



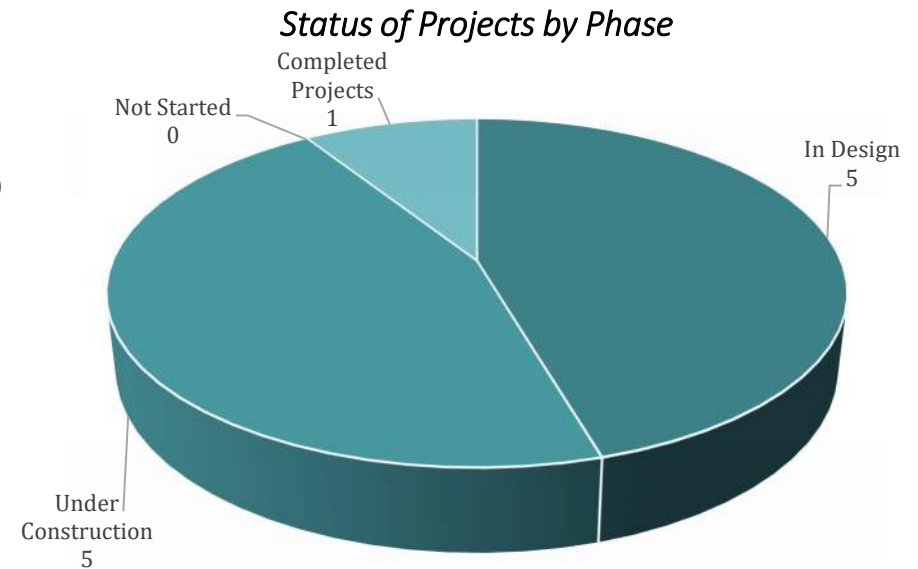
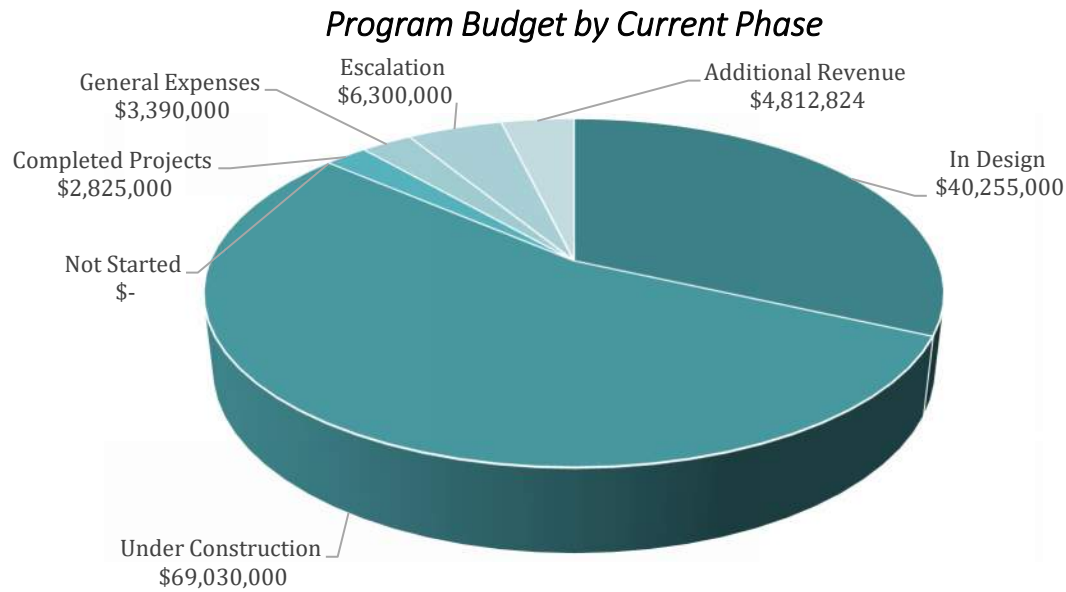
FACILITIES MASTER PLAN PHASE II IMPLEMENTATION
Monthly Report – January 2025



PROJECT ADVOCATES
Your Project. Our Passion.

