



FACILITIES MASTER PLAN PHASE II IMPLEMENTATION
Monthly Report – August 2026

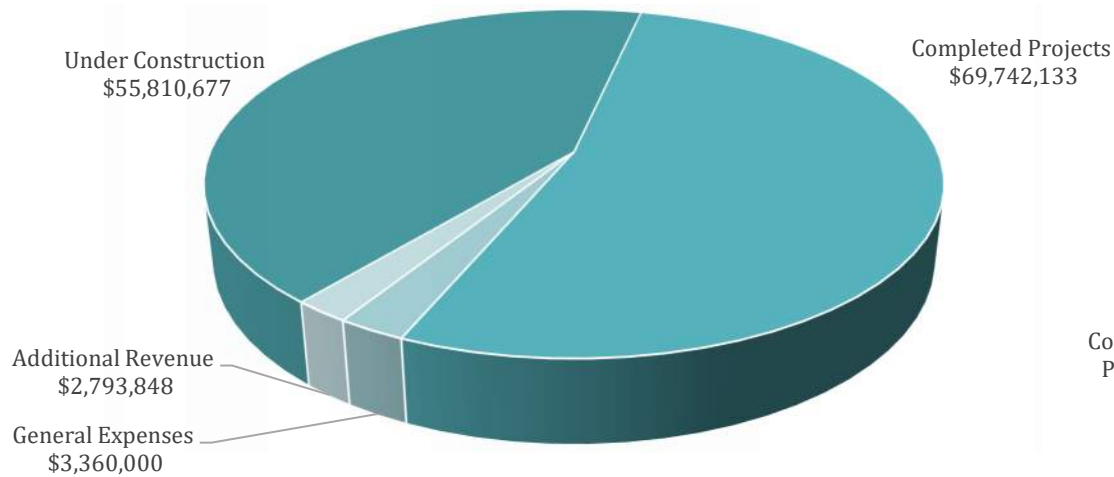


PROJECT ADVOCATES
Your Project. Our Passion.

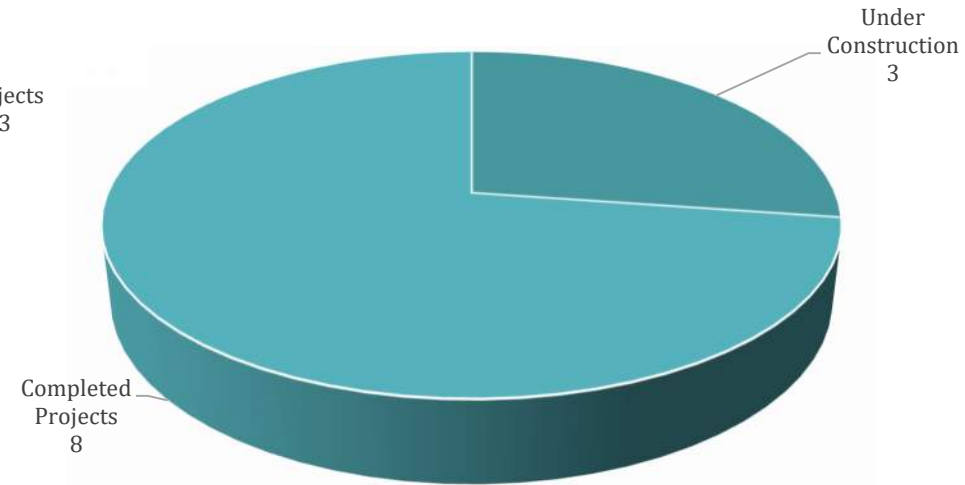
Westside Community Schools Facilities Master Plan Bond Phase II

