

Unique

Unique

Unique

Collaboration

Collaboration

Collaboration

Inclusive

Inclusive

Inclusive

Tradition of Excellence

Tradition of Excellence

Tradition of Excellence

Achievement

Achievement

Achievement

Global Opportunities

Global Opportunities

Global Opportunities

Student-Focused

Student-Focused

Student-Focused

Diversity

Culture

Diversity

Culture

Diversity



WESTSIDE
COMMUNITY SCHOOLS

Commitment



FACILITIES MASTER PLAN PHASE II IMPLEMENTATION
Monthly Report – March 2026

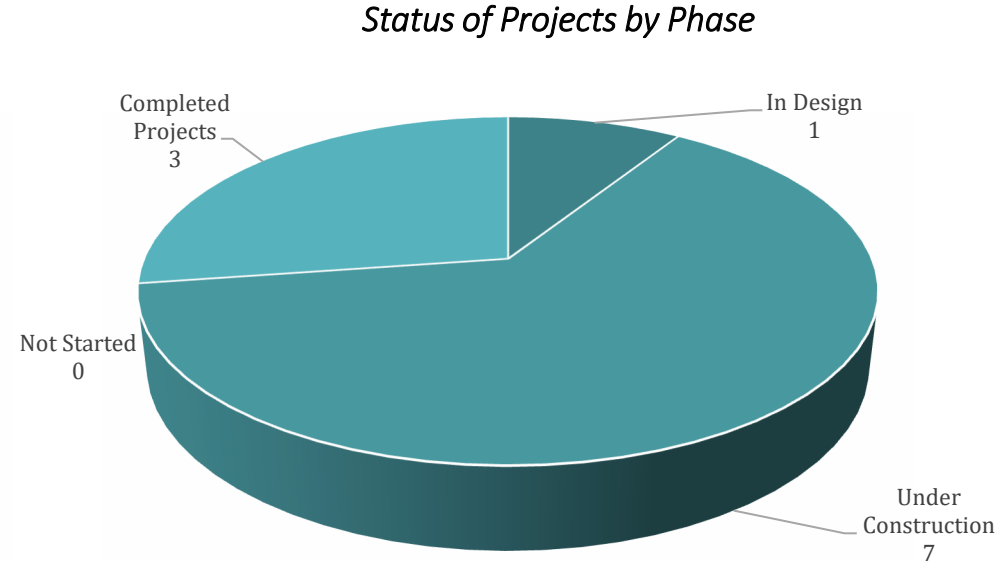
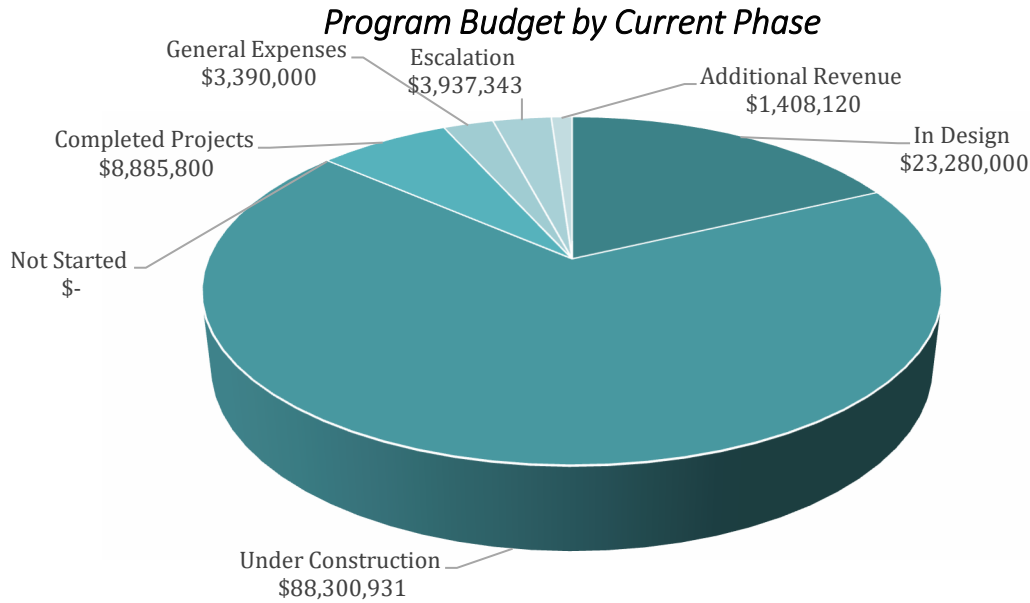
PROJECT ADVOCATES

