

Unique

Unique

Unique

Collaboration

Collaboration

Collaboration

Inclusive

Inclusive

Inclusive

Tradition of Excellence

Tradition of Excellence

Tradition of Excellence

Achievement Global Opportunities

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Achievement Global Opportunities

Student-Focused

Student-Focused

Student-Focused

Innovative

Innovative

Innovative

WESTSIDE
COMMUNITY SCHOOLS



Culture
Diversity

Commitment

Culture
Diversity

FACILITIES MASTER PLAN PHASE II IMPLEMENTATION
Monthly Report – February 2026



PROJECT ADVOCATES

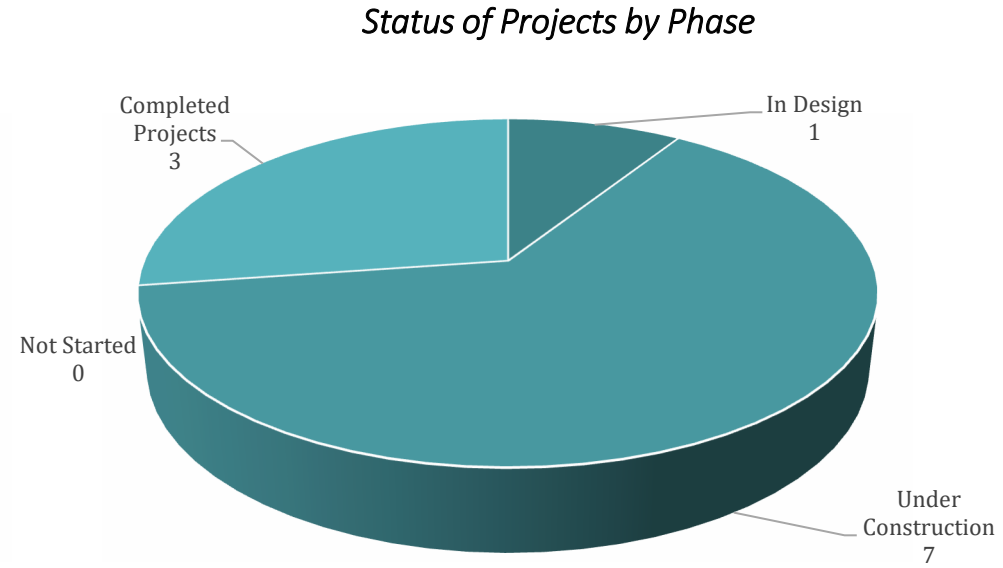
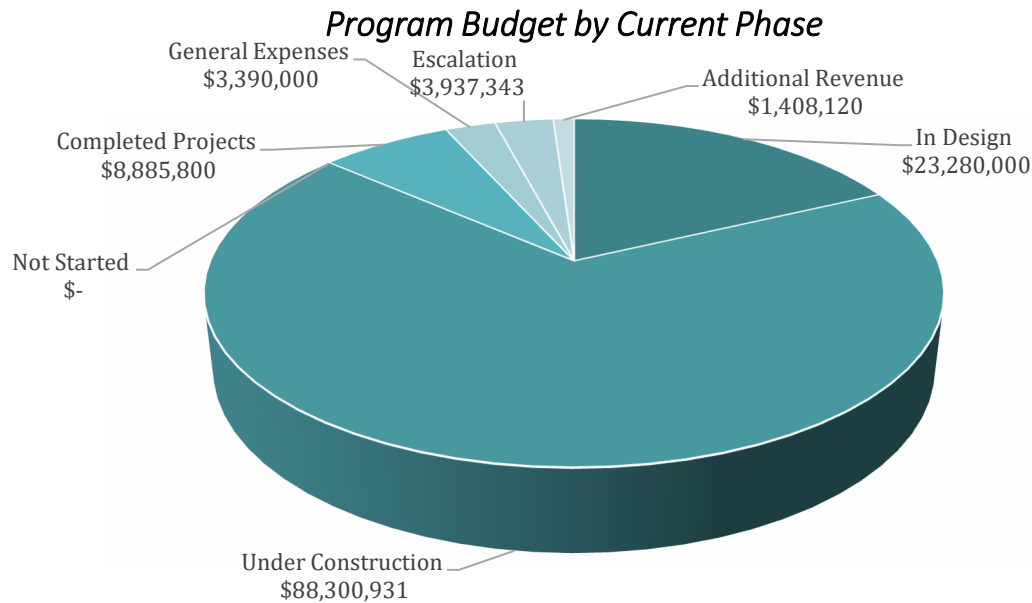
Your Project. Our Passion.

