



MEETING: WCS Bond Oversight Committee Phase II **MEETING DATE:** October 14, 2025 **DATE PREPARED:** October 20, 2025

The Bond Oversight Committee (BOC) Meeting of Westside Community Schools convened in open and public session on Monday, October 14, 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: Sean Conway (Chairperson), Kris Brown, Ann Christiansen, Ryan Decker, and Jaci Lindburg.

District Board Members, Administrators, and Staff in Attendance: Dr. Mike Lucas, Superintendent, Adam Yale, 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 – Sean Conway, BOC Chairperson

Mr. Conway 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: – Mr. Conway

- Mr. Conway requested a motion for approval of the September 15, 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 77.8% with 1 project in design, 2 projects complete, and all other projects in construction phases.
- No significant change in commitments, which will change when work at Loveland begins.
- Community meeting for Loveland was on September 30, 2025 and showed the updated schematic designs. Additional discussion in the Loveland section.

Current Projects Update:

Hillside Elementary

- Showed aerial and interior images of project progress.
- Punch list activities are nearly complete.
- Furniture installation is complete.
- Working on improving gym acoustics.
- The move process has begun, with 10-31-25 and 11-3-25 teacher pack/unpack days and students will





occupy the new school starting 11/4/2025.

- The month of October will focus on punchlist, commissioning, and moving.
- Ribbon Cutting & Open House scheduled for Monday, November 10, 2025 from 4:00-5:30 pm

Westgate Elementary

- Showed aerial and interior images of project progress.
- Landscaping and playground work is wrapping up now.
- Sod is down.
- Furniture delivered and installation has begun.
- Final inspections have begun.
- The month of October will focus on final inspections, furniture install, and punchlist.
- Move-in over scheduled winter break.
- Ribbon Cutting & Open House scheduled for Tuesday, January 13, 2026 from 4:00-5:30 pm.
- ❖ Mr. Decker inquired about Pipal Park and if further developments will be in their 2026 budget. Mr. Herzog confirmed Pipal Park playground is complete and he will get an update for next month's meeting about the other parts of the park property.

Westside High School

- Showed interior images of project progress.
- Restroom set H is complete.
- The cafeteria and locker room project GMP was awarded to Weitz Construction at the Board of Education meeting on September 8, 2025.
- Sitework will start in November.
- Working on punchlist items.
- There is an upcoming community meeting on October 16, 2025
- Procurement of the fluid cooler was approved by the Board of Education on September 22, 2025.
- Fluid cooler zoning is approved and will go out for bid at the end of October. An acoustical engineer has been engaged to address sound concerns.
- The month of October will focus on preconstruction for the cafeteria and locker room project, design completion of the fluid cooler, and closeout of the restroom project.
- ❖ Mr. Decker asked why the cooler is not on the roof vs. on the ground. The fluid cooler size and weight are factors in putting it on the ground, not the roof.
- ❖ Ms. Lindberg asked if parking spaces were sacrificed to accommodate the fluid cooler. No parking spots were impacted to accommodate the fluid cooler.

Westbrook Elementary School

- Showed aerial images of project progress.
- Mechanical room piping and exterior soffit work is ongoing.
- Rooftop units have been set.
- The West exterior wall of the courtyard has been removed and replaced.
- VAV installation is in progress in the classrooms.
- The month of October will focus on exterior soffit work and RTU placement.
- ❖ Mr. Yale expressed concern about how much of the work has been done and still left to do over the next three summers in respect to the ratio of budget spent. The costs were committed to up front and reflected in the committed cost on the cost tracker report.



Paddock Road Elementary School

- Showed aerial images of project progress.
- Interior slab on grade concrete is complete.
- Metal stud framing has commenced and is on target to be enclosed so work can continue through the winter months.
- The month of October will focus on roofing, framing, and MEP rough-in.

Rockbrook Elementary School

- Showed aerial images of project progress.
- Foundations are complete.
- Precast erection has begun.
- The month of October will focus on precast and steel erection.

Underwood Hills Elementary School

- Addition project is complete and operational.
- Mechanical/Intercom project
 - Unit ventilator replacement has begun; three are completed. Replacements will continue as classrooms are available.
- The month of October will focus on unit ventilator replacements and controls upgrade.

Security Project

- The panic button integration is being finalized.
- Changed the style of panic buttons.
- The panic buttons are in place and tied into the security systems.
- The month of October will tie the panic buttons into the intercom systems.

Loveland Elementary School

- DAC meetings have continued.
- Schematic design was approved by the BOE on September 8, 2025.
- Geotechnical report is complete.
- The CMR selection RFQ was issued, received 11 responses and will interview four.
- Community meeting was held September 30, 2025 and was well attended with overall positive response.
- ❖ Ms. Christiansen asked what kind of feedback was received. The feedback was mostly about the revised schematic design presented and was predominately favorable. A few comments about feeling dark and cold.
- The month of October will focus on Design Development and selection of a CMR firm.
- ❖ Mr. Conway asked if there will be Loveland people on the GC interview board. Yes, there are representatives from Loveland on the selection committee.
- ❖ Ms. Christiansen asked if the interview process will include questions about the tight space of the property during construction. Yes, this topic will be covered in the interview process.
- ❖ Dr. Lucas added that they will also be asked to address other conditions affecting direct neighbors.
- ❖ Mr. Conway asked if it takes a lot of effort from the GCs to put together their RFP responses. Yes, the responses are detailed and thorough, demonstrating their depth of effort.



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.

Bond Status:

- Mr. Herzog will get an updated earned interest update for the November 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.).

Comments & Closing:

- ❖ Mr. Decker asked what is the typical amount of time to hold retainage. Retainage is usually held 3-4 months after occupancy to address any outstanding punchlist items.
- ❖ Mr. Decker asked what is commissioning. Commissioning is the process of testing all the mechanical systems, preparing the building to hand over the operations to the owner.
- ❖ Ms. Christiansen asked if the commissioning step is required. Commissioning is in the building code.
- A brief review and tour of the Middle School renovation concluded the meeting.

The meeting adjourned at 6:50 p.m.

Next meeting is Monday, November 10, 2025 following the Hillside open house at 5:30 pm. NOTE: the location and time change.