



# PROJECT ADVOCATES

*Your Project. Our Passion.*



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

**MEETING:** WCS Bond Oversight Committee Phase II **MEETING DATE:** October 9, 2023 **DATE PREPARED:** October 11, 2023

The Bond Oversight Committee (BOC) Meeting of Westside Community Schools convened in open and public session on Monday, October 9, 2023 at 6:05 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, Ryan Decker, Sean Conway

District Board Members, Administrators and Staff in Attendance: Mike Lucas, Superintendent; Dana Blakely, School Board Vice President

Project Advocates in Attendance: Rob Zimmerman, Matt Herzog, Amy McAuliffe

Others in Attendance: None

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

Rob Zimmerman, Project Advocates, 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.

**Nebraska Open Meeting Statement** -- Rob Zimmerman, Project Advocates

- BOC Chair – Ann Christiansen volunteered to chair the committee, needs a quorum to vote.
- Table vote on chairperson until next meeting – Monday, November 13, 2023.

**BOND PROGRAM UPDATE** – Matt Herzog, Project Advocates

**Communications:**

- Reviewed September 2023 monthly report, cost trackers and expenditures to date.
- Design Firms have been contracted for the first 5 projects.
- Request for Qualifications (RFQ) to design firms expected to go out Spring 2024 for Paddock Road Elementary, Rockbrook Elementary, and Westbrook Elementary Schools.





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## Current Projects Update:

### Westgate Elementary

- Community meeting on 9-7-23 recap:
  - There is strong pride in the Westgate community.
  - Community meeting had ~ 40 community members in attendance.
  - Requests to keep mature trees, minimal impact to the mature trees is expected.
  - Parking and traffic are concerns for the community.
- Design Advisory Committee meetings recap:
  - Well attended, specifically by teachers
- Project Advocates discussed the current Omaha Parks community center attached to Westgate and working with the City to finalize the future plans for the center.
- The new Westgate will continue to house a food pantry, community closet, and transitional services spaces. These are in addition to the District Edspecs spaces.
- Project Advocates presented the Board-approved Westgate Conceptual Design.
- Project Advocates presented the mechanical systems design options.
- TACK Architects is planning to present the schematic design update to the BOE November 6, 2023.
- The Construction Manager at Risk (CMR) RFQ for Westgate is scheduled to be issued October 30, 2023.

### Hillside Elementary

- Community meeting on 9-13-23 recap:
  - There is strong pride in the Hillside community.
  - Requests to keep mature trees, minimal impact to the mature trees is expected.
  - Concerns about projects being both equitable in both investment and quality.
- The new Hillside will potentially house a community planning space and health clinic. These are in addition to the District Edspecs spaces.
- Concept design package to be presented to the BOE October 17, 2023 for approval.

### Westside Middle School

- Community meeting upcoming on 10-26-23.
- Previewed cafeteria expansion concept that will be presented to the BOE October 17, 2023 for approval.
- Discussed the current boiler system is need of replacement.

### Westside ABC Building

- The concept design has progressed by BCDM and will be presented to the DAC in the coming weeks.
- Primary objective is improving accessibility.





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### Westside High School

- The first two summers will work on bathrooms, following summers work will be on the locker rooms and cafeteria expansion.
- Coordinating timing with the Foundation's project is key to limit the amount of time the pool, athletic entrance, and locker rooms are unavailable.

### **Bond Status:**

- The first bond tranche was issued (par \$47.69M), summary report reviewed.

### **Comments/Closing:**

The meeting adjourned at 6:50 p.m.

Next meeting Monday, November 13, 2023 at ABC Building