Tradition of Excellence
Global Opportunities

Student-Focused
Innovative
Culture

Westside Community Schools Facilities Master Plan Bond Phase II

Status of Projects by Phase – February 2026



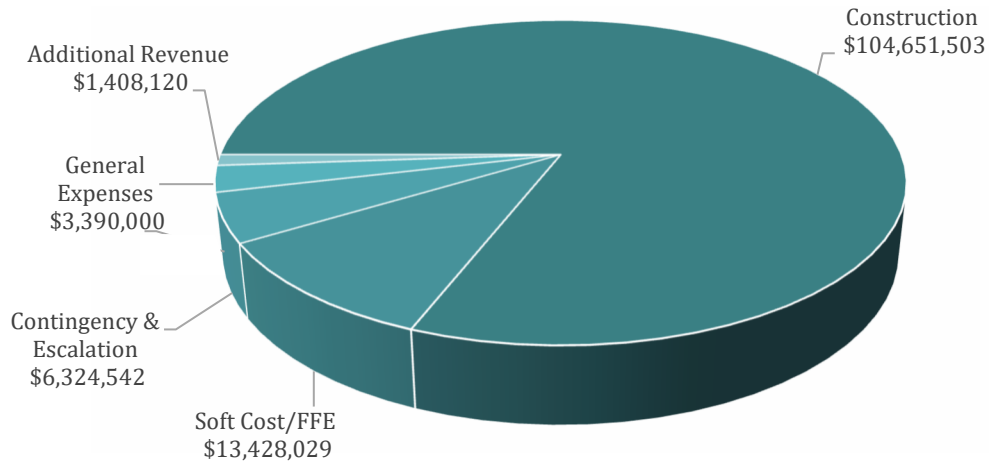
Project Phase	# of Projects	Overall Budget**	Committed Budget	% Committed
In Design	1	\$23,280,000	\$6,375,061	27.4%
Under Construction	7	\$88,300,931	\$87,765,453	99.4%
Not Started	0	\$-	\$-	-
Completed Projects	3	\$8,885,800	\$8,885,800	100.0%
General Expenses	0	\$3,390,000	\$3,364,556	99.2%
Escalation	0	\$3,937,343	\$-	0.0%
Additional Revenue	0	\$1,408,120	\$1,408,120	100.0%
TOTAL	11	\$129,202,194	\$107,798,990	83.4%

*Total number of projects increased from 10 to 11 with the addition of the Security Project.
 **Overall budget will increase each month with the accrual of Bond Interest.

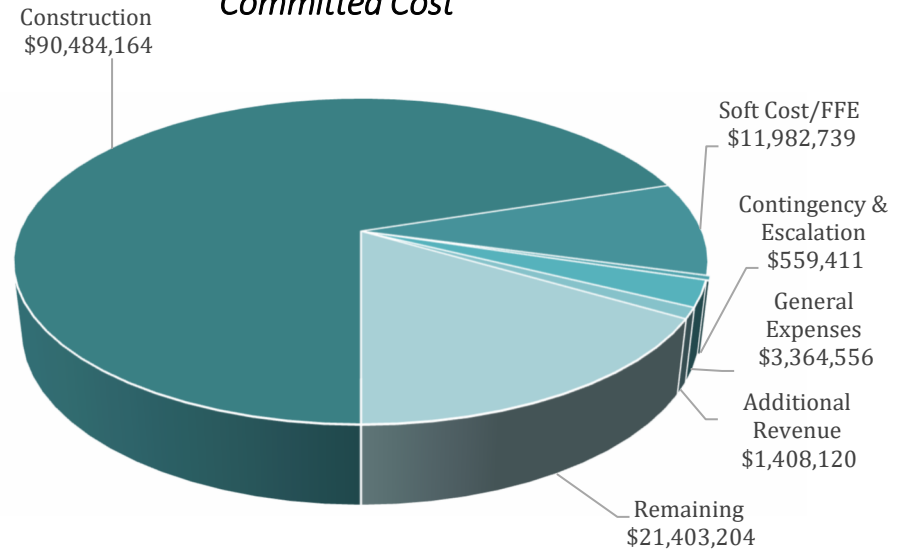
Westside Community Schools Facilities Master Plan Bond Phase II

