

MEETING: WCS Bond Oversight Committee Phase II **MEETING DATE:** May 19, 2025 **DATE PREPARED:** May 24, 2025

The Bond Oversight Committee (BOC) Meeting of Westside Community Schools convened in open and public session on Monday, May 19, 2025 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, Chris Brown, Rebecca Murray, Ryan Decker, and Sean Conway.

District Board Members, Administrators, and Staff in Attendance: Dr. Mike Lucas, Superintendent & Dana Blakely, BOE

Project Advocates in Attendance: Matt Herzog, Rob Zimmerman, Chris Bilau & 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 began 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: – Ms. Christiansen

- Ms. Christiansen requested a motion for approval of the April 14, 2025 BOC meeting minutes.
- Motion was seconded. Motion carried and minutes approved by unanimous vote.

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

- Committed costs are at 63.5% and expect to see the committed costs increase in May with Westbrook having a large commitment in May.
- Community meetings at Paddock Road, Loveland and Westbrook were held in April.
- Community meeting at Loveland was held May 8, 2025.
- Cabinetry, ceilings, and tile are in progress at Hillside.
- Exterior brick, cabinetry, ceilings, and tile are in progress at Westgate.
- Ceilings and drywall are in progress at WMS.
- Westbrook Construction Documents were bid in April.
- The Loveland concept design is in progress.



Current Projects Update:

Hillside Elementary

- Showed aerial and interior images of project progress.
- Paint is ongoing.
- Tile work, electric finishes, and ceiling installation are in progress.
- Elevator is 80% installed.
- Lockers are installed.
- End of May will start the sitework along the drive.
- The month of May will focus on paint, ceiling grid install, carpet, and tile.
- Boyd Jones gave the 6th grades students tours of the new building.

Westgate Elementary

- Showed aerial and interior images of project progress.
- Paint is ongoing.
- Tile work, ceiling installation, and electric finishes are in progress.
- Masonry and windows are being installed, including the cornerstone.
- Furniture is expected to arrive November 4, 2025.
- The month of May will focus on exterior masonry, paint, ceiling grid install, carpet, and tile.

Westside Middle School

- Showed aerial and interior images of project progress.
- Window installation and drywall are complete.
- Ceiling installation is in progress.
- The cafeteria air handler will start up in two weeks.
- The chillers have been started up and are operational.
- The month of May will focus on site finishes and ceiling installation.

Westside High School

- Restroom set B underground is complete and wall framing is ongoing.
- The chilled water system work is complete.
- Weitz Construction was selected as the CMR for the cafeteria and locker room projects.
- Three bathrooms to be completed this summer.
- Underground plumbing will be in next week.
- Modifications to piping of the chillers is in progress.
- The month of May will focus on restroom set B, the demo of restrooms H and K.
- Locker room and cafeteria work starts November 2025.

Westbrook Elementary School

- Boyd Jones issued a request for bids in April.
- The month of May will focus on establishing the GMP.
- Construction will begin May 27, 2025.

Paddock Road Elementary School

- Preconstruction activities continue and the submittal process is ongoing.
- The month of May will focus on preconstruction activities and construction will commence on May 27, 2025.



Rockbrook Elementary School

- Preconstruction activities continue and the submittal process is ongoing.
- The month of May will focus on preconstruction activities and construction will commence on May 27, 2025 starting with moving the pre-K playground and replacing the north playground in June 2025.

Underwood Hills Elementary School

- Preconstruction activities continue.
- The submittal process continues.
- The month of May will focus on preconstruction activities and construction will commence on May 27, 2025.
- Asbestos abatement by the main desk will begin on May 31, 2025.

Security Project

- The panic button wiring continued on April 28th.
- The security doors at West Campus are complete.
- The month of May will focus on continuing the panic button installation.

Loveland Elementary School

- Concept design has commenced and DAC meetings have continued.
- The month of May will focus on concept designs and DAC meetings.
- Community and DAC meetings indicate the 6,000 sf preservation of the 1932 design is preferred.
- ❖ Ms. Lindburg asked if the concerns are about preservation or keeping the traffic and community public space. Mr. Zimmerman confirmed that both designs presented address all these concerns.
- ❖ Ms. Lindburg asked if future upkeep and maintenance on an older, preserved building space has been accounted for in future costs. Mr. Herzog confirmed yes, it has been accounted for and there will be some improvements in the project to bring the space up to current code and in keeping with maintenance standards.

Cost Tracker Report Review:

- Mr. Herzog reviewed cost trackers, Master Project Summary Dates, Bond Phase II Project Status, and Bond Phase II Design/Construction Schedule.
- No significant changes to the construction schedule, summary dates, and project status documents.
- The committee reviewed and discussed the Escalation/Bond Proceeds Project Contingency Log. There is a deficit of costs at Westbrook that will likely be covered by bond premiums in the July tranche, cost savings at Hillside, and using contingency funds.
- ❖ Ms. Christiansen asked if the concern is about risk and not making budget. Dr. Lucas stated there is not a concern because there will be tranche premiums coming in July along with the contingency already part of the overall bond budget.
- ❖ Ms. Murray asked how to answer questions about the deficit with the constituents. Mr Herzog explained the additional scope was to accelerate improvements at Westbrook to keep equity withing the Elementary schools.
- ❖ Mr. Decker asked will July be the final tranche. No, the July tranche will be for about \$40 million with a remaining \$30 million left for a future tranche.



- ***Ms. Christiansen motioned to present the overages to the BOE and to proceed with the projects using the overall contingency/escalation funds. The motion was seconded and approved to present to the BOE.***

Bond Status:

- The next bond tranche is expected to happen in June/July 2025.

BOC terms proposal to the BOE:

- The Committee discussed the original committee's responsibilities and terms documentation, with a recommendation to keep committee members active by bond phase to maintain institutional knowledge by keeping a rotating mix of new and experienced members on the committee in both phases.
- ***Ms. Christiansen motioned for approval to present the terms change recommendation to the BOE that will be approved at the next BOE meeting on June 16, 2025. The proposal was seconded and unanimously approved.***

BOC Chair:

- The proposal to rotate the chairperson role annually was discussed and the group was asked for a volunteer. Sean Conway volunteered and it will be officially voted on at the June 2025 meeting with his term to start with the August 2025 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.).
- Community engagement activities include Hausmann doing a food drive and Boyd Jones giving tours to the Hillside 6th grade students.
- More student videos are coming.

Comments/Closing:

The meeting adjourned at 7:20 p.m.

Next meeting is Tuesday*, June 17, 2025 at the ABC Building. (***Note the meeting is on a Tuesday, not the regular Monday schedule.**)