Your Project. Our Passion.

Tradition of Excellence
Global Opportunities
Student-Focused
Diversity
Culture

Westside Community Schools Facilities Master Plan Bond Phase II

Status of Projects by Phase – March 2026



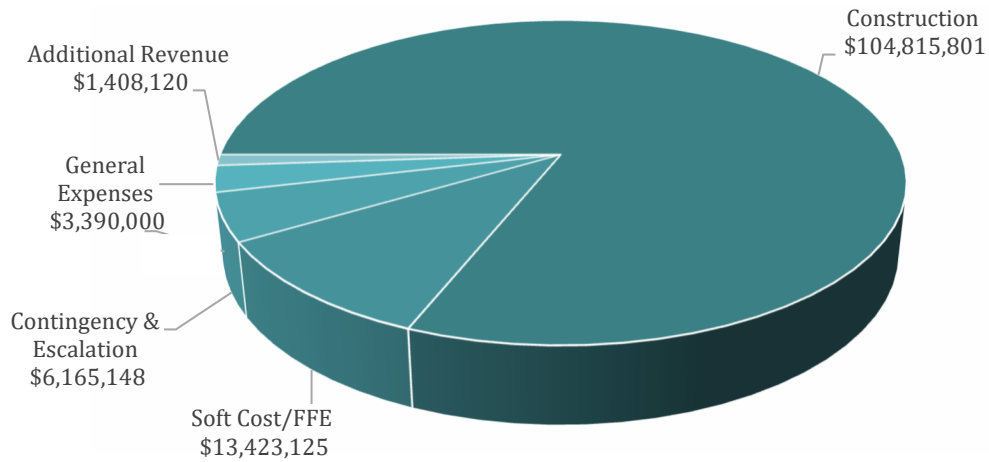
Project Phase	# of Projects	Overall Budget**	Committed Budget	% Committed
In Design	1	\$23,280,000	\$6,375,061	27.4%
Under Construction	7	\$88,300,931	\$87,865,509	99.5%
Not Started	0	\$-	\$-	-
Completed Projects	3	\$8,885,800	\$8,885,800	100.0%
General Expenses	0	\$3,390,000	\$3,355,777	99.0%
Escalation	0	\$3,937,343	\$-	0.0%
Additional Revenue	0	\$1,408,120	\$1,408,120	100.0%
TOTAL	11	\$129,202,194	\$107,890,267	83.5%

*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.

