The District and Project Advocates are working together to create content for updating the community.
- The BOC commented that pictures are always good and Ms. Christiansen suggested that a personal angle would make it more interesting and maybe include quotes from students and teachers.
- The BOC then discussed posting pictures and other options and Mr. Hughes even suggested a rolling stream of pictures at the bottom of the page of the work being done but w/ no particular project or stage / phase in mind. Mr. Hughes also pointed out that they were targeting maybe 1% of the district public that are actually looking at the website and interested in the updates.
- Ms. Christiansen pointed out that if there were regular communications, these could be used to educate public retrospectively and show the progress being made.
- Mr. Hughes then suggested that maybe a 15-slide power point presentation could be created and made available at community club meetings and the BOC had further discussion on this topic with Ms. Christiansen suggesting curriculum nights (usually better attended than community club meetings) as another meeting that takes place at the beginning of the school year where the power point could be available for viewing / presented to attendees.



### **District-Wide Programs**

- Reached final confirmation on furniture selection for classrooms. Middle School common area furniture was finalized.
- Playground design is under way. The design follows a global solution with a common standard but is tailored to each location to address both the need for a unifying theme while maintaining the unique character of each school. Vendors were given a budget to design to. There is a committee that is going to look at the designs to assess them regarding ADA regulations / compliance.

### **Status of Current Projects**

Tracking well with all projects – they are on, or ahead, of schedule and within budget parameters.

#### **Westside Middle School Project Update**

- Continuing to progress in Phase 2B, library / media center & portion below
- Currently on schedule to finish the whole upper floor over the summer plus the connector
- Just finished putting a new roof on the former FCS wing.

#### **Oakdale Elementary Project Update**

- Moving along, steel on 2<sup>nd</sup> level roof deck – area C (cafeteria and gym) roofed and decking started; roofing should be installed on the entire building within the next few weeks.
- They will finish the block walls in the media center and then move into the lower level area; framing on the interiors continuing – mechanical, plumbing, and electrical installation and rough-ins; underground electrical still being installed
- The demising walls between classrooms are metal stud with drywall and large doors/openings at some grades. Mr. Zimmerman stated that the District is looking to design schools and buildings for the next 50 years and this layout provides optimum flexibility.
- Underground retention tank for storage is done - Piping in about 70% of roof and parking lot storm runoff to the retention area
- Met with neighbors about the berm and finishing up the landscaping.

#### **Sunset Hills Elementary Project Update**

- Should be done removing surcharge in the next week if weather holds out. The only part of the site that will be below the flood plane after the dirt is moved is gully / ditch between the soccer and baseball fields and this is being used as the storm detention and rain garden that will serve as an outlet to the creek.
- If weather holds out, they will start putting footings in the ground next week.

#### **Swanson Elementary Project Update**

- Finalizing the schematic design stage
- Continuing to work on exteriors and lay out of the outside / exterior finishes of the school and continuing to work on classrooms layouts





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- DAC meetings are scheduled over the summer with multiple meetings to give DAC members more opportunity to attend and participate
- The recent community meeting to review the concept design went well with positive feedback and good comments from the community.

### **Prairie Lane Project Update**

- Mr. Zimmerman stated that Prairie Lane will be moving into the swing school after Swanson per the bond plan. An RFQ for design will be issued toward the end of the year / early next year to maintain the overall schedule.
- Mr. Williams asked if building material costs were increasing due to all the construction work going on in town and Mr. Zimmerman said that costs have not increased, yet, but the number of respondents bidding on jobs seems to be decreasing (instead of 6-7, there are 3-4 in a couple instances). On current jobs, we are seeing less competition but margins and pricing are staying fairly constant. Mr. Zimmerman shared that he felt they would see some pressure on pricing and cost increases but it has not happened yet.

### **Closing Comments**

Chairperson Hughes adjourned the meeting at 7:15 p.m.

