WESTSIDE
COMMUNITY SCHOOLS



FACILITIES MASTER PLAN PHASE II IMPLEMENTATION

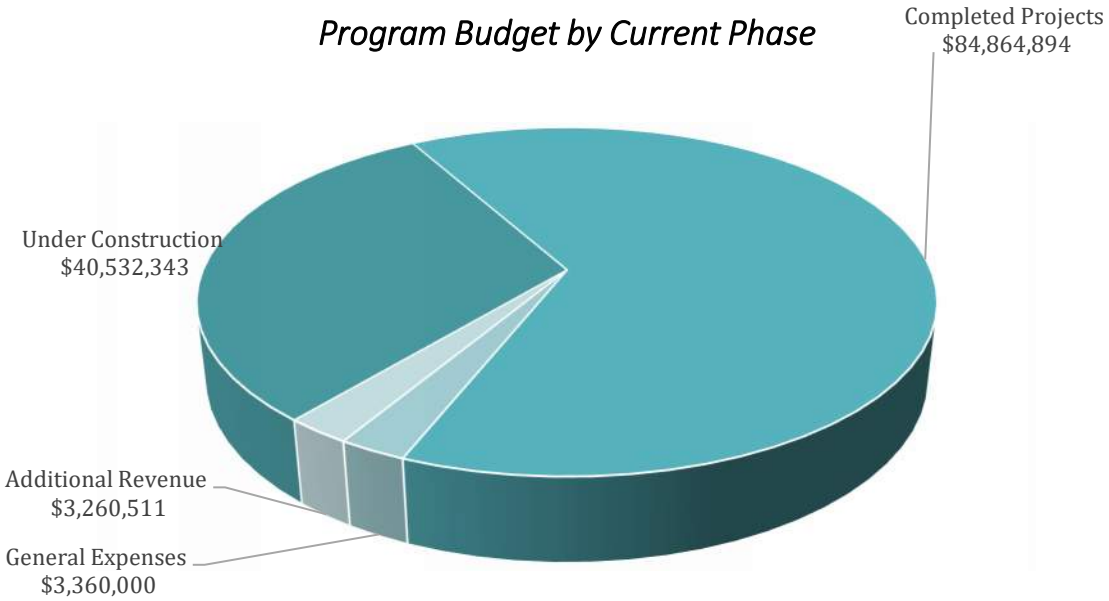
Monthly Report – October 2026

PROJECT ADVOCATES

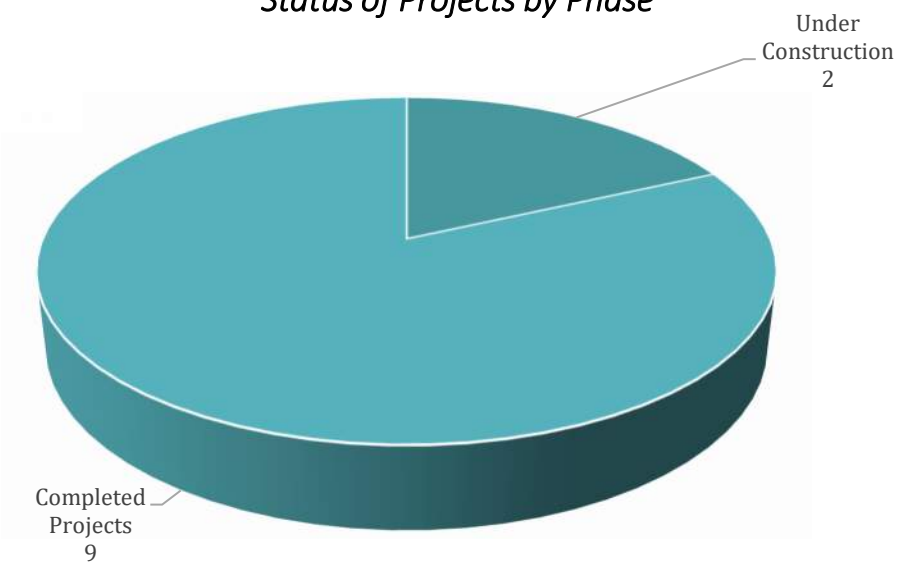
Your Project. Our Passion.