Westside Community Schools Facilities Master Plan Bond Phase II

Status of Projects by Phase – January 2025



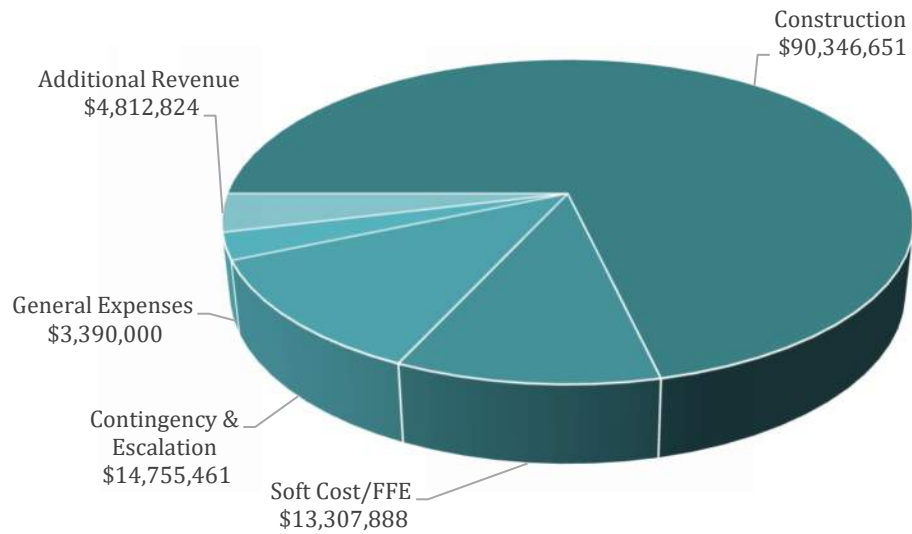
Project Phase	# of Projects	Overall Budget**	Committed Budget	% Committed
In Design	5	\$40,255,000	\$1,917,205	4.8%
Under Construction	5	\$69,030,000	\$57,454,426	83.2%
Not Started	0	\$-	\$-	0%
Completed Projects	1	\$2,825,000	\$2,836,741	100.4%
General Expenses	0	\$3,390,000	\$3,211,349	94.7%
Escalation	0	\$6,300,000	\$-	0.0%
Additional Revenue	0	\$4,812,824	\$1,147,377	23.8%
TOTAL	11	\$126,612,824	\$66,567,098	52.6%

*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.

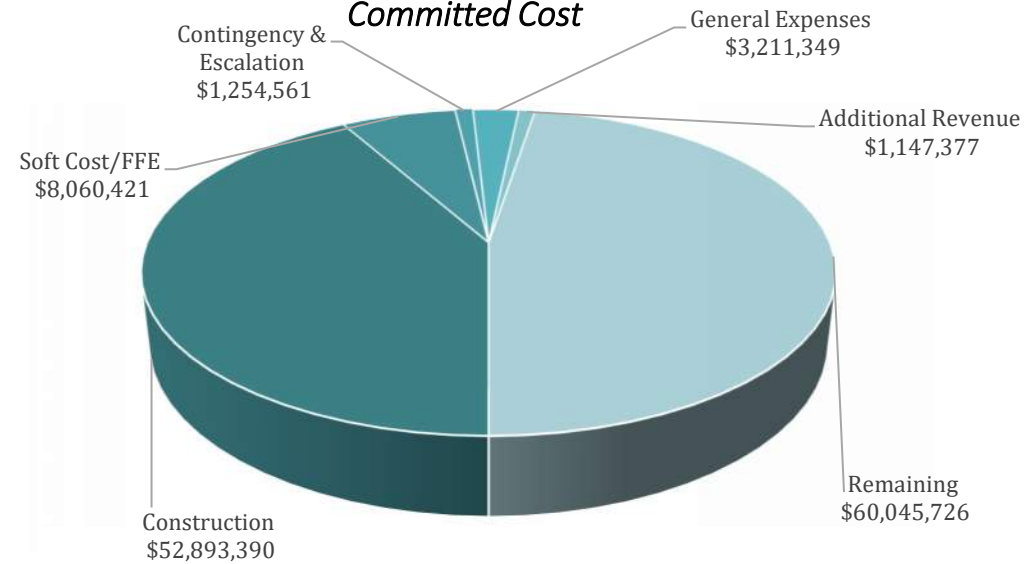
Westside Community Schools Facilities Master Plan Bond Phase II

