

**MEETING:** WCS Bond Oversight Committee

**MEETING DATE:** June 13, 2017

**DATE PREPARED:** June 23, 2017

The Bond Oversight Committee (BOC) Meeting of Westside Community Schools convened in open and public session on June 13, 2017 at 6:00 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 June 9, 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, new member Jess Zeiss, Ann Christiansen, Mike Williams

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

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 called the meeting to order at 6:04 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 May 9, 2017 meeting minutes for review. Mr. Brown made a motion to approve and Ms. Christiansen seconded the motion. The minutes were then approved by the committee.

Next, Mr. Hughes introduced new BOC member, Jess Zeiss, who is replacing David Cota and works in the finance sector with First National Bank. Mr. Zeiss introduced himself and provided a little background, stating that he manages the investment banking area at First National and works a lot with public financing projects across Nebraska. Committee members and meeting attendees then introduced themselves and provided a brief background of the committee and how/why it was formed.

Dr. McCann reviewed the BOC member tenure plan that was approved by the Board of Education so all members have a clear understanding of initial terms and options for continued service on the BOC. Mr. Zeiss has been approved for a 2-year term and will serve through May 2019. Other member terms include Mr. Williams and John Hughes through November 2018 (initial term ended May 2017 and they have elected to continue on the BOC for



an additional, 18-month term) and Ms. Christiansen and Mr. Brown through May 2018 (serving their initial 2-year term).

### Program Update

#### Facilities Master Plan Update:

(6.18pm)

- Mr. Zimmerman reviewed the Facilities Master Plan update given to the Board of Education in May. Phase I Projects: high priority projects and swing school are complete while Oakdale (to be complete Jan 2018), Middle School (complete summer of 2018), and Sunset Hills (to be complete in summer 2018) are under construction. Swanson is in the design phase and construction is to start spring of 2018 and to be completed in summer 2019 and Prairie Lane has not been started (design to be begin early 2018). These projects are the 'Phase One' Projects included in the Facilities Master Plan that the \$79.9 mil bond issue was meant to address.
- Mr. Hughes clarified that Phase One is all that is included in the current bond issue and that Phase Two and other parts of the 15-Year Master Plan are only planned activities. Dr. McCann supported this point and emphasized the importance of keeping the Master Plan in front of the Board of Education and public so that there is an understanding of the long-term needs for operations and maintenance in addition to the infrastructure and resources addressed by the first phase of the bond. Upon review of the 15-year plan and when considering the experience of the first phase, the Board of Education and the BOC may want to revise the Facilities Master Plan and change some of the phases / planned projects. Dr. McCann also shared that there was discussion at the Board of Education retreat about the need for continued maintenance and that the Board is very aware and supportive of ongoing maintenance.
- Phase Two of the Master Plan included going out for a bond in 2023 and projects included extensive renovations and additions at Hillside, Paddock, Rockbrook and Westbrook Schools; minor renovations at Underwood Hills and ABC Building; and a new building at Westgate that moves from a two-section to a three-section school. Phase Three plans include constructing a new building at Loveland and renovations and additions at the high school.
- Current changes to the Master Plan – accelerated land acquisition at Loveland property and accelerated overall bond program schedule that has shaved a year off the original Phase One Plan. These changes create some new options and opportunities. One option would be to move up the 2023 bond issue to 2019/2020.
- Oakdale, Middle School, Sunset and Swanson will all be done by the end of 2019 and by next summer the impact of the project and the new schools will start to be felt by the larger community as a bit more construction is completed and this will provide an opportunity to move Phase Two bond issue up to 2019/2020 and then possibly move Phase Three acquisition of property at Loveland up as well and possibly moving Loveland to Phase Two which would increase the bond issue value. These are just options that are open at this time regarding the schedule and phases and bond issues that provide greater flexibility and are good considerations to take account of in making the best decisions possible for the District.
- Mr. Hughes then summarized the discussion of the 15-Year Master Plan stating that it is important to keep the 15-Year Plan at the forefront of the BOC as well as in front of the Board of Education as a way to keep it updated and capitalize on opportunities that emerge as Phase One progresses and take advantage of any timing considerations that are beneficial to the District.



- Ms. Christiansen asked if the ongoing maintenance plan includes the maintenance of grounds because the grounds at a lot of the buildings barely meet a baseline standard. While this is a consideration for the District it does not play into the ongoing, preventative maintenance plan. The BOC discussed the issue and the importance of well-groomed grounds, considering the impression made on the public is often from the outside of the building as many never enter the schools, only drive by.