Status of Projects by Phase – August 2026

Program Budget by Current Phase



Status of Projects by Phase

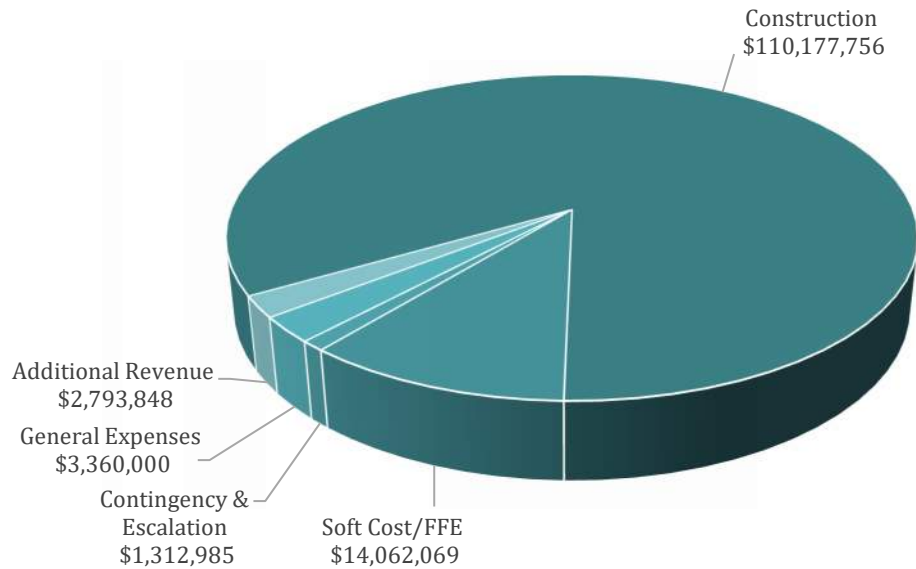


Project Phase	# of Projects	Overall Budget**	Committed Budget	% Committed
In Design	0	\$-	\$-	-
Under Construction	3	\$55,810,677	\$54,770,531	98.1%
Not Started	0	\$-	\$-	-
Complete	8	\$69,742,133	\$69,742,133	100.0%
General Expenses	0	\$3,360,000	\$3,355,777	99.9%
Escalation	0	\$-	\$-	-
Additional Revenue	0	\$2,793,848	\$1,647,433	59.0%
TOTAL	11	\$131,706,658	\$129,515,874	98.3%

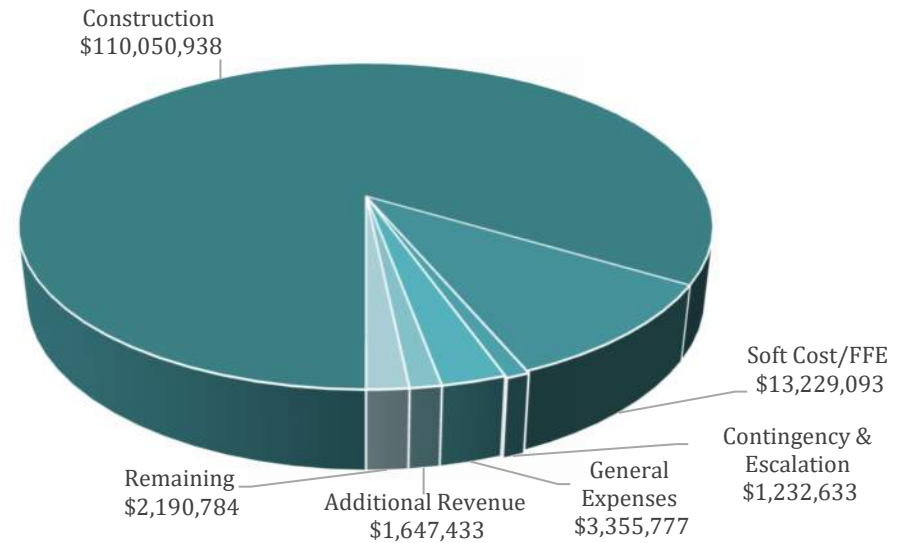
Westside Community Schools Facilities Master Plan Bond Phase II

Status of Overall Program Budget – August 2026

Overall Budget



Committed Cost



Overall Program Budget Categories	Current Budget	Committed Cost	% Committed
Construction	\$110,177,756	\$110,050,938	99.9%
Soft Cost/FFE	\$14,062,069	\$13,229,093	94.1%
Contingency & Escalation	\$1,312,985	\$1,232,633	93.9%
General Expenses	\$3,360,000	\$3,355,777	99.9%
Additional Revenue	\$2,793,848	\$1,647,433	59.0%
TOTAL	\$131,706,658	\$129,515,874	98.3%

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	\$15,278,334	\$15,278,334	\$15,277,664	\$14,753,024
Hillside	\$26,125,000	\$26,125,000	\$26,125,000	\$26,067,362
Loveland	\$27,217,343	\$27,217,343	\$26,186,896	\$3,386,825
WMS	\$5,296,058	\$5,296,058	\$5,296,058	\$5,282,058
Paddock Road	\$4,795,000	\$4,795,000	\$4,795,000	\$4,663,775
Rockbrook	\$5,725,000	\$5,725,000	\$5,725,000	\$5,334,241
Underwood Hills	\$1,481,075	\$1,481,075	\$1,481,075	\$1,431,202
Westbrook	\$13,315,000	\$13,315,000	\$13,305,971	\$9,706,389
Westgate	\$22,760,000	\$22,760,000	\$22,760,000	\$22,532,257
Security Project	\$735,000	\$735,000	\$735,000	\$692,166
General Expenses	\$3,360,000	\$3,360,000	\$3,355,777	\$2,861,404
Escalation	\$-	\$-	\$-	\$-
Additional Revenue	\$2,793,848	\$2,793,848	\$1,647,433	\$1,647,433
Total	\$131,706,658	\$131,706,658	\$129,515,874	\$101,156,563