Status of Overall Program Budget – February 2026

Overall Budget



Committed Cost



Overall Program Budget Categories	Overall Budget	Committed Cost	% Committed
Construction	\$104,651,503	\$90,484,164	86.5%
Soft Cost/FFE	\$13,428,029	\$11,982,739	89.2%
Contingency & Escalation	\$6,324,542	\$559,411	8.8%
General Expenses	\$3,390,000	\$3,364,556	99.2%
Additional Revenue	\$1,408,120	\$1,408,120	100.0%
TOTAL	\$129,202,194	\$107,798,990	83.4%

OVERALL BOND PROGRAM

Summary:

The BOE commissioned an assessment of district facilities in May 2013. This assessment was completed and presented to the BOE in May 2014. The District created a community Task Force to prioritize the projects for Phase II of the Master Plan in 2022. In May 2023, the Westside Community approved a \$121.0 million bond issue with a 63% majority vote. Project Advocates was hired by the District to provide program management services for the implementation of Phase II of the Facilities Master Plan. The value of the work associated with Phase II is \$121.0 million, with the work being completed from FY 2023 through FY 2028. The funds from Phase II will be used to complete new elementary schools at Hillside, Westgate, and Loveland. The funds will also be used for an expanded eating area and infrastructure needs at the middle school and high school; master planning, new gym/storm shelter for Rockbrook and Paddock Road elementary schools; new mechanical and building envelope at Westbrook elementary school; ADA and mechanical updates at the district office; and infrastructure improvements at Underwood Hills.

OVERALL BOND	BUDGET	PROJECTED COST	COMMITTED COST	PAID TO DATE
ABC Building	\$2,825,000	\$2,825,000	\$2,825,000	\$2,798,427
WHS	\$14,880,931	\$14,880,931	\$14,479,518	\$7,276,626
Hillside	\$26,190,000	\$26,190,000	\$26,185,701	\$24,970,314
Loveland	\$23,280,000	\$23,280,000	\$6,375,061	\$1,052,885
WMS	\$5,310,800	\$5,310,800	\$5,310,800	\$5,265,125
Paddock Road	\$4,795,000	\$4,795,000	\$4,746,720	\$3,674,528
Rockbrook	\$5,665,000	\$5,665,000	\$5,637,142	\$3,720,417
Underwood Hills	\$1,445,000	\$1,445,000	\$1,445,000	\$1,297,699
Westbrook	\$12,515,000	\$12,515,000	\$12,464,450	\$5,614,302
Westgate	\$22,810,000	\$22,810,000	\$22,806,922	\$20,977,918
Security Project	\$750,000	\$750,000	\$750,000	\$682,068
General Expenses	\$3,390,000	\$3,390,000	\$3,364,556	\$2,461,828
Escalation	\$3,937,343	\$3,937,343	\$-	\$-
Additional Revenue	\$1,408,120	\$1,408,120	\$1,408,120	\$1,408,120
Total	\$129,202,194	\$129,202,194	\$107,798,990	\$81,200,257

Community Comments

- Loveland Preconstruction Community Meeting held February 10 at 6:00 PM

Project Updates

- Hillside playground and parking lot preparation complete.
- Westgate demolition is ongoing.
- Finishes are in progress at Paddock Road.
- Finishes are in progress at Rockbrook.
- Limited Notice to proceed for Precast, Demolition and grading issued to MCL on February 9, 2026.

HILLSIDE ELEMENTARY



Summary:

Based upon a facilities task force that was completed in December of 2022, Hillside Elementary will be replaced by a new three-section school located on the same site as the current Hillside Elementary School (7500 Western Avenue, Omaha NE, 68114). The current Hillside Elementary School will be decommissioned and razed after the completion of the new school.

This new school will be approximately 64,700 sf and incorporate historical attributes and/or materials from the existing elementary school. It will include: a separate cafeteria and gymnasium, dedicated elective classroom space, improved drop off and pick up access, upgraded security and entrance vestibules, improved ADA access, and the construction of FEMA-rated storm shelters. The new elementary school will need to be designed to allow project-based learning areas. It must also provide a safe, healthy, and secure environment for educators, learners, and staff.

