



MEETING: WCS Bond Oversight Committee Phase II **MEETING DATE:** December 15, 2025 **DATE PREPARED:** December 27, 2025

The Bond Oversight Committee (BOC) Meeting of Westside Community Schools convened in open and public session on Monday, December 15, 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), Ann Christiansen, Jaci Lindburg, Ryan Decker, and Rebecca Murray

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

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 November 10, 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 78.3% with 1 project in design, 2 projects complete, and all other projects in construction phases.
- Paid to date is \$74,539,154.
- No significant change in commitments, which will change when work at Loveland begins.
- Westgate Elementary ribbon cutting is January 13, 2026 at 4:00 pm.

Current Projects Update:

Hillside Elementary

- Showed demo progress photos.
- Commissioning is complete.
- Punch list item left are sound panels in gym and replace outside light fixture.
- OneWorld Health Clinic to start January 2026.
- Old building utility disconnects are complete.





- Hazardous material abatement is complete.
- Interior demolition of the old building is in progress.
- The month of December will focus on demolition.

Westgate Elementary

- Showed interior photos.
- Punchlist work is ongoing.
- Certificate of Occupancy was received.
- Furniture install is complete.
- Moving has commenced with the main move starting December 19, 2025.
- The month of January will focus on moving, occupancy and demo.
- District furniture sale to be held January 5, 2026 in old Westgate school.

Westside High School

Cafeteria and Locker Room Project

- Showed progress photos.
- The cafeteria and locker room project commenced work on November 1, 2025.
- Moved cafeteria seating area to activity gym.
- Foundation walls are starting to go in.
- Steel going up during winter break.
- Site removals and foundations are complete.
- Locker room work is scheduled to start December 1, 2025.
- The month of December will focus on Site walls, temp walls in cafeteria and locker room demo.

Fluid cooler Project

- Bidding for a general contractor occurred in November and an award recommendation was presented to the BOE on December 8, 2025. 7er was awarded the contract.
- Fluid cooler arrival ETA mid-April 2026.
- ❖ Ms. Lindburg asked how we determine the lowest bidder vs. subjective selection aspects. Mr. Herzog explained that the public procurement policy is to go with the lowest responsible bidder. In this case 7er performed well on previous projects and was the lowest bid.
- ❖ Mr. Decker asked what was the price difference between bids. The difference between the three bids submitted was within ~\$15,000.
- ❖ Ms. Christiansen asked how is the parking situation now that the performance center is complete. Dr. Lucas explained that even though the agreement with the church expired, parking stalls were opened up to students again by the ballfield. Overall students worked well with the parking constraints, using carpools and distance parking options.
- ❖ Dr. Lucas asked when will the cafeteria be completed. It will be done August 2026.

Westbrook Elementary School

- VAV installation continued in the classrooms.
- Lighting replacement has started in classrooms. Boyd Jones is working on Saturdays to get ahead of lighting work.
- The replacement of a failed Air Handling Unit was accelerated and will be started up in the next couple of weeks.
- The month of December will focus on an air handler replacement.



Paddock Road Elementary School

- Showed aerial images of project progress.
- Interior framing is complete.
- MEP rough-ins are complete.
- Exterior sheathing and insulation are complete.
- Drywall has commenced.
- Masonry has commenced.
- The month of December will focus on drywall and masonry which is ahead of schedule.

Rockbrook Elementary School

- Showed aerial images of project progress.
- Structural steel erection is complete.
- Exterior wall framing and sheathing are in progress.
- Interior framing has commenced.
- Starting on the drywall and 2-hr firewall.
- The month of December will focus on roofing, framing and MEPO rough-ins.

Underwood Hills Elementary School

- Mechanical/Intercom project:
 - Unit ventilator replacement continues as classrooms are available.
 - Controls replacement is in progress.
 - The months of December/January will focus on unit ventilator replacements and controls upgrade. Three units will be replaced on the east side in January and summer of 2026 they will work on the district side.

Security Project

- The lockdown button integration is ongoing. Eight locations are complete.
- The month of December will tie the panic buttons into the intercom systems.

Loveland Elementary School

- Design Development plans were approved by the BOE on November 17, 2025.
- Community meeting scheduled for December 16, 2025 at 6PM. The next community meeting will be February 2026. Postcards were mailed to the community about the meeting.
- The month of December will focus on Construction documents and early precast, site demo, and grading package.

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.
- ❖ Mr. Decker asked what was purchased from School Outfitter. It was for the nursing cots.
- ❖ Ms. Murray asked if the security enhancements are keeping up with the changes needed. Yes, the security needs are constantly evolving and the changes are keeping up with the need.
- ❖ Ms. Christiansen asked for an update on the district maintenance plan. Yes, the maintenance plan will be discussed in the Feb/March 2026 BOE meeting.





- ❖ Mr. Conway asked what is the driving factor of increasing maintenance/janitorial budget. Dr. Lucas explained the budget has been reprioritized on staff so it doesn't impact students' needs.

Bond Status:

- Mr. Herzog reviewed the bond summary report. Funds for Loveland are not available yet, holding to optimize the interest earned.
- Mr. Herzog reviewed the contingency log, pointing out there are likely some savings from Hillside that can be put toward contingency and there was some additional work at the High School and Westbrook that utilized some of the contingency budget.
- ❖ Mr. Decker asked how many more bond tranches are expected. Mr. Herzog responded one more, will update in Jan/Feb 2026. Cash flow is good for now.
- ❖ Ms. Murray asked for confirmation of the savings back from Hillside at the January 2026 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.).
- There is a nice community story happening at Hillside between the students and the neighbor's dogs. Good community bonding is happening!

Comments & Closing:

- No additional comments discussed.

The meeting adjourned at 6:45 p.m.

Next meeting is Tuesday, January 13, 2026 at 5:30 pm following the ribbon cutting at the Westgate Elementary.

NOTE: The day, time and location change for the January meeting.

