



FACILITIES MASTER PLAN PHASE II IMPLEMENTATION
Monthly Report – September 2025

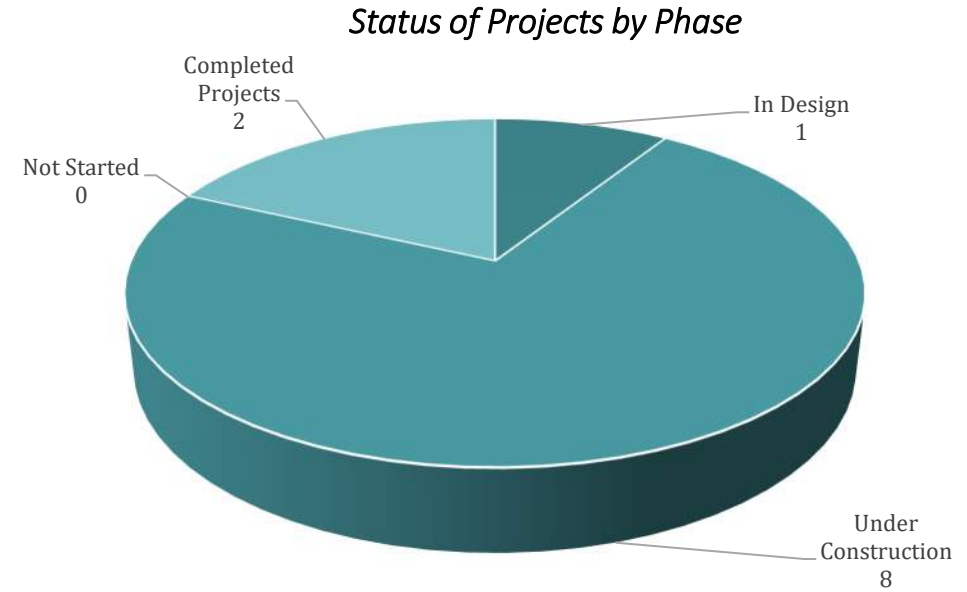
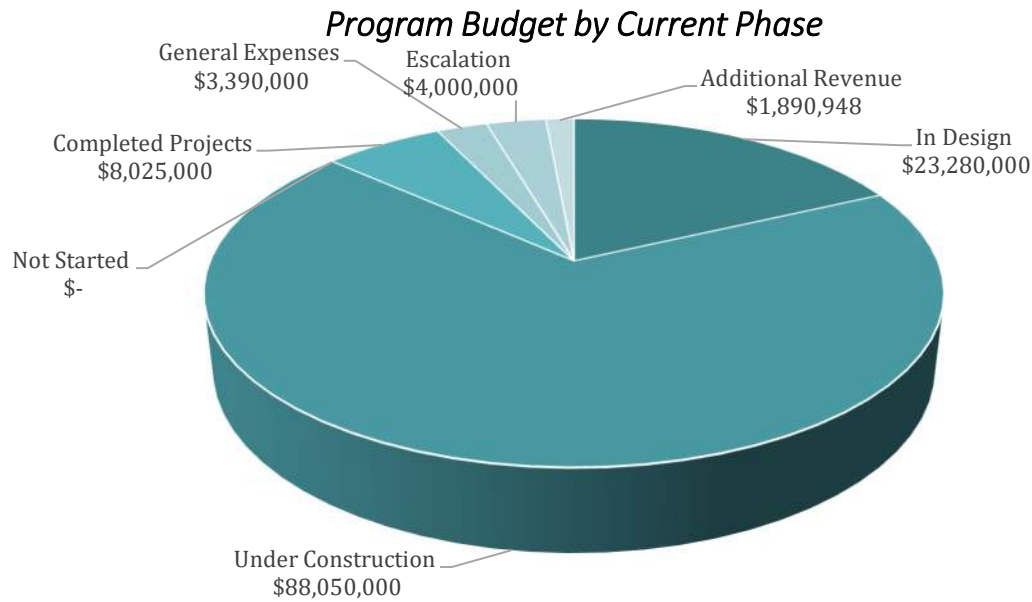


PROJECT ADVOCATES

Your Project. Our Passion.