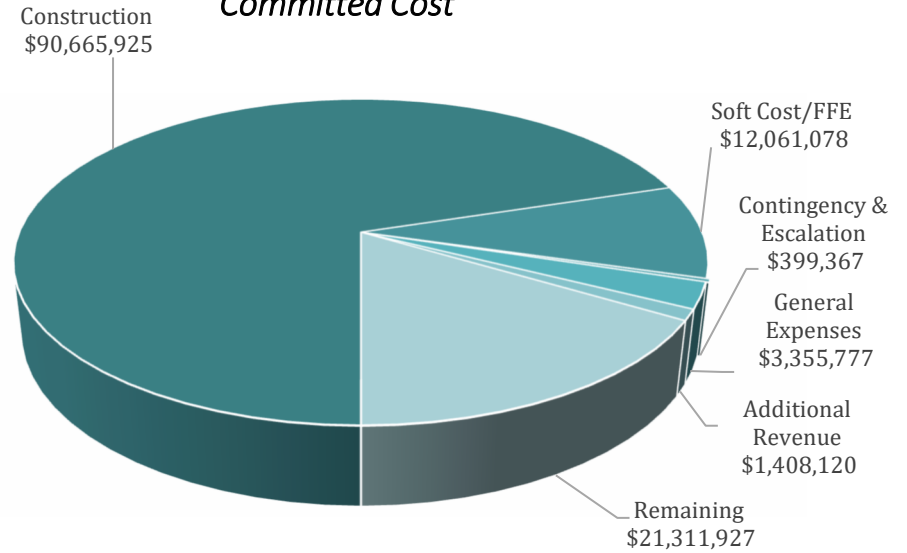
Westside Community Schools Facilities Master Plan Bond Phase II

Status of Overall Program Budget – March 2026

Overall Budget



Committed Cost



Overall Program Budget Categories	Overall Budget	Committed Cost	% Committed
Construction	\$104,815,801	\$90,665,925	86.5%
Soft Cost/FFE	\$13,423,125	\$12,061,078	89.9%
Contingency & Escalation	\$6,165,148	\$399,367	6.5%
General Expenses	\$3,390,000	\$3,355,777	99.0%
Additional Revenue	\$1,408,120	\$1,408,120	100.0%
TOTAL	\$129,202,194	\$107,890,267	83.5%

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	\$14,547,931	\$8,808,093
Hillside	\$26,190,000	\$26,190,000	\$26,185,701	\$25,063,758
Loveland	\$23,280,000	\$23,280,000	\$6,375,061	\$1,126,289
WMS	\$5,310,800	\$5,310,800	\$5,310,800	\$5,272,275
Paddock Road	\$4,795,000	\$4,795,000	\$4,746,720	\$3,878,667
Rockbrook	\$5,665,000	\$5,665,000	\$5,652,507	\$3,877,899
Underwood Hills	\$1,445,000	\$1,445,000	\$1,445,000	\$1,301,099
Westbrook	\$12,515,000	\$12,515,000	\$12,480,728	\$5,746,047
Westgate	\$22,810,000	\$22,810,000	\$22,806,922	\$21,233,811
Security Project	\$750,000	\$750,000	\$750,000	\$684,963
General Expenses	\$3,390,000	\$3,390,000	\$3,355,777	\$2,530,478
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	\$107,890,267	\$83,729,926

Community Comments

Project Updates

- Hillside parking lot complete, playground installation in progress.
- Westgate demolition and grading are complete. Utilities in progress.
- WHS Addition glazing in progress.
- WHS Fluid cooler ready for steel and precast over spring break.
- Finishes are in progress at Paddock Road.
- Finishes are in progress at Rockbrook.
- Loveland house razing has commenced.



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"> • Parking lot and playground area paving is complete. • Trash enclosure precast is complete. • The month of April will focus on playground installation, removal of the southwest parking lot. 	
	<i>Project Milestones</i>
	<ul style="list-style-type: none"> • Complete all site work – July 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 complete. • Site grading is complete. • The month of April will focus on site utilities and start paving. 	
	<i>Project Milestones</i>
	<ul style="list-style-type: none"> • Complete all site work – July 2026

	BUDGET	PROJECTED COST	COMMITTED COST
Construction	\$18,217,374	\$20,082,846	\$20,082,846
Soft Cost/FFE	\$2,541,738	\$2,641,988	\$2,638,910
Contingency	\$2,050,888	\$85,166	\$85,166
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.

