



**MEETING:** WCS Bond Oversight Committee Phase II **MEETING DATE:** June 17, 2024 **DATE PREPARED:** June 25, 2024

The Bond Oversight Committee (BOC) Meeting of Westside Community Schools convened in open and public session on Monday, June 17, 2024 at 6:00 p.m.

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)
- 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:** Ann Christiansen, Jaci Lindburg, Kris Brown, Rebecca Murray, Ryan Decker & Sean Conway

**District Board Members, Administrators, and Staff in Attendance:** Dana Blakely, Board of Education

**Project Advocates in Attendance:** Matt Herzog & Amy McAuliffe

**Others in Attendance:** None

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

**Nebraska Open Meeting Statement** – Ann Christiansen, BOC Chairperson

Ms. Christiansen called the meeting to order at 6:00 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.

**Approval of Minutes:** – Ann Christiansen

- Ms. Christiansen requested a motion for approval of the May 13, 2024 BOC meeting minutes.
- Motion was seconded. Motion carried by unanimous vote.

**Phase II Bond Program Update:** – Matt Herzog, Project Advocates

- Community meetings have happened at Hillside, Westgate, Middle School, Rockbrook and Paddock Road.
- Concerns about traffic and job site work schedules were raised at the Hillside and Westgate meetings.
- Reviewed the May 2024 Phase II Implementation monthly report, cost trackers, and expenditures to date.
- Construction committed costs will continue to increase as construction begins on more projects in the upcoming weeks.



## **Current Projects Update:**

### Hillside Elementary

- Early release package for site work was approved by the BOE in May 2024.
  - The final GMP is in progress and will be reviewed at the next BOC meeting. Escalation funds are expected to be used for the GMP.
  - Full construction documents are available, ahead of the June 2024 schedule.
  - Boyd Jones began construction with site grading, playground relocation, site utilities, and sanitary line. Site fencing is installed.
  - Job site photos were presented to show the over excavation and compaction process.
  - The flagpole was relocated to create an additional hard surface space during school, swings will be added before school starts in the fall.
- ❖ Ms. Christiansen asked if the recent rain caused any delays/issues. There have been no stormwater issues nor significant delays. The contract allocates a certain number of expected weather days per month.

### Westgate Elementary

- Hazardous materials abatement in the community center was completed and was isolated to the asbestos in the mastic (glue). Concerns about a chemical smell were raised. All safety protocols were in place prior to the abatement work.
  - Demolition of the community center begins in June.
  - Job site photos were presented to show site work progress and playground space.
  - Sitework revealed an old buried fuel tank filled with sand that has now been removed. The soil is being tested for contaminants and was moved out of the way so the playground can be built.
  - Additional measures were implemented due to the potential of water runoff into the neighboring properties. The additional reinforcements to redirect the water are in place and working well.
  - Westgate students will be using the Pipal Park green space as an additional outdoor recess area.
  - The Vrana GMP amendment was approved June 10, 2024.
  - The updated project cost tracker was reviewed with the finalized GMP. The use of project contingency was also reviewed.
- ❖ Mr. Conway asked when the Pipal Park sharing arrangement will start. The District has been in contact with the city regarding the school's use of the green space. The purchase of the Pipal Park Community center has been completed and the funds distributed to the Parks department will be used in future park enhancements, including a potential amphitheater.
- ❖ Ms. Christiansen asked if we knew the additional square footage of the community center was part of the project at the onset. At the beginning, 54,500 sf was accounted for in the project scope per the District Edspecs, the additional 4,000 sf for the food pantry, clothing closet, and transitional services was added to the project scope.
- ❖ Mr. Conway asked if some of the funds used for the additional square footage were intended for other purposes. A portion of the project contingency budget was used for the additional square footage and no other project funds are being allocated to the Westgate project.



#### Westside Middle School

- The Hausmann GMP amendment was approved by the BOE in May 2024.
  - Hausmann began construction with building an interior separation wall, site utilities, site fencing, and moving stuff to storage.
  - Job site photos were presented to show site work progress and to show how the interior separate wall and traffic pattern will work in the food service area.
- ❖ Mr. Decker asked if there was anything notable brought up at the community meeting. Discussions focused on student safety and where they would be dining for the school year.