<i>Project Updates</i>	<i>Community Comments</i>
<ul style="list-style-type: none"> • Site grading for the parking lot and playground area is complete • Trash enclosure footings are complete • The month of March will focus on Parking and playground concrete. 	
	<i>Project Milestones</i>
	<ul style="list-style-type: none"> • Design completion – April 2024/June 2024 • Start construction – May 2024 • Complete new school – September 2025 • Move into new school – October 2025 • Raze old school – February 2026

	BUDGET	PROJECTED COST	COMMITTED COST
Construction	\$21,521,650	\$23,248,618	\$23,248,618
Soft Cost/FFE	\$3,257,165	\$2,829,294	\$2,824,995
Contingency	\$1,411,185	\$112,088	\$112,088
PROJECT TOTAL	\$26,190,000	\$26,190,000	\$26,185,701

GENERAL INFORMATION	
Architect:	APMA
Construction Manager:	Boyd Jones
Project Phase:	Under Construction



WESTGATE ELEMENTARY



Summary:

Based upon a facilities task force that was completed in December of 2022, Westgate Elementary will be replaced by a new two-section school located on the same site as the current Westgate Elementary School (7802 Hascall Street, Omaha NE, 68124). The current Westgate Elementary School will be decommissioned and razed after the completion of the new school.

This new school will be approximately 54,500 sf and incorporate historical attributes and/or materials from the existing elementary school. It will include: a separate cafeteria and gymnasium, dedicated elective classroom space, improved drop off and pick up access, upgraded security and entrance vestibules, improved ADA access, and the construction of FEMA-rated storm shelters. The new elementary school will need to be designed to allow project-based learning areas. It must also provide a safe, healthy, and secure environment for educators, learners, and staff.

<i>Project Updates</i>	<i>Community Comments</i>
<ul style="list-style-type: none"> • Building demolition is ongoing. • The month of March will focus on completion of demolition and site grading. 	
	<i>Project Milestones</i>
	<ul style="list-style-type: none"> • Design completion – April 2024 • Start construction – May 2024 • Complete new school – December 2025 • Move into new school – January 2026 • Raze old school – February 2026

	BUDGET	PROJECTED COST	COMMITTED COST
Construction	\$18,217,374	\$20,082,846	\$20,082,846
Soft Cost/FFE	\$2,541,738	\$2,633,282	\$2,630,204
Contingency	\$2,050,888	\$93,872	\$93,872
PROJECT TOTAL	\$22,810,000	\$22,810,000	\$22,806,922

GENERAL INFORMATION	
Architect:	TACK Architects
Construction Manager:	Vrana
Project Phase:	Under Construction



WESTSIDE HIGH SCHOOL



Summary:

Based upon a facilities task force that was completed in December of 2022, the Westside High School Building will be renovated to expand the cafeteria and upgrade plumbing systems. The expansion will expand the seating capacity to 550 students and will improve serving area flow. The new space will provide diversity in seating choices. Bathroom remodels will include new waste and vent piping and new bathroom configuration.

Students will remain in the facility during the addition and renovation. Renovations are being planned over the summer months. The bond work will be split into two projects to align with the high school foundation project. One project will be the bathroom renovations and this work is scheduled to occur during the summers of 2024 and 2025. The second project will include the locker room renovations and cafeteria expansion. This project is scheduled to start in the summer of 2026.

Project Updates	Community Comments
Cafeteria and Locker Room Project <ul style="list-style-type: none"> Slab on grade was placed. Exterior framing and glazing work has commenced. Boys’ locker room masonry is ongoing. The month of March will focus on exterior enclosure, roofing, masonry walls and epoxy flooring. 	<ul style="list-style-type: none"> No new community comments.
Fluid cooler Project <ul style="list-style-type: none"> Underground piping has been installed. Baseball sidewalk is poured back The month of March will focus on building pad installation. 	<p style="text-align: center;">Project Milestones</p> <ul style="list-style-type: none"> Cafeteria and locker room renovation start – November 2025 Cafeteria and locker room renovation complete – August 2026 Fluid Cooler complete – August 2026

	BUDGET	PROJECTED COST	COMMITTED COST
Construction	\$12,275,281	\$12,997,115	\$12,985,958
Soft Cost/FFE	\$1,745,650	\$1,720,583	\$1,327,827
Contingency	\$860,000	\$163,233	\$165,733
PROJECT TOTAL	\$14,880,931	\$14,880,931	\$14,479,518

GENERAL INFORMATION	
Architect:	BVH
General Contractor*:	7er Construction/Weitz
Project Phase:	Under Construction

*7er is the General Contractor for the Restroom and Fluid Cooler portion of the project. Weitz is the CMR for the Locker rooms and Cafeteria remodel.