#### **Bond Update:**

- Nothing unusual regarding bond activity in April.
- Mr. Zagozda handed out the status report and payments by vendor, noting that there were big payments to Lueder and Prairie. Balance is at \$31.7 mil for May and will hit ½ way in June with Sunset ramping up. Vrana's payment was small in May and will be increasing as they ramp up at Sunset Hills. Mr. McWilliams also pointed out that there was a down payment for furniture coming up soon.
- The next bond issuance will likely be this fall.
- Mr. Zeiss stated that he thought it was a good idea to go with a bond issue this fall as there are likely to be two rate hikes after the first of the new year. Also, the issuance will be bank qualified and will go at a little lower rate.

#### **Communications Planning and Efforts:**

- Mr. McWilliams shared that they are doing some communications for Oakdale as well as for Sunset. A rendering of the final design for Oakdale was projected and Mr. McWilliams shared that they have been communicating with the neighborhood.
- Dr. McCann brought up the sidewalk on Center that is right next to traffic and Mr. McWilliams has contacted the City to talk about options. The City is not willing to remove the sidewalk but there may be an option of putting a guard rail along the sidewalk where there is not the 4-5' of space that is usually present along public roads. Another option is to provide crosswalks that encourage people / students to use the sidewalk away from traffic. They are both public sidewalks, for the record.

#### **Status of Current Projects:**

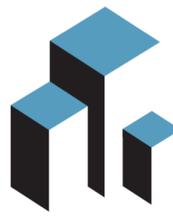
All projects are tracking well– they are on, or ahead, of schedule and within budget parameters.

- **Oakdale** –The CMU is complete. Mr. McWilliams went through several photos of the building and provided updates and reference points as to what the pictures depicted. The building elevation will look much different when the brick is installed.
- Furniture to be delivered in November for Oakdale. Meeting tomorrow to look through the final pieces and select the contractor. Next phase is to get the east parking lot poured. Budget looks good.
- **Westside Middle School** – Mr. McWilliams had some more pictures to show the progress and status of this project. Library will be turned over at the beginning of July and the librarian will be able to start setting up. Areas to be completed by September are: area 7A, old media center area, connector bridge between areas, main hallway, media center and a group of classrooms, bank of restrooms, art room, stacked addition (already complete), lower level will be completed except for the restrooms. The rooms that are not completed at start of year will be completed within 3-5 weeks of the start of the year.





909 South 76th Street, Omaha, NE 68114  
[www.westside66.org](http://www.westside66.org)



## PROJECT ADVOCATES

*Your Project. Our Passion.*

120 South 31st Avenue, Suite 5101, Omaha, NE 68131  
[www.project-advocates.com](http://www.project-advocates.com)

- 80-85% complete at end of this summer and up to 90% within the next 4-5 weeks. Russ and staff have been great, teachers that have moved three times and not made a fuss.
- **Sunset Hills** – all the surcharge has been removed and starting to excavate and install footings. Mr. McWilliams had photos and went through to describe the present status of the project. Communication with the pool board has been good. Brandi sends out a monthly project update for Sunset – contractor has been providing bullet points. Ms. Christiansen mentioned that she had talked with Jeff Poots maybe a month ago and he was very complimentary of the communication he had with Mr. McWilliams and that she also thought that Project Advocates has done a great job at communicating with the public and with the stakeholders, recognizing that it is not always easy.
- **Swanson** –Alley Poyner is in the process of looking at educational wing and redesigning. They were planning on presenting schematic design to the Board of Education in June but they want to take their time and do it right and have moved that presentation to July 11. This does not affect the schedule. Once this presentation is made, the plans will go out to the public on July 17.
- BOC presentation to the Board of Education is scheduled for July 17 but with Swanson and 2 budget updates for the meeting in July, maybe the BOC presentation should be moved to Sept, committee discussed and decided to move the Board presentation to Sept or Oct.
- The district is doing a tree survey through Lamp Rynearson that will identify tree species, note where they are located and how healthy they are. The survey will be very valuable to Swanson Park and it should be ready for review by the end of June.
- Mr. McWilliams – planning to meet with the City about the possible solution for the sidewalk at Swanson and get their comments.
- DAC meeting on the 27<sup>th</sup> – it will be the 8<sup>th</sup> design meeting for Swanson.

### **Closing Comments:**

Chairperson Hughes adjourned the meeting at 7:32 p.m.