Westside Community Schools Facilities Master Plan Bond Phase II

Status of Projects by Phase – September 2025



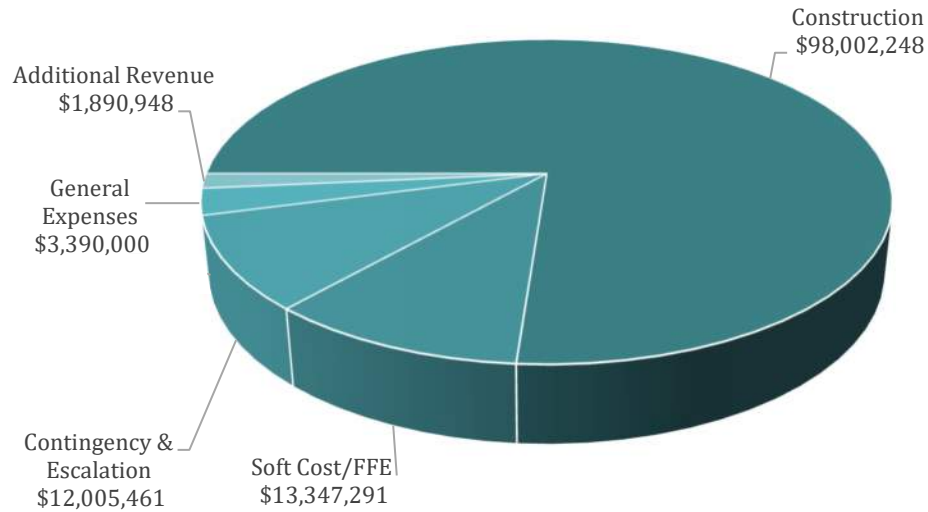
Project Phase	# of Projects	Overall Budget**	Committed Budget	% Committed
In Design	1	\$23,280,000	\$1,486,460	6.4%
Under Construction	8	\$88,050,000	\$85,634,162	97.3%
Not Started	0	\$0	\$0	0%
Completed Projects	2	\$8,025,000	\$8,025,000	100.0%
General Expenses	0	\$3,390,000	\$3,364,556	99.2%
Escalation	0	\$4,000,000	\$0	0.0%
Additional Revenue	0	\$1,890,948	\$1,587,197	83.9%
TOTAL	11	\$128,635,948	\$100,097,375	77.8%

*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.

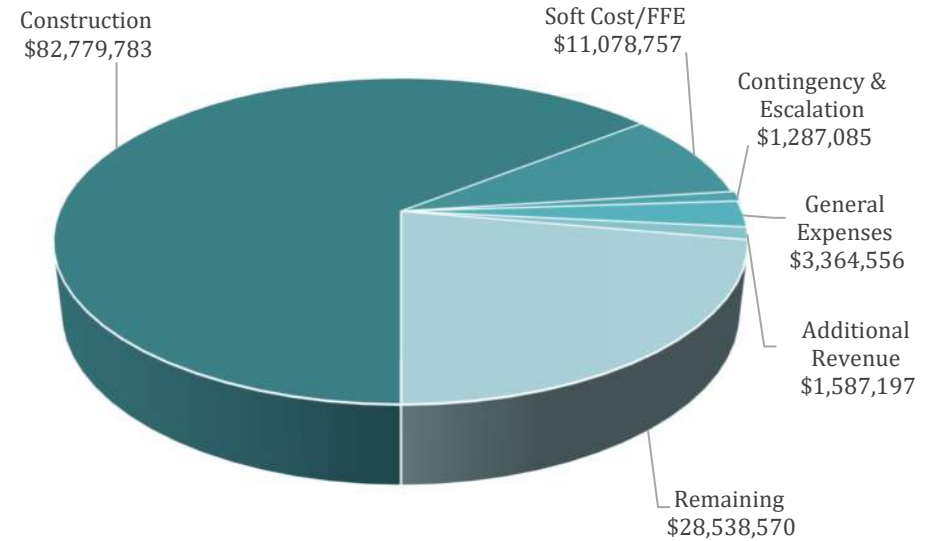
Westside Community Schools Facilities Master Plan Bond Phase II