WESTBROOK ELEMENTARY SCHOOL



Summary:

Based upon a facilities task force that was completed in December of 2022, the Westbrook Elementary School will be renovated. The renovations will include new window system and HVAC upgrades.

The Westbrook chiller will need to be replaced prior to the rest of the bond work as it is no longer fully functioning.

<i>Project Updates</i>	<i>Community Comments</i>
<ul style="list-style-type: none"> No major work during the month. The month of March will have minimal work. 	<ul style="list-style-type: none"> No new community comments.
	<i>Project Milestones</i>
	<ul style="list-style-type: none"> Design completion – March 2025 Start construction – June 2025 Complete construction – July 2028

	BUDGET	PROJECTED COST	COMMITTED COST
Construction	\$10,830,000	\$11,478,487	\$11,473,619
Soft Cost/FFE	\$930,000	\$976,188	\$930,506
Contingency	\$755,000	\$60,325	\$60,325
PROJECT TOTAL	\$12,515,000	\$12,515,000	\$12,464,450

GENERAL INFORMATION	
Architect:	BCDM
Construction Manager:	Boyd Jones
Project Phase:	Under Construction



PADDOCK ROAD ELEMENTARY SCHOOL



Summary:

Based upon a facilities task force that was completed in December 2022, the Paddock Road Elementary School will have an addition to the facility. The addition will include a gymnasium, two early child classrooms, and a storm shelter. A Campus Master plan will be developed in Phase II for the future Phase III improvements. The future Phase III improvements will utilize the addition being completed in Phase II.

<i>Project Updates</i>	<i>Community Comments</i>
<ul style="list-style-type: none"> • Ceiling grid is complete. • Exterior windows have been installed. • The mural is complete. • The month of March will focus on interior finishes and site preparation. 	<ul style="list-style-type: none"> • No new community comments.
	<h3 data-bbox="1402 915 1696 948"><i>Project Milestones</i></h3> <ul style="list-style-type: none"> • Design completion – January 2025 • Start construction – May 2025 • Complete addition – June 2026

	BUDGET	PROJECTED COST	COMMITTED COST
Construction	\$4,000,000	\$4,269,478	\$4,267,233
Soft Cost/FFE	\$540,000	\$430,842	\$384,807
Contingency	\$255,000	\$94,680	\$94,680
PROJECT TOTAL	\$4,795,000	\$4,795,000	\$4,746,720

GENERAL INFORMATION	
Architect:	Leo A. Daly
Construction Manager:	Meco-Henne
Project Phase:	Under Construction

ROCKBROOK ELEMENTARY SCHOOL



Summary:

Based upon a facilities task force that was completed in December 2022, the Rockbrook Elementary School will have an addition to the facility. The addition will include a gymnasium, two early child classrooms, and a storm shelter. A Campus Master plan will be developed in Phase II for the future Phase III improvements. The future Phase III improvements will utilize the addition being completed in Phase II.

Project Updates	Community Comments
<ul style="list-style-type: none"> • MEP rough-ins complete. • Drywall is complete. • Masonry is complete. • Painting has commenced. • The month of March will focus on Interior finishes and site preparation and utilities. 	<ul style="list-style-type: none"> • No new community comments.
	Project Milestones
	<ul style="list-style-type: none"> • Design completion – January 2025 • Start construction – May 2025 • Complete Addition – June 2026

	BUDGET	PROJECTED COST	COMMITTED COST
Construction	\$4,972,500	\$5,273,818	\$5,265,663
Soft Cost/FFE	\$437,500	\$377,478	\$357,775
Contingency	\$255,000	\$13,704	\$13,704
PROJECT TOTAL	\$5,665,000	\$5,665,000	\$5,637,142

GENERAL INFORMATION	
Architect:	BVH
Construction Manager:	Prairie Const.
Project Phase:	Under Construction

UNDERWOOD HILLS ELEMENTARY SCHOOL



Summary:

Based upon a facilities task force that was completed in December 2022, the Underwood Hills Elementary School will have upgrades to the mechanical system and a small addition to provide a secure vestibule.

