



MEETING: WCS Bond Oversight Committee Phase II **MEETING DATE:** October 13, 2026 **DATE PREPARED:** October 15, 2026

The Bond Oversight Committee (BOC) Meeting of Westside Community Schools convened in open and public session on Tuesday, October 13, 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, Jaci Lindburg, 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 September 14, 2026 BOC meeting minutes.
- 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 two projects under construction, and all other projects' construction complete. All the projects except Loveland and Westbrook will close out in the next couple of months.
- The cost incurred to date is \$102,956,928 including retainage.
- Total budget of \$132,017,748 bond premiums and interest.
- No major commitment updates, next update in commitments after FFE is procured for Loveland.

Current Projects Update:

Westside High School

Cafeteria and Locker Room Project

- Both are in full use.
- The punch list is almost completed.
- ❖ Mr. Decker asked if the exterior lighting is complete and working. Yes, the lighting effects are complete and function with multiple control/color options.



Westbrook Elementary School

- Still planning on completing all the work next summer, need to confirm a few more things before making the commitment final.
- ❖ Mr. Decker asked where we ended up on cost and if there is any savings doing the work earlier than expected. The cost was locked in with the GMP.
- ❖ Mr. Decker asked how the new HVAC is operating. Mr. Herzog explained that the building is still running a hybrid of the new and old systems until the work next summer is complete. The areas affected by the new HVAC have seen improvement and are holding temperature in the programmed range.

Rockbrook Elementary School

- Elevator is complete.
- Site concrete stair replacement is in progress, waiting on railings, and will be completed in October 2026.
- Heavy rain breeched the ECC under doors, no damage to drywall, only wet carpet. Looking at drainage to improve future water events.

Loveland Elementary School

- Site mass grading is complete.
- Surcharge to be completed in early October.
- Site utilities are ongoing.
- 1932 building interior renovations are ongoing.
- The month of October will focus on surcharge, foundations, and site utilities.
- ❖ Mr. Decker asked how long does the surcharge process take. Geotech is testing over the next 3-5 weeks depending on when the surcharge stabilizes.
- ❖ Mr. Decker asked if the goal is to pour the foundation by end of November. Yes, the footings will start being placed in the next couple days, weather pending, the foundations are expected to be complete by mid-end of November.
- ❖ Ms. Christiansen asked if the foundations were impacted with all the weather delays. The surcharge installation was delayed by the weather, but the precast installation has not been impacted to date.
- ❖ Ms. Lindburg asked how the new Loveland square footage compares to the other new schools. The new Loveland will be ~57,500 sf (includes the 3,000 sf space in the lower level of the 1932 building that will be used for storage) compared to Westgate ~54,500 sf (not including the transition classroom space).
- ❖ Mr. Decker asked if Loveland will remain a two-section school. Yes, it will still be two-section without a preschool.
- There is a beam signing at the Loveland swing school on Wednesday, October 14, 2026. The signed beam will be installed in the stairwell in the new building.

Hillside Elementary School

- With the recent heavy rain, there was an overflow from the above Prep parking lot in the NE corner that overwhelmed and clogged the drain on the Hillside property. This resulted in water breeching the doors and the need to redirect the flow to a drain on the north.
- The rain also affected the playground retaining wall. The soil/plants weight and water saturation caused a portion of the wall to fall and is being rebuilt.

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.



- All projects are in the closeout or warranty phase except for Loveland and Westbrook that are still in the construction phase.

Bond Status:

- Loveland classroom furniture purchase is planned for 2026 to avoid a potential price increase. Other furniture will be put out to bid in 2027.
- ❖ 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:

- ❖ Due to the number of projects that are now completed, Mr. Herzog proposed modifying the frequency of the BOC meetings from every month to every other month. The suggestion was approved unanimously and will now change to every two months with the next meeting being December 14, 2026.
- ❖ Dr. Lucas proposed to host the December meeting at Westbrook to show the work completed as part of the meeting. The suggestion was approved.
- ❖ Ms. Christiansen inquired if something timely does arise, can it be handled via email. Yes, anything needing BOC discussion or approval before the next scheduled meeting will be addressed via email.

The meeting adjourned at 6:29 p.m.

Next meeting is Monday, December 14, 2026 at 6:00 pm at the Westbrook Elementary School. **Note the location change.**