



**MEETING:** WCS Bond Oversight Committee Phase II **MEETING DATE:** February 12, 2024 **DATE PREPARED:** February 16, 2024

The Bond Oversight Committee (BOC) Meeting of Westside Community Schools convened in open and public session on Monday, February 12, 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, Sean Conway, Ryan Decker, Jaci Lindburg, and Rebecca Murray

**District Board Members, Administrators, and Staff in Attendance:** Mike Lucas, Superintendent

**Project Advocates in Attendance:** Matt Herzog, Rob Zimmerman, 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

Ann 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 January 14, 2024 BOC meeting minutes.
- Motion was seconded. Motion carried by unanimous vote.

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

- Reviewed January 2024 Phase II Implementation monthly report, cost trackers, and expenditures to date.
- Community meetings are being planned prior to the start of construction at Hillside, Westgate and the Middle School.
- Design Request for Proposals and Architect selection for the next group of projects will begin in March 2024.

**Current Projects Update:**

Hillside Elementary

- Boyd Jones is selected as CMR and given NTP. Coordination has begun.





- Project team met with Hillside Administration to review phasing plans.
- An early procurement package for long-lead electrical gear was awarded in January, 2024.
- DAC (Design Advisory Committee) meetings continued and focused on the exterior and interior finish materials.

#### Westgate Elementary

- Vrana Construction was approved as the CRM by the BOE at the January, 2024 meeting.
- DAC meetings continued and focused on the exterior and interior finish materials.
- Project team is scheduled to meet with Westgate Administration to review phasing plans.
- Community Closet and Food Pantry will temporarily move to the West Campus South End at the end of May (after school is out).
- Hazardous material survey is scheduled for February in the Pipal Park Community center portion of the building.

#### Westside Middle School

- Hausmann Construction was approved as the CRM by the BOE at the January, 2024 meeting.
- Hausmann began additional utility locates on the exterior of the building to identify any unknown utilities in the construction area.
- Reviewing the possibility of outdoor space for students. Challenge with operating that outdoor space without supervision. Plan is to prepare the space for potential future use.
- BVH presented the Design Development plans to the BOE and they were approved at the January, 2024 meeting.
- Finalizing design by early April, 2024.

#### ABC Building

- Hausmann Construction was approved as the CRM by the BOE at the January, 2024 meeting.
- BCDM presented and was approved by the BOE at the meeting on February 5, 2024.
- The mechanical scope will be bid out in February, 2024. A limited notice to proceed will be issued to Hausmann for this work to begin.
- ABC Staff has begun to clean out the basement.

#### Westside High School

- The bathrooms Design Development plans were approved by the BOE at the January, 2024 meeting.
- Bathroom project is open for general contractor bids, bids due by March 13, 2024.
- The cafeteria Concept Design plans were approved by the BOE at the January, 2024 meeting.

#### Westbrook Elementary School

- Replacement chiller is ordered and is on schedule.
- Nothing new to report.





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

- Matt Herzog explained how retainage works as shown on the cost tracker.
- Matt Herzog presented the project Contingency Log report illustrating how contingency is tracked.
- Discussed Security Recommendations by all schools from the security assessment completed by Morrissey Engineering. This will include updating schools from Phase I along with Phase II work.

### **Security Recommendations**

- Discussed Security Recommendations by all schools from the security assessment completed by Morrissey Engineering.
- Project Advocates presented the estimated costs of implementing the recommendations.
- Ms. Christiansen requested a motion to make a recommendation to the Board of Education to fund the Security recommendations project from earned Bond Interest.
  - Motion was seconded. Motion carried by unanimous vote.

### **Bond Status:**

- No bonds have been issued since last reporting.

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

- Meetings planned with Elizabeth Power, WCS Director of Communications & Engagement regarding community engagement and communication efforts (ie: website, emails, events, etc.)

### **Comments/Closing:**

- Ann Christiansen and Matt Herzog on behalf of the BOC reported to the BOE on February 5, 2024. The presentation highlighted Master Project Summary Dates, Bond Phase II Project Status, Bond Phase II Design/Construction Schedule reports, and bond status.
- A question was raised by Mr. Decker about what conversations happen with the Design Committee. Response: In Phase I, BOC members attended Design advisory meeting and are invited to attend any Phase II DAC meetings, if available. Matt Herzog to send out invitations to BOC for the Design Committee meetings.
- It was also proposed that BOC members attend Community Forums, if available.

The meeting adjourned at 6:55 p.m.

Next meeting Monday, March 11, 2024 @ ABC Building at 6:00 PM.