Status of Overall Program Budget – September 2025

Overall Budget



Committed Cost



Overall Program Budget Categories	Overall Budget	Committed Cost	% Committed
Construction	\$98,002,248	\$82,779,783	84.5%
Soft Cost/FFE	\$13,347,291	\$11,078,757	83.0%
Contingency & Escalation	\$12,005,461	\$1,287,085	10.7%
General Expenses	\$3,390,000	\$3,364,556	99.2%
Additional Revenue	\$1,890,948	\$1,587,197	83.9%
TOTAL	\$128,635,948	\$100,097,378	77.8%

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	\$13,880,000	\$13,880,000	\$11,753,522	\$4,423,419
Hillside	\$26,190,000	\$26,190,000	\$26,131,430	\$23,893,096
Loveland	\$23,280,000	\$23,280,000	\$1,486,460	\$395,954
WMS	\$5,200,000	\$5,200,000	\$5,200,000	\$5,166,841
Paddock Road	\$4,795,000	\$4,795,000	\$4,739,783	\$2,250,239
Rockbrook	\$5,665,000	\$5,665,000	\$5,635,125	\$1,726,455
Underwood Hills	\$1,445,000	\$1,445,000	\$1,445,000	\$1,133,933
Westbrook	\$12,515,000	\$12,515,000	\$12,415,931	\$3,823,819
Westgate	\$22,810,000	\$22,810,000	\$22,780,893	\$19,067,291
Security Project	\$750,000	\$750,000	\$732,478	\$642,651
General Expenses	\$3,390,000	\$3,390,000	\$3,364,556	\$2,063,885
Escalation	\$4,000,000	\$4,000,000	\$0	\$0
Additional Revenue	\$1,890,948	\$1,890,948	\$1,587,197	\$1,408,120
Total	\$128,635,948	\$128,635,948	100,097,375	\$68,794,130

Community Comments

- Loveland Community meeting was held on September 30, 2025 at 6PM

Project Updates

- Hillside furniture is installed and moving has started.
- Finishes are in progress at Westgate.
- WHS Bathroom work complete.
- Slab on grade is complete and exterior framing has started at Paddock Road.
- Foundations are complete and precast is in progress at Rockbrook.
- The Loveland Schematic Design was reviewed by the Board of Education on September 8, 2025.
- The Loveland CMR RFP has been issued.

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>
- Punch list activities are nearly complete. - Furniture installation is complete. - Commissioning has commenced. - The move process has begun. - The month of October will focus on punch list, commissioning, and moving. - The move is scheduled to start 10/31/2025 and new students will occupy the new school 11/4/2025.	<i>Project Milestones</i>
	- No new community comments. - 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	\$23,039,316	\$23,039,316
Soft Cost/FFE	\$3,257,165	\$2,815,004	\$2,756,434
Contingency	\$1,411,185	\$335,681	\$335,681
PROJECT TOTAL	\$26,190,000	\$26,190,000	\$26,131,430

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>
• Paint is complete. • MEP finishes are complete. • Floor coverings are complete. • Punchlist work has begun. • Kitchen equipment install is complete. • Final inspections have begun. • The month of October will focus on final inspections, furniture install, and punch list.	• No new community comments.
	<i>Project Milestones</i>
	• 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	\$2,572,516	\$2,543,410
Contingency	\$2,050,888	\$154,638	\$154,638
PROJECT TOTAL	\$22,810,000	\$22,810,000	\$22,780,893