<i>Project Updates</i>	<i>Community Comments</i>
<ul style="list-style-type: none"> • Mechanical/Intercom project: <ul style="list-style-type: none"> ○ Minimal work completed in the month of February. ○ The month of March will have minimal work. Major work will kickoff in June 2026. 	<ul style="list-style-type: none"> • No new community comments.
	<p style="text-align: center;"><i>Project Milestones</i></p> <ul style="list-style-type: none"> • Design completion – January 2025 • Start construction – May 2025 • Complete renovations – June 2026

	BUDGET	PROJECTED COST	COMMITTED COST
Construction	\$1,200,000	\$1,282,245	\$1,282,245
Soft Cost/FFE	\$135,000	\$153,522	\$153,522
Contingency	\$110,000	\$9,233	\$9,233
PROJECT TOTAL	\$1,445,000	\$1,445,000	\$1,445,000

GENERAL INFORMATION	
Architect:	TACK Architects
Construction Manager:	*7er/Black Hawk
Project Phase:	Under Construction

*7er is the General Contractor for the secure vestibule project. Black Hawk Construction is the General Contractor for the Mechanical upgrades.



LOVELAND ELEMENTARY



Summary:

Based upon a facilities task force that was completed in December of 2022, Loveland Elementary will be replaced by a new two-section school located on the same site as the current Loveland Elementary School (8201 Pacific Street, Omaha NE, 68114). The current Loveland Elementary School will be decommissioned and razed prior to the start of the new school. Students will relocate to the swing school during the project.

This new school will be approximately 51,080 sf and incorporate historical attributes and/or materials from the existing elementary school. It will include: a separate cafeteria and gymnasium, dedicated elective classroom space, improved drop off and pick up access, upgraded security and entrance vestibules, improved ADA access, and the construction of FEMA-rated storm shelters. The new elementary school will need to be designed to allow project-based learning areas. It must also provide a safe, healthy, and secure environment for educators, learners, and staff.

<i>Project Updates</i>	<i>Community Comments</i>
<ul style="list-style-type: none"> Limited Notice to proceed for Precast, Demolition and grading issued to MCL on February 9, 2026. BVH completed the construction documents. MCL issued bid package #2 for public bidding. Site fencing has been installed for phase 1. House hazardous materials have been abated. The month of March will focus house demolition and site preparation. 	<ul style="list-style-type: none"> Desire to have a design that integrates with the neighborhood. Desire to have outdoor community space/park. Community meeting held February 10, 2026 at 6PM.
	<i>Project Milestones</i>
	<ul style="list-style-type: none"> Start Design – March 2025 Start House Demolition – March 2026 Start Construction – June 2026 Complete new school – December 2027 Move into new school – January 2028

	BUDGET	PROJECTED COST	COMMITTED COST
Construction	\$18,717,374	\$18,717,374	\$4,576,460
Soft Cost/FFE	\$2,659,338	\$2,748,338	\$1,814,601
Contingency	\$1,903,288	\$1,814,288	\$(16,000)
PROJECT TOTAL	\$23,280,000	\$23,280,000	\$6,375,061

GENERAL INFORMATION	
Architect:	BVH Architecture
Construction Manager:	MCL Construction
Project Phase:	In Design

Westside Community Schools Bond Phase II Project Status

Project	Design					Construction					
	Design Procurement	Concept	Schematic	Design Development	Construction Documents	Contractor Procurement	Bidding	Construction	Sitework	Closeout	11 month Warranty
Hillside Elementary School	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Green	Green	White
Westgate Elementary School	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Green	Green	White
Westside Middle School Cafeteria Expansion	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Grey	White
ABC Building Renovations	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Grey
Westside High School											
Bathroom Renovations	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Grey	White
Locker Room Renovations	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Green	Grey	White	White
Cafeteria Expansion	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Green	Green	White	White
Foundation Project (NON BOND)	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Green	Grey	Green	White
Westbrook Elementary School Façade and HVAC Replacement	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Green	Grey	White	White
Paddock Road Elementary School Gym & ECC	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Green	Green	White	White
Rockbrook Road Elementary School Gym & ECC	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Green	Green	White	White
Underwood Hills Infrastructure upgrades	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Green	Grey	White	White
Loveland Elementary School	Grey	Grey	Grey	Grey	Grey	Grey	Green	White	White	White	White
COMPLETE											
IN PROGRESS											
FUTURE											