<i>Project Updates</i>	<i>Community Comments</i>
<p>Cafeteria and Locker Room Project</p> <ul style="list-style-type: none"> • Glazing is complete and roofing has started. • Finishes in boys’ locker room are in progress • The month of April will focus on roofing, Cafeteria renovations, and boys’ locker room completion. <p>Fluid cooler Project</p> <ul style="list-style-type: none"> • Foundation is complete. • The month of April will focus on structural steel and precast installation. 	<ul style="list-style-type: none"> • No new community comments.
	<i>Project Milestones</i>
	<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	\$13,128,145	\$13,126,296
Soft Cost/FFE	\$1,745,650	\$1,706,973	\$1,373,973
Contingency	\$860,000	\$45,813	\$47,662
PROJECT TOTAL	\$14,880,931	\$14,880,931	\$14,547,931

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 April will have minimal work. 	<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 – March 2025 Start construction – June 2025 Complete construction – July 2028

	BUDGET	PROJECTED COST	COMMITTED COST
Construction	\$10,830,000	\$11,516,458	\$11,511,590
Soft Cost/FFE	\$930,000	\$976,188	\$946,784
Contingency	\$755,000	\$22,354	\$22,354
PROJECT TOTAL	\$12,515,000	\$12,515,000	\$12,480,728

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"> • Basketball hoops have been installed. • South parking lot was placed. • Interior finishes are nearing completion. • The month of April will focus on interior finishes. 	<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 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	\$384,806
Contingency	\$255,000	\$94,680	\$94,681
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.

<i>Project Updates</i>	<i>Community Comments</i>
<ul style="list-style-type: none"> • Interior finishes are in progress. • Exterior site utilities in progress. • Windows have been installed. • Painting has commenced. • The month of April will focus on interior finishes and site utilities. 	<ul style="list-style-type: none"> • No new community comments.
	<i>Project Milestones</i>
	<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	\$5,269,115	\$5,269,115
Soft Cost/FFE	\$437,500	\$377,478	\$364,985
Contingency	\$255,000	\$18,407	\$18,407
PROJECT TOTAL	\$5,665,000	\$5,665,000	\$5,652,507

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 March. ○ The month of April will have minimal work. Major work will kick-off 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"> • MCL received bids for bid package #2 and working on the GMP for presentation to the BOE in April. • House razing is complete. • The month of April will focus on site grading and start of site utilities. 	<ul style="list-style-type: none"> • Desire to have a design that integrates with the neighborhood. • Desire to have outdoor community space/park.
	<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	■	■	■	■	■	■	■	■	■	■	■
Westgate Elementary School	■	■	■	■	■	■	■	■	■	■	■
Westside Middle School Cafeteria Expansion	■	■	■	■	■	■	■	■	■	■	■
ABC Building Renovations	■	■	■	■	■	■	■	■	■	■	■
Westside High School											
Bathroom Renovations	■	■	■	■	■	■	■	■	■	■	■
Locker Room Renovations	■	■	■	■	■	■	■	■	■	■	■
Cafeteria Expansion	■	■	■	■	■	■	■	■	■	■	■
Foundation Project (NON BOND)	■	■	■	■	■	■	■	■	■	■	■
Westbrook Elementary School Façade and HVAC Replacement	■	■	■	■	■	■	■	■	■	■	■
Paddock Road Elementary School Gym & ECC	■	■	■	■	■	■	■	■	■	■	■
Rockbrook Road Elementary School Gym & ECC	■	■	■	■	■	■	■	■	■	■	■
Underwood Hills Infrastructure upgrades	■	■	■	■	■	■	■	■	■	■	■
Loveland Elementary School	■	■	■	■	■	■	■	■	■	■	■
<div style="display: flex; justify-content: space-between; margin-bottom: 5px;"> ■ COMPLETE </div> <div style="display: flex; justify-content: space-between; margin-bottom: 5px;"> ■ IN PROGRESS </div> <div style="display: flex; justify-content: space-between;"> ■ FUTURE </div>											



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	04/27/26	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																														
Design																														
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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	