#### ABC Building

- The Hausmann GMP amendment was approved by the BOE in May 2024.
- The district office items were moved to storage and interior demolition has started.
- Project photos were presented to show interior demolition and the elevator space.

#### Westside High School

- 7er Construction completed the interior restroom demolition of restroom group “F” located adjacent to the main gymnasium.
  - Underground plumbing, cement, and wall framing is in place.
  - BVH completed the cafeteria and locker room plans to 95%. The plans will be on hold until spring of 2025.
  - Hazardous materials survey found minimal asbestos which has been abated.
- ❖ Mr. Decker asked how 7er Construction is performing to date. To date, they have been organized and responsive to any issues that have come up on the project. The project is currently projected to be on schedule.

#### Westbrook Elementary School

- Chiller replacement contract was executed. Work to be done in the summer of 2024.
- BCDM has been awarded the design contract and approved by the BOE on May 20, 2024.
- Hazardous material survey is in progress.

#### Paddock Road Elementary School

- Leo A. Daly has continued to make progress on designs. The next DAC meeting is in August 2024.
- Community meeting held May 16, 2024.
- Important to provide a flexible solution in Phase II, to allow for the future potential Phase III work.

#### Rockbrook Elementary School

- BVH Architecture was selected as the Architect for the project.
- Community meeting happened on May 7, 2024. Community meeting feedback included explaining the Phase 2 Bond Project selection process of the pre-bond task force and their recommendations.
- Important to provide a flexible solution in Phase II, to allow for the future potential Phase III work.



### Security Project

- Security film installation has begun and will continue through the end of June 2024. Three schools are complete.
- Morrissey Engineering is will issue a bid package for technology enhancements in June 2024.
- ❖ Mr. Decker asked if all the doors and windows will have the security film. All of the doors and windows at entrance points will have the new security film.
- ❖ Ms. Murray asked if the window film will also be in the new construction projects. Yes, the security film will be included in the new projects, but it will be installed in the glass system and not post installed.

### **Cost Tracker Report Review:**

- Mr. Herzog reviewed cost trackers, Master Project Summary Dates, Bond Phase II Project Status, Bond Phase II Design/Construction Schedule, and Contingency/Escalation Log.
- The specifics of the Westgate cost tracker were reviewed in depth and explained how the escalation fund was added from the project contingency budget.
- Even with adding the additional 4,000 sq, Westgate is still on budget.
- ❖ Ms. Christiansen asked if we are comfortable with the remaining project contingency. Yes, the remaining project contingency is what would be expected after the GMP has been executed.
- ❖ Mr. Decker asked if Oakdale used contingency or not. Yes, it was a similar situation.
- ❖ Mr. Decker asked if the escalation and contingency fund allocation will be similar at Hillside. Yes, it is standard and expected.
- ❖ Mr. Conway asked what happens if there is an excess contingency at the end of the project. The project contingency will be continually evaluated as the construction progresses. Remaining funds would be used to add value to the school at appropriate project milestones.
- ❖ Mr. Brown asked a question regarding the cost tracker calculations. The original budget column has remained the same from the bond issuance and is compared the current budget column. It is expected to have individual line items to have variances to the budget but the total project variance should stay at budget or below.

### **Bond Status:**

- No bonds have been issued since the last report.
- ❖ Mr. Decker asked when will the next tranche will be issued. It won't be needed until later in 2025, after working through the first tranche of \$48M. The district is adhering to the specific regulations about the timing of bond tranche issued. The bond cashflow will be reviewed at the next BOC meeting.

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

- Continuing to work with Elizabeth Power, WCS Director of Communications & Engagement regarding community engagement and communication efforts (i.e.: website, emails, events, etc.) and getting photos.
- There is now a Phase2 webpage where each project summary, plans and pictures are updated regularly: <https://www.westside66.org/Page/1175>

### **Comments/Closing:**



- ❖ Ms. Lindburg asked what has been the worst issue encountered so far. The Westgate fuel tank has been the only unexpected issue so far.
- ❖ Reminder, there is not a BOC meeting in July, next one is in August 2024.

The meeting adjourned at 6:50 p.m.

Next meeting is Monday, August 12, 2024 @ WHS Warrior Room\* at 6:00 PM. \*Note the meeting location change.