Westside Community Schools Facilities Master Plan Bond Phase II
Status of Projects by Phase – October 2026

Program Budget by Current Phase



Status of Projects by Phase

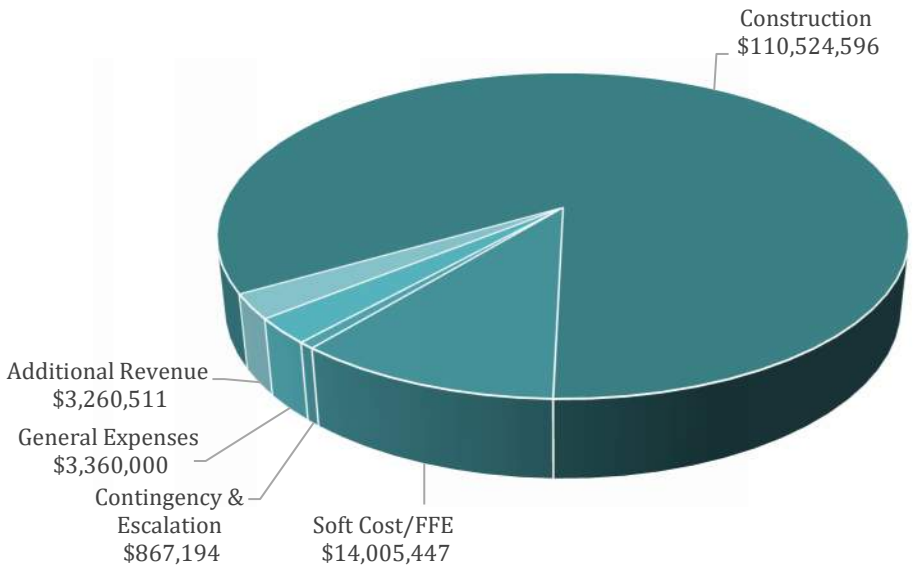


Project Phase	# of Projects	Overall Budget**	Committed Budget	% Committed
In Design	0	$-	$-	-
Under Construction	2	$40,532,343	$39,493,617	97.4%
Not Started	0	$-	$-	-
Complete	9	$84,864,894	$84,851,394	100.0%
General Expenses	0	$3,360,000	$3,355,777	99.9%
Escalation	0	$-	$-	-
Additional Revenue	0	$3,260,511	$2,114,096	64.8%
TOTAL	**11**	**$132,017,748**	**$129,814,884**	**98.3%**

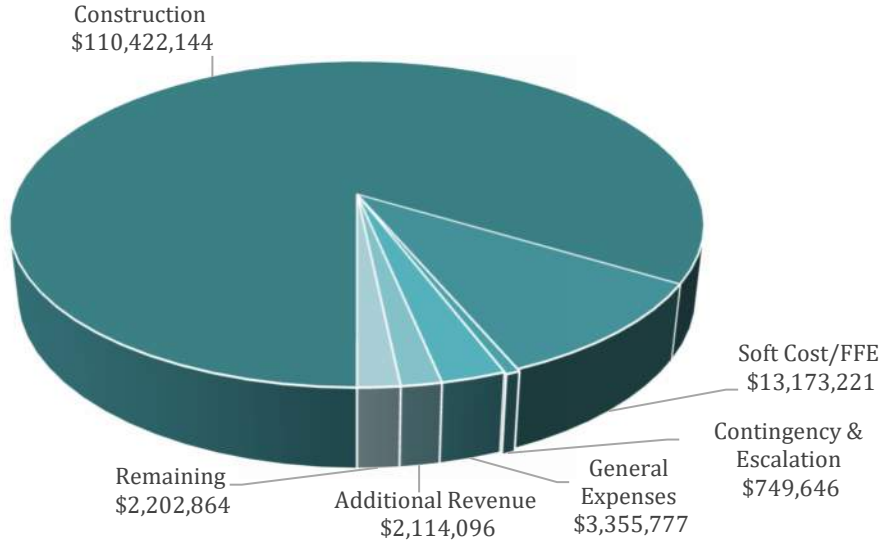
*Total number of projects increased from 10 to 11 with the addition of the Security Project.
**Overall budget will increase each month with the accrual of Bond Interest.