Status of Overall Program Budget – January 2025

Overall Budget



Committed Cost



Overall Program Budget Categories	Overall Budget	Committed Cost	% Committed
Construction	\$90,346,651	\$52,893,390	58.5%
Soft Cost/FFE	\$13,307,888	\$8,060,421	60.6%
Contingency & Escalation	\$14,755,461	\$1,254,561	8.5%
General Expenses	\$3,390,000	\$3,211,349	94.7%
Additional Revenue	\$4,812,824	\$1,147,377	23.8%
TOTAL	\$126,612,824	\$66,567,098	52.6%

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	\$2,836,741	\$2,747,927
WHS	\$13,580,000	\$13,580,000	\$3,956,440	\$2,841,960
Hillside	\$26,690,000	\$26,690,000	\$25,666,234	\$14,201,766
Loveland	\$23,280,000	\$23,280,000	\$96,960	\$19,960
WMS	\$5,200,000	\$5,200,000	\$5,049,927	\$3,456,536
Paddock Road	\$3,395,000	\$3,395,000	\$326,010	\$233,534
Rockbrook	\$3,395,000	\$3,395,000	\$299,455	\$182,002
Underwood Hills	\$970,000	\$970,000	\$93,360	\$3,250
Westbrook	\$9,215,000	\$9,215,000	\$1,101,420	\$753,240
Westgate	\$22,810,000	\$22,810,000	\$22,113,894	\$10,247,167
Security Project	\$750,000	\$750,000	\$667,931	\$426,922
General Expenses	\$3,390,000	\$3,390,000	\$3,211,349	\$1,309,553
Escalation	\$6,300,000	\$6,300,000	\$0	\$0
Additional Revenue	\$4,812,824	\$4,812,824	\$1,147,377	\$1,147,377
Total	\$126,612,824	\$126,612,824	\$66,567,098	\$37,571,194

Community Comments

- No new community comments

Project Updates

- Interior wall rough-in and drywall continues at Hillside.
- Interior wall rough-in and drywall continues at Westgate.
- Structural steel was completed at WMS.
- Paddock Road CDs were completed and are being bid by Meco-Henne.
- Rockbrook CDs were completed and being bid by Prairie Construction.
- Westbrook Design Development plans were approved by the BOE in January 2025.
- Underwood Hills design drawings were completed in January 2025 and are being bid.
- The Loveland Design RFQ was issued in January 2025.

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"> • Slab on grade work is complete. • Drywall is complete in area A and has started on second floor of areas B & C. • MEP rough-ins continue on 1st floor of areas B & C. • Exterior windows installation is ongoing. • The month of February will be focused on window installation, in-wall MEP rough-in, drywall, and tile. 	<i>Project Milestones</i>
	<ul style="list-style-type: none"> • No new community comments. • Design completion – April 2024/June 2024 • Start construction – May 2024 • Complete new school – December 2025 • Move into new school – January 2026 • Raze old school – June 2026

	BUDGET	PROJECTED COST	COMMITTED COST
Construction	\$21,521,650	\$22,839,181	\$22,639,182
Soft Cost/FFE	\$3,257,165	\$3,052,002	\$2,228,235
Contingency	\$1,911,185	\$798,817	\$798,817
PROJECT TOTAL	\$26,690,000	\$26,690,000	\$25,666,234

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"> Roofing is complete over the gymnasium. Interior wall framing is 90% complete and MEP rough-ins are ongoing in area A. Drywall installation is ongoing in area B & C. Interior masonry is complete. The month of February will be focused on exterior masonry, MEP rough-ins, gym floor slab, and drywall. 	<ul style="list-style-type: none"> No new community comments.
	<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 – June 2026

	BUDGET	PROJECTED COST	COMMITTED COST
Construction	\$18,217,374	\$19,851,005	\$19,606,354
Soft Cost/FFE	\$2,541,738	\$2,593,956	\$2,097,849
Contingency	\$2,050,888	\$365,039	\$409,691
PROJECT TOTAL	\$22,810,000	\$22,810,000	\$22,113,894

GENERAL INFORMATION

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

WESTSIDE MIDDLE SCHOOL



Summary:

Based upon a facilities task force that was completed in December of 2022, Westside Middle School will be renovated to expand the cafeteria and upgrade the mechanical systems in those spaces.

Students will remain in the facility during the addition and renovation.

The expansion will expand the seating capacity from 250 to ~375 students and will enhance natural light and views into the space. Existing energy systems and utilities will be modified as required for the cafeteria expansion.

