



MEETING: WCS Bond Oversight Committee Phase II **MEETING DATE:** August 17, 2026 **DATE PREPARED:** August 21, 2026

The Bond Oversight Committee (BOC) Meeting of Westside Community Schools convened in open and public session on Monday, August 17, 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: Ryan Decker (Chairperson), Kris Brown, Anne Christiansen, Rebecca Murray, Jaci Lindburg and Caleb McDaniel

District Board Members, Administrators, and Staff in Attendance: Sean Conway, BOE

Project Advocates in Attendance: Matt Herzog, Chris Bilau, and Amy McAuliffe

Others in Attendance: *Members of the public in attendance are not required to identify themselves.

Nebraska Open Meeting Statement – Matt Herzog, Project Advocates

Mr. Herzog 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.

Electing New BOC Chair:

Nomination of Ryan Decker for BOC Chairperson, seconded and unanimously approved.

Approval of Minutes: – Mr. Decker

- Mr. Decker requested a motion for approval of the April 20, 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 98.3% with 3 projects complete, and all other projects in construction phases. Most of the projects will close out in the next couple of months.
- The cost incurred to date is \$97,056,788 including retainage.
- Total budget of \$131,706,658 includes \$2M in bond premiums and interest.
- No major commitment updates, next update in September.



Current Projects Update:

Hillside Elementary

- Showed progress photos.
- Sitework is complete.
- Drive entrance is in.
- New field is seeded and irrigated.
- Addressing a couple warranty issues, including a glass brake that is being researched.
- The month of August will focus on completing all the sitework.

Westgate Elementary

- Showed progress photos.
- Sitework is complete.
- Built up the berm and retainage area.
- The month of August will focus on completing all the sitework.
- ❖ Ms. Christiansen asked what has happened with all the rain recently. Mr. Herzog confirmed that the retainage and draining to the street has performed well.
- ❖ Ms. Murray shared that she heard some great feedback about the new building.
- ❖ Mr. Decker asked for an update on the concrete issue. Mr. Herzog explained that one section has been replaced with oversight to ensure installation standards were met. There is a three-year warranty on the concrete work, specifically watching for any more scaling.

Westside High School

Cafeteria and Locker Room Project

- Showed progress photos.
- Cafeteria is complete and ribbon cutting happened right before the meeting.
- Girls' locker room should be complete by 2nd week of September, wrapping up finishes.
- The month of August will focus on CO at the Cafeteria renovations on 8/7, and girls' locker room completion.

Fluid Cooler Project

- Showed progress photos.
- Fluid cooler is complete and operational.
- It is now supplying 88° water (was previously 110°). This results in the heat pumps performing better and there is even room for optimization and capacity.
- Encountered an unforeseeable event regarding the parking stalls concrete on the side of the fluid cooler due to construction traffic. The parking area was repaved and contingency funds were allocated for the cost.
- ❖ Mr. Decker asked if the exterior lighting on the front of the building is working. Yes, it is working with many color options and is connected to the life complex façade for all-campus effects.

Westbrook Elementary School

- Showed progress photos.
- Phase 2 work is complete, except one set of bathrooms that will finish in a few weeks.
- The project was a full remodel of 2/3 of the building; all new exterior walls, windows, all new flooring, asbestos removal, lighting, casework, and new furniture.
- The addition of purchasing the new furniture now was possible by bond interest and savings.



Paddock Road Elementary School

- Showed final photos.
- Ribbon cutting for the Early Childhood Center and new gym was on August 11, 2026 and was well attended.
- Additional savings are anticipated, reducing the projected costs.

Rockbrook Elementary School

- Showed progress photos.
- Ribbon cutting for the Early Childhood Center and new gym was on August 11, 2026 and was well attended.
- Elevator is installed; final inspection is pending but should be operational in a couple weeks.
- Temporary Certificate of Occupancy issued 8-5-26 as scheduled.
- Exterior concrete stairs were not up to quality standards and will be replaced.
- Playground mulch is coming, rain delayed getting it down.
- The month of August will focus on completion.

Underwood Hills Elementary School

- Project is complete and commissioned.

Loveland Elementary School

- Showed site progress photos.
- School demolition is 95% complete.
- Site grading is ongoing.
- Site utilities work has commenced.
- Work on underground plumbing in the 1932 structure has commenced.
- Working toward goal to start installing the cafeteria pre-cast walls by end of October.
- The month of August will focus on site grading and surcharge, site utilities, and completion of building demolition.
- ❖ Mr. Decker asked if there was any neighbor feedback. Everything we have heard has been positive.
- ❖ Mr. Conway asked if the trees on the south end of the property will survive. They were sectioned off to prevent damage with the goal of preserving them. An Arborist was brought in to evaluate them and is providing treatments to increase their viability.
- ❖ Ms. Christiansen asked if the project looks like it is on schedule. Yes, the plan is to start to enclose the building by February 2027.

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 September.
- There will be one more tranche.
- Reviewed the Escalation/Bond proceeds contingency log.
- Westbrook new classroom furniture procurement was possible by savings and bond interest.



- \$1.1M of bond funds from bond premiums will be used for the WMS Performing Arts Renovation Renovations project.
- ❖ Mr. Decker asked how much was the last bond tranche. The last bond tranche was \$25.08M and to date \$111.77M has been issued. It is expected that in December 2026 one final tranche will be issued for the remaining balance.
- ❖ Ms. Christiansen asked for an updated financial statement at the September 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.).
- Additional student videos are being released.
- Mr. Decker and Mr. Herzog will present a BOC update to the BOE next month.

Comments & Closing:

The meeting adjourned at 6:55 p.m.

Next meeting is Monday, September 14, 2026 at 6:00 pm at the ABC Building.