Westside Community Schools Master Project Summary Dates

Project	DESIGN PROCESS			CMR PROCESS								BOE	
	BOE Concept Approval	BOE SD Update	BOE DD Approval	BOE CMR process Approval	District Issue CMR RFQ	RFQ Due	CMR Short list meeting	CMR Interviews	CMR Selection	CMR Contract BOE Approval	GMP BOE Approval	Architect shortlist / Interview	CMR Shortlist / Interview
Hillside	10/17/23	12/11/23	03/04/24	11/20/23	12/04/23	01/10/24	01/12/24	01/19/23	01/24/24	02/05/24	07/15/24	MVG / DB	SR/MVG
Westgate	10/02/23	11/06/23	02/20/24	10/17/23	10/30/23	11/30/23	12/04/23	12/08/23	12/08/23	01/16/24	06/10/24	MVG / DB	AY/AY
WMS	10/17/23	10/17/23**	01/16/24	11/06/23	11/07/23	12/08/23	12/12/23	12/19/23	12/22/23	01/16/24	05/20/24	KK / MVG	KK / MVG
ABC	11/06/23	11/6/23**	02/05/24	11/06/23	11/07/23	12/08/23	12/13/23	12/20/23	12/22/23	01/16/24	05/20/24	KK / AY	MVG / KK
WHS Bathrooms	11/06/23	11/6/23**	01/16/24	HARD BID IN FEBRUARY OF 2024. AWARD MARCH 2024							03/18/24	/ MVG	
WHS Locker room and Café	01/16/24	01/16/24	04/22/24	03/10/25	03/14/25	04/16/25	04/18/25	04/23/25	04/25/25	05/12/25	09/08/25	/ MVG	MVG / MVG
Westbrook	10/07/24	10/07/24	01/13/25	10/07/24	10/14/24	11/14/24	11/18/24	11/22/24	11/26/24	12/09/24	05/20/25	SR/MVG	AY/AY
Paddock Road	09/03/24	09/03/24	11/18/24	09/16/24	09/17/24	10/18/24	10/23/24	10/30/24	11/01/24	11/04/24	02/18/25	AY/AY	MVG/MVG
Rockbrook	09/03/24	09/03/24	12/09/24	09/16/24	09/17/24	10/18/24	10/23/24	10/31/24	11/01/24	11/04/24	03/10/25	SR/DB	BM/SR
Underwood Hills	HARD BID IN JANUARY OF 2025. AWARD FEBRUARY 2025									02/18/25			
Loveland	06/16/25	09/08/25	11/17/25	08/04/25	09/09/25	10/10/25	10/14/25	10/21/25	10/24/25	11/03/25	04/13/26	AY/AY	AY/AY
WHS Foundation Addition and Renovation		12/11/23	02/05/24	09/05/23	08/03/23	09/07/23	09/08/23	09/14/23	09/15/23	10/17/23	07/15/24		BM/BM

APPROVED
SCHEDULED

*All dates are tentative and subject to change based on design progress.

** Concept presentation included schematic design

BOE = Board of Education
SD = Schematic Design
DD = Design Development
CMR = Construction Manager at Risk
RFQ = Request for Qualifications
GMP = Guaranteed Maximum Price

Westside Community Schools Bond Phase II Design/Construction Schedule

Project	2023			2024			2025			2026			2027			2028														
	May	June	July	August	September	October	November	December	January	February	March	April	May	June	July	August	September	October	November	December	January	February	March	April	May	June	July	August		
Hillside Elementary School																														
Design																														
Construction																														
Westgate Elementary School																														
Design																														
Construction																														
ABC Building Renovations																														
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Cafeteria expansion																														
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Construction																														
Westbrook Elementary School Façade and HVAC Replacement																														
Design																														
Construction																														
Underwood Hills Infrastructure Upgrades																														
Design																														
Construction																														
Loveland Elementary School																														
Design																														
Construction																														

Architect Procurement	Contractor Procurement
Concept Design	Project bidding
Schematic	Construction
Design Development	
Construction Documents	