



**MEETING:** WCS Bond Oversight Committee Phase II **MEETING DATE:** December 18, 2023 **DATE PREPARED:** December 21, 2023

The Bond Oversight Committee (BOC) Meeting of Westside Community Schools convened in open and public session on Monday, December 18, 2023 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:** Mike Lucas, Superintendent; Sara Rider, BOE; Dr. Meagan Van Gelder, BOE

**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, Chairperson

Ann Christiansen, Chairperson, called the meeting to order at 6:05 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, Chairperson

- Ms. Christiansen motioned for approval of the November 13, 2023 BOC meeting minutes.
- Mr. Kris Brown seconded. Motion carried by unanimous vote.

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

- Reviewed November 2023 Phase II Implementation monthly report, cost trackers, and expenditures to date.
- Design firm RFQs expected to go out in Spring 2024 for Paddock Road Elementary, Rockbrook Elementary, and Westbrook Elementary Schools.
- The Safety Design Advisory Committee will be engaged to provide comments on project designs.





## **Current Projects Update:**

### Hillside Elementary

- CMR RFQs out, interviews and selection due in January, 2024.
- Schematic designs are completed and presented to the Board of Education on December 11, 2023.
- Clinic space: District is in communication with a community provider to service district families.
- Community meeting held on December 4, 2023, Approximately 35 community members attended. Primary concerns are traffic and maintaining mature trees.
- Geotech site survey is complete.
- Hazardous materials inspection scheduled for Summer, 2024.

### Westgate Elementary

- CMR selected, awarded to Charles Vrana & Son Construction.
- Negotiations with the Omaha Parks Department on Pipal Park improvements is ongoing.
- Geotech site survey is complete.
- Hazardous materials inspection scheduled for Summer, 2024.
- Project Advocates reviewed cost tracker update.

### Westside Middle School

- Design updates continued.
- CMR RFQs were received; interviews and selection in December, 2023.
- Chillers have been procured and are on order, expected to be delivered in July, 2024.
- Geotech site survey is complete.
- Hazardous materials inspection scheduled for Summer, 2024.

### ABC Building

- Concept design presented November, 2023
- CMR RFQs were received; interviews and selection in December, 2023.
- The Welcome Center construction timing to be coordinated with the future CMR.
- HVAC equipment has been procured and is expected in May, 2024.
- Hazardous materials inspections have been completed.

### Westside High School

- Design meetings continued in November, 2023.
- Focus on plumbing, priority on locker rooms and bathrooms near gym.
- Bathrooms will be worked on during the summers in 2024 & 2025.
- District to hard bid bathroom renovation.

### Westbrook Elementary School

- Replacement chiller is ordered and is on schedule.





## PROJECT ADVOCATES

*Your Project. Our Passion.*



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

### **Bond Status:**

- No bond transactions occurred since last reporting.

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

- Community notification via postcards and website updates for public meetings are sent by the District.
- Partnered with UNL Design students to provide a real-world example project for students to learn the design process. School presentations went well at Paddock and Rockbrook Elementary schools.

### **Comments/Closing:**

- The BOC inquired about the CMR interview process. Project Advocates reviewed the CMR selection process approved by the Board of Education.

The meeting adjourned at 6:55 p.m.

Next meeting Monday, January 8, 2024 @ ABC Building