Community Comments

Project Updates

- Hillside Site work is complete.
- Westgate Site work is complete.
- WHS Addition CO issued 8/7, as scheduled. Girls' locker room masonry is in progress.
- WHS Fluid cooler is complete and operational.
- Rockbrook TCO issued 8/5, as scheduled. Elevator inspections in September.
- Phase 2 at Westbrook completed 8/7.
- Loveland demolition is complete and grading is in process.

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>
Sitework is complete	
	<i>Project Milestones</i>
	Complete all site work – July 2026

	BUDGET	PROJECTED COST	COMMITTED COST
Construction	\$21,521,650	\$23,261,176	\$23,261,176
Soft Cost/FFE	\$3,257,165	\$2,831,293	\$2,831,293
Contingency	\$1,346,185	\$32,531	\$32,531
PROJECT TOTAL	\$26,125,000	\$26,125,000	\$26,125,000

GENERAL INFORMATION

Architect:	APMA
Construction Manager:	Boyd Jones
Project Phase:	Complete

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>
Sitework is complete	
	<i>Project Milestones</i>
	Complete all site work – July 2026

	BUDGET	PROJECTED COST	COMMITTED COST
Construction	\$18,217,374	\$19,974,164	\$20,090,012
Soft Cost/FFE	\$2,541,738	\$2,630,509	\$2,630,509
Contingency	\$2,000,888	\$155,327	\$39,479
PROJECT TOTAL	\$22,760,000	\$22,760,000	\$22,760,000

GENERAL INFORMATION

Architect: TACK Architects
 Construction Manager: Vrana
 Project Phase: Complete

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>
Cafeteria and Locker Room Project - Cafeteria CO was issued in August. - Girls' locker room masonry is complete. MEP finishes are in progress - The month of September will focus on CO for the girls' locker room.	No new community comments.
	<i>Project Milestones</i> - 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	\$12,522,684	\$13,478,558	\$13,495,528
Soft Cost/FFE	\$1,795,650	\$1,777,901	\$1,774,401
Contingency	\$960,000	\$21,875	\$7,735
PROJECT TOTAL	\$15,278,334	\$15,278,334	\$15,277,664

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>
No update for August.	No new community comments.
	<i>Project Milestones</i>
	- Design completion – March 2025 - Start construction – June 2025 - Complete construction – July 2028

	BUDGET	PROJECTED COST	COMMITTED COST
Construction	\$10,980,000	\$11,530,941	\$11,530,941
Soft Cost/FFE	\$1,580,000	\$1,654,493	\$1,645,464
Contingency	\$755,000	\$129,566	\$129,566
PROJECT TOTAL	\$13,315,000	\$13,315,000	\$13,305,971

GENERAL INFORMATION

Architect: BCDM
 Construction Manager: Boyd Jones
 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>
- ECC Playground work is complete. - Elevator work is complete and awaiting state inspection. - The month of September will focus on completion of site fencing, concrete stair replacement, and elevator certification.	No new community comments.
	<i>Project Milestones</i>
	- Design completion – January 2025 - Start construction – May 2025 - Complete Addition – June 2026

	BUDGET	PROJECTED COST	COMMITTED COST
Construction	\$5,032,500	\$5,296,090	\$5,296,090
Soft Cost/FFE	\$437,500	\$379,739	\$379,739
Contingency	\$255,000	\$49,171	\$49,171
PROJECT TOTAL	\$5,725,000	\$5,725,000	\$5,725,000

GENERAL INFORMATION

Architect: BVH
 Construction Manager: Prairie Const.
 Project Phase: Complete

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>
• Site grading is ongoing. • Elementary school demolition is complete. • Site utilities are ongoing. • The month of September will focus on site grading and surcharge, foundations, and site utilities.	<i>Project Milestones</i>
	• Desire to have a design that integrates with the neighborhood. • Desire to have outdoor community space/park. • 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	\$22,654,717	\$23,707,491	\$23,497,491
Soft Cost/FFE	\$2,659,338	\$2,697,450	\$1,877,003
Contingency	\$1,903,288	\$812,402	\$812,402
PROJECT TOTAL	\$27,217,343	\$27,217,343	\$26,186,896

GENERAL INFORMATION

Architect: BVH Architecture
 Construction Manager: MCL Construction
 Project Phase: Under Construction



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											
COMPLETE											
IN PROGRESS											
FUTURE											



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