<i>Project Updates</i>	<i>Community Comments</i>
<ul style="list-style-type: none"> • Structural steel is complete. • Drywall was installed in the existing area. • The month of February will focus on floor slab placement, exterior wall framing, chiller placement, and ceiling finish in the existing area. 	<ul style="list-style-type: none"> • No new community comments.
	<i>Project Milestones</i>
	<ul style="list-style-type: none"> • Design completion – April 2024 • Start construction – May 2024 • Complete addition and renovation – July 2025

	BUDGET	PROJECTED COST	COMMITTED COST
Construction	\$4,466,903	\$4,516,594	\$4,516,594
Soft Cost/FFE	\$433,097	\$636,187	\$486,114
Contingency	\$300,000	\$47,219	\$47,219
PROJECT TOTAL	\$5,200,000	\$5,200,000	\$5,049,927

GENERAL INFORMATION

Architect: BVH
 Construction Manager: Hausmann
 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>
<ul style="list-style-type: none"> Restroom set B to begin over spring break of 2025. No work is scheduled in the month of February. 	<i>Project Milestones</i>
	<ul style="list-style-type: none"> Design completion – April 2024 Start construction – May 2024 Summer construction projects in 2024, 2025, 2026, and 2027

	BUDGET	PROJECTED COST	COMMITTED COST
Construction	\$11,074,350	\$11,061,249	\$3,047,988
Soft Cost/FFE	\$1,745,650	\$1,758,751	\$908,452
Contingency	\$760,000	\$760,000	\$0
PROJECT TOTAL	\$13,580,000	\$13,580,000	\$3,956,440

GENERAL INFORMATION

Architect: BVH
 General Contractor*: 7er Construction
 Project Phase: Under Construction

*General Contractor is for the Restroom portion of the project only. Locker rooms and Cafeteria remodel to have a separate contract.

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"> BCDM presented the Design Development plans to the BOE and they were approved on January 13, 2025. Environmental abatement bids were received, and contract award will occur in February. The month of February will focus on continued design activities and preconstruction planning. 	<i>Project Milestones</i>
	<ul style="list-style-type: none"> No new community comments Design completion – March 2025 Start construction – June 2025 Complete construction – July 2026

	BUDGET	PROJECTED COST	COMMITTED COST
Construction	\$7,530,000	\$7,530,000	\$300,132
Soft Cost/FFE	\$930,000	\$930,000	\$801,288
Contingency	\$755,000	\$755,000	\$0
PROJECT TOTAL	\$9,215,000	\$9,215,000	\$1,101,420

GENERAL INFORMATION

Architect: BCDM
 Construction Manager: Boyd Jones
 Project Phase: In Design

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"> • Leo A. Daly completed the CDs. • Mecco-Henne issued the CDs for subcontractor bids. • The month of February will focus on the establishment of the GMP. 	<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	\$2,600,000	\$2,600,000	\$0
Soft Cost/FFE	\$540,000	\$543,260	\$329,270
Contingency	\$255,000	\$251,740	\$0
PROJECT TOTAL	\$3,395,000	\$3,395,000	\$329,270

GENERAL INFORMATION

Architect:	Leo A. Daly
Construction Manager:	Mecco-Henne
Project Phase:	In Design

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"> BVH completed the CDs. Prairie Construction issued the CDs for subcontractor bids. The month of February will focus on the establishment of the GMP. 	<i>Project Milestones</i>
	<ul style="list-style-type: none"> No new community comments Design completion – January 2025 Start construction – May 2025 Complete Addition – June 2026

	BUDGET	PROJECTED COST	COMMITTED COST
Construction	\$2,600,000	\$2,600,000	\$0
Soft Cost/FFE	\$540,000	\$540,000	\$299,455
Contingency	\$255,000	\$255,000	\$0
PROJECT TOTAL	\$3,395,000	\$3,395,000	\$299,455

GENERAL INFORMATION

Architect: BVH
 Construction Manager: Prairie Const.
 Project Phase: In Design

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"> TACK issued CDs for the vestibule addition in January 2025. Morrissey Engineering issued CDs for the mechanical upgrades in January 2025. Both projects were issued for bid. The month of February will focus on bid review and award of the construction contracts. 	<i>Project Milestones</i>
	<ul style="list-style-type: none"> Design completion – January 2025 Start construction – May 2025 Complete renovations – June 2026

