

MEETING: WCS Bond Oversight Committee

MEETING DATE: July 11, 2017

DATE PREPARED: July 19, 2017

The Bond Oversight Committee (BOC) Meeting of Westside Community Schools convened in open and public session on July 11, 2017 at 5.30 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 July 7, 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 (call in), Mike Williams

District Administrators and Staff Members in attendance: Bob Zagozda

Others in Attendance: Beth Morrisette, 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 5.32 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 Mr. Williams seconded the motion. The minutes were then approved by the committee.

Program Update

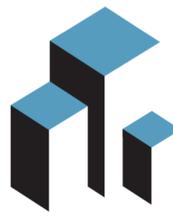
Bond Update:

- Mr. Zagozda handed out the monthly summary report and payments by vendor - \$1.9 million in expenses
- Most of expenditures were to the three main vendors – Lueder, Prairie and Vrana
- Likely to have a higher pay out in the coming month
- Mr. Hughes asked about the payments to Project Advocates, wondering whether the payments were mainly consistent month-to-month, Mr. Zimmerman explained that the payments are being made according to the original schedule for the whole bond program and based on projected staff time that was done at the start of the project. While actual time compared to estimated staff time varies at times, it will





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even out in the end. These payments are behind due to the accelerated schedule but expected to even out by the end of the project and Project Advocates business is not affected at this time.

Communications Planning and Efforts:

- Mr. McWilliams shared that the Swanson Schematic Design presentation to the Board is 7/17/17 and the Community Information Session is 7/20/17.
- Project Advocates has been in contact with some of the neighbors at Sunset and at Oakdale about concerns and these conversations have been going well
- Brandi continues to send out the monthly reports to the community that talks about the schools and progress updates
- Mr. Hughes brought up that he heard a comment from a resident the other day that Oakdale was 'way over budget' and wanted to make sure the BOC talked about the issue of communications and getting good information out to the public and available to the public as a way to dampen comments that do not have a basis
- These comments are always going to be out there but need to do our best to quell them by always communicating if/when there is a significant issue or problem concerning schedule and budget
- Mr. Hughes praised Brandi, assuming she was responsible for the article about the recycling / repurposing of the wood to make desks at Oakdale, he thought it was a great article
- Mr. McWilliams added that Brandi has done a great job of getting the positives of the bond program out to the community and how we are integrating everyone into the process
- Mr. McWilliams said that plans are being made to do similar communications for Sunset and Swanson as what was done for Oakdale as well as try some new things to integrate some 3-D / virtual reality tours for Swanson that would create positive news for the bond and projects
- Mr. Hughes agreed that any of the architectural information is fun and appealing to the public whether it be technical with computer fly overs or virtual reality tours and it is also a great way to get a very solid idea of what the building is going to look like
- Jennifer has started community outreach at Swanson with these kinds of tools in mind
- Ms. Morrisette made a reference to Mr. Hughes' earlier statement about the over-budget comment and shared that the Board will be looking at levy override soon and the BOC may get some questions about this as there is usually some confusion and these questions can be redirected to the Board / Westside Administrators if needed / if that is helpful
- Board will develop talking points for the levy override and share them with the BOC to help answer those questions

District-Wide Programs:

- Finalized classroom standards for elementary school furniture and ordered furniture for first two schools. Going to buy them together and store Sunset's until it is ready. Should have the final approval by the end of the week or next week.
- Furniture Standard has been created by classroom committee (consisting of educators, teachers, principals, administrators) for K, 1-3 and 4-6 grade classrooms. Each classroom has a designated color and this color is consistent across the district as well as size and shapes being consistent – this way furniture can be shifted / shared across the district. Moving forward, this standard will be applied consistently to all furniture purchases.
- In addition, security measures, AV controls and other operations have been standardized.



- Sheppard's Business Interiors (SBI) was chosen as the furniture vendor (local presence, able to provide service if something breaks) for all the elementary schools – one vendor but multiple suppliers. SBI is creating an order sheet that aligns with the standardization to make ordering easy for the District.
- All Makes is the vendor for the Middle School.
- There is not a standard for common space furniture in schools but each school has the same budget for common space design.
- Creative Sites (Julie Kutilek) was chosen as the playground vendor for the first two schools (Oakdale and Sunset). Working on final design and want to get them ordered.