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>
- Restroom set H is complete. - The cafeteria and locker room project GMP was approved by the Board of Education on September 8, 2025. - Procurement of the fluid cooler was approved by the Board of Education on September 22, 2025. - The month of October will focus on preconstruction for the cafeteria and locker room project, design completion of the fluid cooler, and closeout of the restroom project.	No new community comments.
	<i>Project Milestones</i>
	- Restroom project completion – September 2025 - Cafeteria and Locker-room renovation start – November 2025

	BUDGET	PROJECTED COST	COMMITTED COST
Construction	\$11,374,350	\$11,935,448	\$10,192,141
Soft Cost/FFE	\$1,745,650	\$1,665,698	\$1,126,894
Contingency	\$760,000	\$278,854	\$434,487
PROJECT TOTAL	\$13,880,000	\$13,880,000	\$11,753,522

GENERAL INFORMATION

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

*7er is the General Contractor for the Restroom 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>
• Summer 2025 work is complete. • Mechanical room piping and exterior soffit work is ongoing. • The West exterior wall of the courtyard has been removed and replaced. • VAV installation is in progress in the classrooms. • The month of October will focus on exterior soffit work and RTU placement.	• 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	\$10,830,000	\$11,458,361	\$11,443,864
Soft Cost/FFE	\$930,000	\$950,778	\$850,096
Contingency	\$755,000	\$105,861	\$121,970
PROJECT TOTAL	\$12,515,000	\$12,515,000	\$12,415,931

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>
- Interior slab on grade concrete is complete. - Metal stud framing has commenced. - The month of October will focus on roofing, framing, and MEP rough-in.	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	\$4,000,000	\$4,269,478	\$4,267,233
Soft Cost/FFE	\$540,000	\$430,842	\$376,060
Contingency	\$255,000	\$94,680	\$96,490
PROJECT TOTAL	\$4,795,000	\$4,795,000	\$4,739,783

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>
- Foundations are complete. - Precast erection has begun. - The month of October will focus on precast and steel erection.	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	\$4,972,500	\$5,221,520	\$5,221,520
Soft Cost/FFE	\$437,500	\$377,478	\$347,603
Contingency	\$255,000	\$66,003	\$66,003
PROJECT TOTAL	\$5,665,000	\$5,665,000	\$5,635,125

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>
• Addition project is complete. • Mechanical/Intercom project: ○ Unit ventilator replacement continues as classrooms are available. ○ Controls replacement is in progress. ○ The month of October will focus on unit ventilator replacements and controls upgrade.	• No new community comments.
	<i>Project Milestones</i>
	• Design completion – January 2025 • Start construction – May 2025 • Complete renovations – June 2026

	BUDGET	PROJECTED COST	COMMITTED COST
Construction	\$1,200,000	\$1,248,280	\$1,248,280
Soft Cost/FFE	\$135,000	\$152,552	\$152,552
Contingency	\$110,000	\$44,168	\$44,168
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.

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>
- The panic button integration is ongoing. - The month of October will tie the panic buttons into the intercom systems.	No new community comments.
	<i>Project Milestones</i>
	Install panic buttons – March 2025 to September 2025

	BUDGET	PROJECTED COST	COMMITTED COST
Construction	\$419,000	\$250,925	\$246,920
Soft Cost/FFE	\$318,500	\$488,678	\$475,161
Contingency	\$12,500	\$10,397	\$10,397
PROJECT TOTAL	\$750,000	\$750,000	\$732,478

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 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>
- DAC meetings have continued. - Schematic design was reviewed to the BOE on September 8, 2025. - Geotechnical report is complete. - The CMR selection RFQ was issued. - The month of October will focus on Design Development and selection of a CMR firm.	<i>Project Milestones</i>
	- Desire to have a design that integrates with the neighborhood. - Desire to have outdoor community space/park. - Community meeting held on September 30, 2025 at 6PM. - 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	\$1,486,460
Contingency	\$1,920,888	\$1,920,888	\$0
PROJECT TOTAL	\$23,280,000	\$23,280,000	\$1,486,460

GENERAL INFORMATION

Architect: BVH Architecture
 Construction Manager: TBD
 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											
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								/ 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	05/11/26	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





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

