



909 South 76th Street, Omaha, NE 68114  
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## PROJECT ADVOCATES

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**MEETING:** WCS Bond Oversight Committee

**MEETING DATE:** Sept 12, 2017

**DATE PREPARED:** Oct 4, 2017

The Bond Oversight Committee (BOC) Meeting of Westside Community Schools convened in open and public session on September 12, 2017 at 6 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 September 8, 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, Ann Christiansen, Mike Williams

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

Others in Attendance: Beth Morrisette, 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 August 8, 2017 meeting minutes for review. Mr. Brown made a motion to approve and Mr. Williams seconded the motion. The minutes were approved by the committee.

### Program Update

#### Bond Status:

- Mr. Zagozda handed out the monthly summary report and payments by vendor – August expenses totaled \$2.75 million, a big month as expected during the summer
- Most of expenditures were to the three main vendors – Lueder (\$1mil+), Prairie (\$820.6K) and Vrana (\$585K); there was also a payment to Trane for \$85K – they are doing the controls for all the buildings (they have a district-wide contract with Westside)



- Mr. Zagozda also pointed out that the district did not get the securities interest statement in time to book the fees to Security National or the interest income in August so these figures will be part of next month's financials
- Mr. Hughes pointed out that we are getting close to ½ way point on spending for the \$80 mil
- Mr. Zimmerman is working on an update to the 15-yr facility master plan to be presented in Jan 2018

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

6.18pm

- Mr. Zimmerman showed pictures of the Sunset Sneak-a-Peak – Virtual Reality tour of the new building and drone footage were presented to showcase the design and current status of the project. It went well and excitement was generated.
- Mr. Zimmerman shared that the plan is to do a drone fly over once/month and provide footage to Brandi and keep/get people excited about the new buildings.
- Ms. Christiansen shared that Mr. McWilliams showed the drone footage to Westside Community Council last Friday and gave them an update. The room was packed with parent volunteers and the presentation went very well, was well received.
- There was also discussion about reusing materials from old buildings by integrating them into the new design either structurally or through ornamentation. Mr. Zimmerman mentioned that they have some glulam beams at Sunset Hills and Swanson that they are looking at reusing/integrating into the new buildings. Dr. McCann added that they have talked about recycling as much of the material as possible and having people come in and take out any materials that are usable/recyclable.
- Swanson design-development meeting is coming up in mid to late September

### **District-Wide Programs:**

6.24pm

- Overall program view – only one project that has not started yet, Prairie Lane. All other active projects are making good progress. RFQ's for Prairie Lane design services will be issued in early 2018 for Prairie Lane. The project will start when Prairie Lane moves into the Swing School building during Summer of 2019.

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

6.27pm

**Westside Middle School** – two more phases to complete.

- Have some challenges that we are working through regarding the remaining phases. Work needs to be done over the kitchen area and the kitchen area can't be shut down during school time – this is one of the current challenges.
- Timing/schedule has changed – common for renovations since they are harder to schedule for a variety of reasons as compared to a new build.



**Oakdale** – going well. Mr. Zimmerman shared pictures that were taken on Monday (yesterday).

- Starting to install windows
- Goal is to have all the paving and seeding done before winter
- Walked the berm with the neighbors & they are happy with the elevation and the team is working on some final landscape details
- Mr. McCann shared that he was in the building earlier in the day and that it is awesome.
- The budget and schedule are tracking well and while there is not a lot of leeway, the construction team is comfortable that Oakdale will be finished on time and on budget.
- There is some concern regarding escalation of material/supply costs due to a substantial increase in demand after the hurricanes. Mr. Zimmerman shared that the biggest challenge over the last couple months has been with finding electricians. He also stated that they are concerned about the possibility of substantial escalation and they are keeping their eye on costs and looking at ways to mitigate any increased costs.
- Looked at a few more pictures and Mr. Zimmerman pointed out how the fins from the old building had been replicated on the new building.
- Mr. Williams questioned the status of the sidewalk being so close to the road and how the design team and district feels now that the possibility for installing barriers has been negated and a discussion ensued that the sidewalk area could be mistaken for a drop off and is confusing and it would be good to talk to the City again as it could be dangerous and cause an accident.

**Sunset Hills** – Major progress has been made over the summer. Sunset’s signature is likely to be the gym (has the glass block inserts, drawing from the design of the old building).

- Canopy steel has been installed, reflecting the original canopy
- View from lunch room is phenomenal
- Mr. Zimmerman also pointed out that the layout of the new building works very well despite having been constrained by the location of the old building.
- Sunset schedule is set for move-in before the start of the 2018 school year in July/August.

**Swanson** – in design development stage and plan to take the plans to the board in Oct.

- Going to recommend to the Board that they use Construction Manager at Risk (CMR) delivery method.
- Key factors in working at the Swanson location – working in residential area, challenging site, allows design team and District to have more control in how the structure is built and helps mitigate risk of escalation of material and other costs
- There are more school projects using the CMR method in the area so the market is more open to the approach and it has become more attractive to the contractors.
- CMR still involves competitive bid process for subcontractors so the price is not necessarily higher than a straight bid/lowest cost approach
- Change order process is the same when CMR is used





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- Prairie Construction has managed Oakdale almost like a GMP and has been very open with their costs even though it was a hard bid process but this is not always the case

### **Closing Comments:**

7pm

The BOC will be presenting their annual report to the Board at the 10/2/17 meeting. Chairperson Hughes asked if there were any additional comments or concerns. Meeting adjourned at 7.02 p.m.