Westside Community Schools Facilities Master Plan Bond Phase II
Status of Overall Program Budget – October 2026

Overall Budget



Committed Cost



Overall Program Budget Categories	Current Budget	Committed Cost	% Committed
Construction	$110,524,596	$110,422,144	99.9%
Soft Cost/FFE	$14,005,447	$13,173,221	94.1%
Contingency & Escalation	$867,194	$749,646	86.4%
General Expenses	$3,360,000	$3,355,777	99.9%
Additional Revenue	$3,260,511	$2,114,096	64.8%
TOTAL	**$132,017,748**	**$129,814,884**	**98.3%**

WESTSIDE COMMUNITY SCHOOLS

PROJECT ADVOCATES
Your Project. Our Passion.

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	$2,798,427	$2,798,427	$2,798,427	$2,798,427
WHS	$15,403,334	$15,403,334	$15,389,834	$15,240,917
Hillside	$26,095,000	$26,095,000	$26,095,000	$26,077,399
Loveland	$27,217,343	$27,217,343	$26,186,896	$6,863,633
WMS	$5,282,058	$5,282,058	$5,282,058	$5,282,058
Paddock Road	$4,735,000	$4,735,000	$4,735,000	$4,703,197
Rockbrook	$5,725,000	$5,725,000	$5,725,000	$5,530,324
Underwood Hills	$1,481,075	$1,481,075	$1,481,075	$1,441,881
Westbrook	$13,315,000	$13,315,000	$13,306,721	$9,953,503
Westgate	$22,610,000	$22,610,000	$22,610,000	$22,572,403
Security Project	$735,000	$735,000	$735,000	$693,178
General Expenses	$3,360,000	$3,360,000	$3,355,777	$2,934,404
Escalation	$-	$-	$-	$-
Additional Revenue	$3,260,511	$3,260,511	$2,114,096	$1,647,433
Total	**$132,017,748**	**$132,017,748**	**$129,814,884**	**$105,738,757**

Community Comments

Project Updates

- Loveland Surcharge was placed and is expected to be removed in early November.
- Rockbrook concrete stair replacement is complete.

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.

Project Updates

- No update for October.

Community Comments

- No new community comments.

Project Milestones

- 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	$1,658,493	$1,650,214
Contingency	$755,000	$125,566	$125,566
PROJECT TOTAL	**$13,315,000**	**$13,315,000**	**$13,306,721**

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.

Project Updates

- Site concrete stair replacement complete.
- Prairie is working on final Punchlist and closeout and items to be completed in November.

Community Comments

- No new community comments.

Project Milestones

	BUDGET	PROJECTED COST	COMMITTED COST
Construction	$5,032,500	$5,316,500	$5,316,500
Soft Cost/FFE	$437,500	$379,739	$379,739
Contingency	$255,000	$28,761	$28,761
PROJECT TOTAL	**$5,725,000**	**$5,725,000**	**$5,725,000**

GENERAL INFORMATION

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

WESTSIDE COMMUNITY SCHOOLS

PROJECT ADVOCATES
Your Project. Our Passion.

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.

Project Updates

- Surcharge placement is complete and is expected to be removed in early November once settlement is complete.
- Water main has been run into the building footprint.
- Site retaining wall foundations have started.
- 1932 building interior renovations are ongoing.
- The month of November will focus on surcharge removal and grading, foundations, and site utilities.

Community Comments

- Desire to have a design that integrates with the neighborhood.
- Desire to have outdoor community space/park.

Project Milestones

- 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	$23,910,676	$23,700,676
Soft Cost/FFE	$2,659,338	$2,697,450	$1,877,003
Contingency	$1,903,288	$609,217	$609,217
PROJECT TOTAL	**$27,217,343**	**$27,217,343**	**$26,186,896**

GENERAL INFORMATION

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

PROJECT ADVOCATES
Your Project. Our Passion.

Westside Community Schools
Bond Phase II Project Status

WESTSIDE COMMUNITY SCHOOLS

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

PROJECT ADVOCATES
Your Project. Our Passion.

Westside Community Schools
Bond Phase II Design/Construction Schedule

WESTSIDE COMMUNITY SCHOOLS

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 September October November December	January February March April 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						
Construction						
Westside Middle School Cafeteria Expansion						
Design						
Construction						
Westside High School						
Bathroom Renovations						
Design						
Construction						
Locker Room Renovations						
Design						
Construction						
Cafeteria expansion						
Design						
Construction						
Foundation Project						
Design						
Construction						
Paddock Road Elementary School Gym & ECC						
Design						
Construction						
Rockbrook Elementary School Gym & ECC						
Design						
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	