Status of Current Projects:

- **Westside Middle School** – Starting to lay carpet and install ceiling pads on the upper level. Mr. McWilliams showed several site photos to show the progress being made. Project is on budget, tracking well. In fact, there was enough in the uncommitted portion of the budget to do the redesign of the security entrance that has the ramp, creating better accessibility and better security at the same time.
- **Oakdale** – Tracking on schedule, going to begin installing Furniture, Fixtures, and Equipment in November. Furniture scheduled to be delivered 11/15/17. Mr. McWilliams went through several photos of the building and provided updates and reference points as to what the pictures depicted. Parking lot is going in and brick is going on and as soon as the roof is finished they'll start installing drywall and all the mechanical electrical, and plumbing rough ins on the lower level. Once the parking lot is back filled the contractors will start using it.
 - Mr. Hughes stated that it looks great and very exciting to think of the kids moving into these spaces and Mr. Zimmerman mentioned the views from the classrooms.
 - Working on what to do with the cupola. Mr. McWilliams said that they are planning on putting it inside and using it as an accent piece. Only going to be using part of the cupola because a lot of it has been rotted out. It will be put on the wall in homage to the old cupola. Will be in the media center or in the main hallway – working through the placement, trying to get better idea of the scale of the piece and where it would best fit. Will scale it down and use the original weather vane and other pieces salvaged from deteriorated cupola.
- **Sunset Hills** – Moving along nicely, all the footings for the school are complete. Mr. McWilliams had photos and went through progress made and current status of the project. Gym is topped out and structural steel has already started going in, working on area A (the admin area). The kitchen and cafeteria are 'behind' the gym. Mr. Zimmerman pointed out that by raising the grade of the building, it sits a little higher and the views are improved. Schedule is tracking well. Budget on track, just getting started so all the contingency remains at this point.
 - There was discussion about relations with the neighboring pool. Mr. McWilliams said he had met w/ Todd last week to discuss going into the pool parking lot to do some sanitary sewer work. They are waiting until after the 17th because the pool has their big fundraiser on the 17th. Swim meets end this week as well so going into the parking lot will not cause as much disruption at this time.
 - Mr. Hughes stated that he had toured the Sunset site earlier that day and that he thought it looked great. The site was clean, organized and secure. And the setting is just a great location for a school the way it is pushed back and at a slightly higher elevation – it will be a really cool school



when it is done. The BOC then had a discussion about the sale of the golf course and possible / planned future development.

- **Swanson** – Board luncheon to review the Schematic Design was today. Meeting with the arboretum board next week to discuss the tree assessment.
 - Mr. Hughes stated that he likes the design and thinks it matches the neighborhood well and that the design advisory committee is on board. Mr. McWilliams shared that the design process was slowed down a few times to ensure that it was done right and reevaluate a few of the pieces and this has worked well. Mr. Williams agreed that looking at where the design started and where it ended up, he was quite pleased with the outcome.
 - Mr. Zimmerman then pointed out that the new school will be 52,000 square feet as compared to the current school that is 35,000 square feet and to think of increasing the size of the facility without increasing the size of the footprint by that much shows the thoughtfulness of the design and creates a sense that the school is not that much bigger despite the large increase in square footage. There is not a sense of that type of growth, displaying how well the design blends with the site. It is low profile and does not have a strong vertical presence which adds to the sense of not being that big and it is satisfying to see how different this design is compared to the other schools and yet the same program has been used for each of them.
 - Ms. Christiansen asked if the plans were available for review and whether there was a sense yet that the design would price within budget. Mr. McWilliams replied that at this stage he was confident that the basic design will work and that there will be tweaks and probably a few changes to keep the school within budget but that overall it would stay the same.

Closing Comments:

Chairperson Hughes asked if there were any additional comments or concerns and brought up the meeting date for August as well as when the BOC was planning to present to the Board. September was decided upon as the month for the BOC to report to the Board, allowing for school to start and projects to get further along. The Board has two meetings in September and the BOC report will be during the second meeting on Monday 9/18/17.

The August BOC meeting is on 8/8/17 and Ms. Christiansen and Mr. Williams will not be available. The BOC will go ahead and hold the meeting as scheduled and it will be at 6pm, the regular time. Mr. Hughes then adjourned the meeting at 6:39 p.m.

