



MEETING: WCS Bond Oversight Committee Phase II **MEETING DATE:** March 16, 2026 **DATE PREPARED:** March 20, 2026

The Bond Oversight Committee (BOC) Meeting of Westside Community Schools convened in open and public session on Monday, March 16, 2026 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, Ryan Decker, and Jaci Lindburg

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

Project Advocates in Attendance: Matt Herzog, Rob Zimmerman, Chris Bilau, and 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 February 17, 2026 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 83.4% with 1 project in design, 3 projects complete, and all other projects in construction phases.
- Paid to date is \$81,200,257 and holding retainage.
- Total budget of \$129,202,194 includes bond premiums and interest.
- Loveland Preconstruction Community Meeting was held February 10, 2026.
- ❖ Mr. Decker asked if there is only one tranche remaining. Mr. Herzog indicated there might be one or two more and the district’s reviewing options with FNBO.

Current Projects Update:

Hillside Elementary

- Showed progress photos.
- Site grading for the parking lot and playground area is complete.
- Trash enclosure footings are complete.
- Retaining wall will start to be constructed on the east side of the property.





- Over spring break 2026 and weather permitting, staff parking in the lower-level lot will move to the new lot next to the building and grading will begin on the old lower parking lot.
- The month of March will focus on parking and playground concrete.
- ❖ Mr. Decker asked if there is underground storm retention in the lower parking lot. Mr. Herzog confirmed there is an underground storm retention chamber that will be covered by the drive.
- ❖ Mr. Conway asked if after being operational for three months, has there been any issues. Mr. Herzog confirmed nothing significant. There has been an issue with the use of doorstops causing wood damage to the doors. Kick-plates are being installed to mitigate the issue. Dr. Lucas stated it is going well and Hillside is a well-used building and is holding up great.

Westgate Elementary

- Building demolition is complete.
- Preparing the site for concrete work.
- No update on the concrete issue yet, waiting for lab test results.
- Mr. Decker asked how much concrete would need to be replaced. We are waiting for test results to determine the extent of replacement needed.
- The month of March will focus on completion of demolition and site grading.
- ❖ Dr. Lucas confirmed that bricks from both Hillside and Westgate will be made available to the community during spring break and postcards explaining the offer are going in the mail.

Westside High School

Cafeteria and Locker Room Project

- Showed progress photos.
- Steel erection is complete.
- Slab on grade was placed.
- Exterior framing and glazing work have commenced.
- Glass has been delivered and installation will start this week.
- Boys' locker room masonry is complete.
- Rooftop unit is being placed this week and then the roof work will begin.
- Air handler is running.
- Finalizing furniture quotes.
- The month of March will focus on exterior enclosure, roofing, and epoxy flooring.

Fluid Cooler Project

- Underground piping has been installed. Baseball sidewalk is poured back.
- Started digging footings.
- Precast erecting will happen during spring break.
- The month of March will focus on building pad installation.
- ❖ Mr. Conway asked if there is a current route to the tennis court. Yes, a temporary sidewalk to the tennis court is in place.
- ❖ Mr. Decker asked about the cost of the fluid cooler. The fluid cooler cost is \$1.7M.
- ❖ Ms. Lindburg asked if the new fluid cooler installation will take away any parking spots. Yes, about nine spots will be unavailable during installation.





Westbrook Elementary School

- No major work during the month.
- The month of March will have minimal work.

Paddock Road Elementary School

- Showed progress photos.
- Ceiling grid is complete.
- Exterior windows have been installed.
- The gym mural is complete.
- Fence posts are installed in the playground and driveway is being poured.
- The month of March will focus on interior finishes, flooring, and site preparation.

Rockbrook Elementary School

- Showed progress photos.
- MEP rough-ins complete.
- Drywall is complete.
- Masonry is complete, waiting on glass.
- Painting has commenced.
- Lots of utility work with the tie-ins will happen over spring break, anticipate parking lot/driveways intermittent closures.
- Playground installation will happen after Hillside, Westgate, and Paddock Road are installed.
- The month of March will focus on Interior finishes and site preparation and utilities.

Underwood Hills Elementary School

- Minimal work completed in the month of February.
- The month of March will have minimal work. Major work will kickoff in June 2026.

Loveland Elementary School

- Showed progress photos.
- Limited notice to proceed for Precast, Demolition and grading issued to MCL on February 9, 2026.
- BVH completed the construction documents and bids are due March 19, 2026.
- MCL issued bid package #2 for public bidding.
- Site fencing has been installed for Phase 1.
- ❖ Mr. Conway asked if the trees indicated in the photos surrounded by red lines are trees that are staying. Yes, those inside the red lines are the trees that are staying.
- House hazardous materials have been abated.
- Utilities disconnections are now done.
- The month of March will focus house demolition and site preparation.
- Dr. Lucas announced the “Last Look” open house at Loveland is scheduled for March 28, 2026.
- Mr. Herzog announced there will be a district one-day furniture sale on May 30, 2026 at Loveland.
- ❖ Ms. Lindburg asked if moving to the West Campus allows the grades to stay as they are or is there a need to reshuffle to fit into the temporary space. Dr. Lucas confirmed that Loveland will continue to operate as a two-section school, and that West Campus is arranged to handle Loveland well.
- ❖ Mr. Conway asked if neighbors know demolition is coming. Yes, many of the neighbors have also been involved in the DAC and are aware of the demolition plan.





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:

- Next update on the bond financials will be in April.

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.).
- Bricks from the old Hillside & Westgate buildings will be available for the community to claim at the school site during spring break. More information is being communicated to the community.

Comments & Closing:

- ❖ Mr. Decker asked if the security project is finished. Yes, the project is complete and is being tested during schools' lockdown drills.
- ❖ Mr. Decker asked if community clubs provide items for the new schools. Dr. Lucas explained that nothing has been done yet and most of those projects are handled through the schools directly.

The meeting adjourned at 6:40 p.m.

Next meeting is Monday, April 20, 2026 at 6:00 pm at the ABC Building.

