



**MEETING:** WCS Bond Oversight Committee Phase II **MEETING DATE:** September 14, 2026 **DATE PREPARED:** September 18, 2026

The Bond Oversight Committee (BOC) Meeting of Westside Community Schools convened in open and public session on Monday, September 14, 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, and Caleb McDaniel

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

**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** – Ryan Decker, Chairperson

Mr. Decker 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. Decker

- Mr. Decker requested a motion for approval of the August 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

- No major changes since last month, the committed costs are 98.3% with 3 projects under construction, and all other projects in complete. All the projects except Loveland and Westbrook will close out in the next couple of months.
- The cost incurred to date is \$101,156,563 including retainage.
- Total budget of \$131,706,658 bond premiums and interest.
- No major commitment updates, next update in commitments after FFE is procured for Loveland.

**Current Projects Update:**

Hillside Elementary

- Project is completed, working on the close out.
- Grass seeding is ongoing.
- The month of September will focus on close-out tasks.



### Westgate Elementary

- Project is completed, working on the close out.
- Grass is growing nicely.
- The month of September will focus on close- out tasks.

### Westside High School

#### Cafeteria and Locker Room Project

- Showed progress photos.
- Cafeteria is complete and getting a lot of use everyday, all day long.
- Girls' locker room punch list being worked on.
- Certificate of occupancy is expected within the week, and space should be open next week.
- The month of September will be wrapping up the locker room punch list items.

#### Fluid Cooler Project

- Fluid cooler is working well.

#### Front plaza

- Finishing the landscaping.
- Dr. Lucas asked if all the donor bricks are installed. Yes, they are installed.

### Westbrook Elementary School

- Bathroom is almost complete and should open next week.
- Meeting about what is next for Phase 3 & 4.
- Mr. Decker asked if it is possible to finish both next summer. It is under discussion about the amount of work to be done and what can reasonably be accomplished in the short time frame.

### Rockbrook Elementary School

- Playground is complete, fence installed and open for use.
- Exterior concrete stairs are being removed this weekend and new stairs installed by end of fall break.
- The dead trees are under warranty and will be replaced.
- The month of September will focus on completion of site fencing, concrete stair replacement, and elevator certification.

### Loveland Elementary School

- Showed site progress photos.
- School demolition is complete.
- Site utilities are ongoing.
- Pre-cast installation expected to start in November.
- Furniture planning meetings happening with intention to purchase by end of 2026 to lock in prior to a rate increase.
- The beam signing is scheduled for Wednesday, October 14 at 2:15 at the Loveland swing school.
- Friday, September 18, 2026 is brick day at Loveland to pick up a brick from the old Loveland building.
- The month of September will focus on site grading and surcharge, site utilities, foundations, and site utilities.
- ❖ Mr. Decker asked who will be the furniture vendor. SBI will be providing the classroom furniture, the rest of the furniture will go out for bid.
- ❖ Mr. Decker asked what vendors have been used before on other projects. Other project's furniture vendors have been a mix of SBI, OID, and Midwest Storage Solutions.



- ❖ Mr. Decker asked for an update on the trees on the south end of the property. An arborist has been consulted and identified one tree likely won't make it, the others are receiving treatments to increase their viability. They are sectioned off to prevent damage with the goal of preserving them.

#### **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:**

- Westbrook new classroom furniture procurement was possible by savings and bond interest.
- ❖ Mr. Decker asked if there will be one more bond tranche. Yes, last bond tranche is expected to be ~\$10M.

#### **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:**

- ❖ Mr. Decker asked if there is an update on Pipal Park at Westgate. Attempts to contact the new City of Omaha Parks Department representative have not been returned. Mr. Herzog will attempt to get an update.

The meeting adjourned at 6:25 p.m.

Next meeting is **Tuesday**, October 13, 2026 at 6:00 pm at the ABC Building.