	BUDGET	PROJECTED COST	COMMITTED COST
Construction	\$800,000	\$800,000	\$0
Soft Cost/FFE	\$110,000	\$110,000	\$93,360
Contingency	\$60,000	\$60,000	\$0
PROJECT TOTAL	\$970,000	\$970,000	\$93,360

GENERAL INFORMATION

Architect: TACK Architects
 Construction Manager: TBD
 Project Phase: In Design

SECURITY ENHANCEMENT PROJECT

Summary:

Westside Community School District engaged a Design Advisory Committee (DAC) made up of administration, teachers, and community members to review District facilities regarding physical safety and security and provide design recommendations. Morrissey Engineering was hired in the fall of 2023 to review and update the District's security assessment completed in Bond Phase I. The Assessment made District wide recommendations that were reviewed by the DAC. The security enhancement project will be funded by the interest generated from the bond issuance.

<i>Project Updates</i>	<i>Community Comments</i>
<ul style="list-style-type: none"> No activity in January. The month of February will focus on the award of the panic button project and preplanning for installation during the summer. 	
	<i>Project Milestones</i>
	<ul style="list-style-type: none"> Install panic buttons – June 2025 to July 2025

	BUDGET	PROJECTED COST	COMMITTED COST
Construction	\$419,000	\$250,925	\$230,925
Soft Cost/FFE	\$318,500	\$488,568	\$437,006
Contingency	\$12,500	\$10,507	\$0
PROJECT TOTAL	\$750,000	\$750,000	\$667,931

GENERAL INFORMATION	
Architect:	N/A
Construction Manager:	N/A
Project Phase:	Under Construction

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 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"> The Design RFQ was issued in January 2025. Design selection will occur in February 2025. 	
	<i>Project Milestones</i>
	<ul style="list-style-type: none"> Start Design – March 2025 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	\$0
Soft Cost/FFE	\$2,641,738	\$2,641,738	\$96,960
Contingency	\$1,920,888	\$1,920,888	\$0
PROJECT TOTAL	\$23,280,000	\$23,280,000	\$96,960

GENERAL INFORMATION

Architect: TBD
 Construction Manager: TBD
 Project Phase: Not Started



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

Westside Community Schools Master Project Summary Dates

Project	DESIGN PROCESS									CMR PROCESS									BOE	
	Design RFP Issued	Preproposals Meeting	RFP Due	Architect Shortlist	Architect Interviews	Architect Contract	BOE Concept	BOE SD	BOE DD	BOE CMR process Approval	District Issue CMR RFQ	RFQ Due	CMR Short list meeting	CMR Interviews	CMR Selection	CMR Contract	GMP	Architect shortlist / Interview	CMR Shortlist / Interview	
						BOE Approval	Approval	Update	Approval							Approval	Approval		Approval	
Hillside	05/10/23	05/17/23	06/08/23	06/09/23	06/14/23	07/17/23	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	05/10/23	05/17/23	06/08/23	06/12/23	06/15/23	07/17/23	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	06/12/23	06/20/23	07/11/23	07/13/23	07/24/23	08/07/23	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	06/12/23	06/20/23	07/11/23	07/13/23	07/27/23	08/07/23	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	07/11/23	06/18/23	08/08/23	08/15/23	08/23/23	09/05/23	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	07/11/23	06/18/23	08/08/23	08/15/23	08/23/23	09/05/23	01/16/24	01/16/24	04/22/24	03/10/25	03/16/25	04/16/25	04/19/25	04/23/25	04/25/25	05/12/25	09/15/25	/ MVG	TBD	
Westbrook	04/01/24	04/12/24	04/26/24	04/29/24	05/08/24	05/20/24	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	03/24/25	SR/MVG	AY/AY	
Paddock Road	03/04/24	03/12/24	03/28/24	04/03/24	04/09/24	04/22/24	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	03/04/24	03/12/24	03/28/24	04/04/24	04/10/24	04/22/24	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						08/19/24					HARD BID IN JANUARY OF 2025. AWARD FEBRUARY 2025						02/18/25			
Loveland	01/06/25	01/13/25	02/05/25	02/07/25	02/13/25	02/18/25	05/12/25	08/15/25	01/14/26	08/01/25	08/19/25	09/19/25	09/23/25	09/27/25	09/29/25	10/06/25	01/04/26			
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 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											