



MEETING: WCS Bond Oversight Committee Phase II **MEETING DATE:** April 20, 2026 **DATE PREPARED:** May 18, 2026

The Bond Oversight Committee (BOC) Meeting of Westside Community Schools convened in open and public session on Monday, April 20, 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, Anne Christiansen, Rebecca Murray and Ryan Decker

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, and Amy McAuliffe

Others in Attendance: *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 March 16, 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 83.5% with 1 project in design, 3 projects complete, and all other projects in construction phases.
- Incurred to date is \$83,729,926 including retainage.
- Total budget of \$129,202,194 includes bond premiums and interest.
- No major commitment updates, next update in May.
- MCL GMP was not finalized by report time, but will be within budget.
- ❖ 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.
- Parking lot and playground area paving is complete.
- Drive entrance still to finish.





- Next step to fill in old playground, contractor was able to work ahead.
- Trash enclosure precast is complete.
- The month of April will focus on playground installation and removal of the southwest parking lot.
- ❖ Mr. Decker asked what will the former lower playground area be used for. It will just be grass and new sidewalk and stairs.
- ❖ Mr. Conway asked what is planned for the new grass field next to the playground. It will have one backstop, mostly used for kickball and a play field.
- ❖ Ms. Christiansen shared some positive community feedback received during a recent group tour of Hillside. Specifically comments about how nice the OneWorld Clinic is to have on-site and the new signage makes a difference in knowing it is there. The clinic is now open to the students and staff, and eventually to the Westside community. Dr. Lucas added more advertising for the clinic to come. The clinic has a separate entrance and is open year-round.

Westgate Elementary

- Showed progress photos.
- Building demolition is complete and site is backfilled.
- Site grading is complete.
- The month of April will focus on site utilities and start paving.
- ❖ Mr. Decker asked for an update on the concrete testing. The lab report was received and it indicates the primary driver of the issue is from inadequate finish and curing process. The contractors involved will meet next week to discuss the next steps.

Westside High School

Cafeteria and Locker Room Project

- Showed progress photos.
- Cafeteria windows glazing is complete and explained how the lower portion is clear, with a gradual increase in frit vertically.
- Roofing has started and noted on photo that the roof will be continuous with existing section.
- Finishes in boys' locker room & team room are almost finished. In the next week, the furniture will be installed and ready for move-in.
- Rooftop unit is in place.
- The month of April will focus on roofing, Cafeteria renovations, and boys' locker room completion.
- ❖ Mr. Conway asked if the cafeteria is still on schedule. Yes, it should be ready by fall semester.
- ❖ Mr. Decker asked if there are still open punch list items. Yes, the contractor is working on them.
- ❖ Mr. Conway asked if there are any other potential projects at the High School coming in the future. Dr. Lucas explained that they are evaluating future projects.
- ❖ Mr. Decker asked if that work will be funded by Phase 3. Dr. Lucas said that is to be determined.

Fluid Cooler Project

- Showed progress photos.
- Foundation is complete.
- The month of April will focus on structural steel and precast installation and site work for underground electrical work. Asphalt will be replaced with concrete.
- Fluid cooler arrives after Memorial Day.
- ❖ Mr. Decker asked how much did the fluid cooler project cost. Total cost of the project is \$2.4M.



Westbrook Elementary School

- No major work during the month.
- The month of April will have minimal work, prepping for the summer façade replacement.

Paddock Road Elementary School

- Basketball hoops have been installed.
- South parking lot was placed.
- Interior finishes are nearing completion. Casework is in, finalizing plumbing work.
- Fence work is next.
- ECC signage is up.
- The month of April will focus on interior finishes.
- ❖ Mr. Decker asked if it is the same contractor for the playground as the other schools. Yes, the installer is doing them one after the other.

Rockbrook Elementary School

- Showed progress photos.
- Interior finishes are in progress.
- Exterior site utilities in progress.
- Gym walls & ceiling painted.
- Tile in restroom completed.
- All work planned for spring break is now completed and project is on schedule to be completed in June.
- Playground installation will happen after Hillside, Westgate, and Paddock Road are installed.
- The month of April will focus on interior finishes and site preparation and utilities.

Underwood Hills Elementary School

- Minimal work completed in the month of March, replaced 2 unit ventilators.
- The month of April will have minimal work. Major work will kickoff in June 2026.

Loveland Elementary School

- Showed site progress photos.
- MCL received bids for bid package #2 and working on the GMP for presentation to the BOE in April.
- House razing is complete.
- Grading will begin this week to relocate the storm line.
- The month of April will focus on site grading and start of site utilities.
- ❖ Mr. Conway asked if earthwork for the building will start on the south side of the property. Yes, and expect a retention pond to start forming.
- ❖ Mr. Decker asked, “what is the square footage of the new building?” It will be ~57,000 SF, current building is ~31,000 SF.
- ❖ Ms. Christiansen asked how the neighborhood is reacting to the changes. The neighbors have been well informed and no recent news or issues. Dr. Lucas reported that he received some positive feedback.

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 May.
- There will be a third tranche in May or June.
- ❖ Mr. Decker asked how much of the bond is left to issue. There is 9.9M left to issue after the May/June tranche.

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.).
- Additional student videos are being released.

Comments & Closing:

The meeting adjourned at 6:45 p.m.

Next meeting is Monday, May 18, 2026 at 6:00 pm at the ABC Building.

