



FACILITIES MASTER PLAN PHASE II IMPLEMENTATION
Monthly Report – March 2025

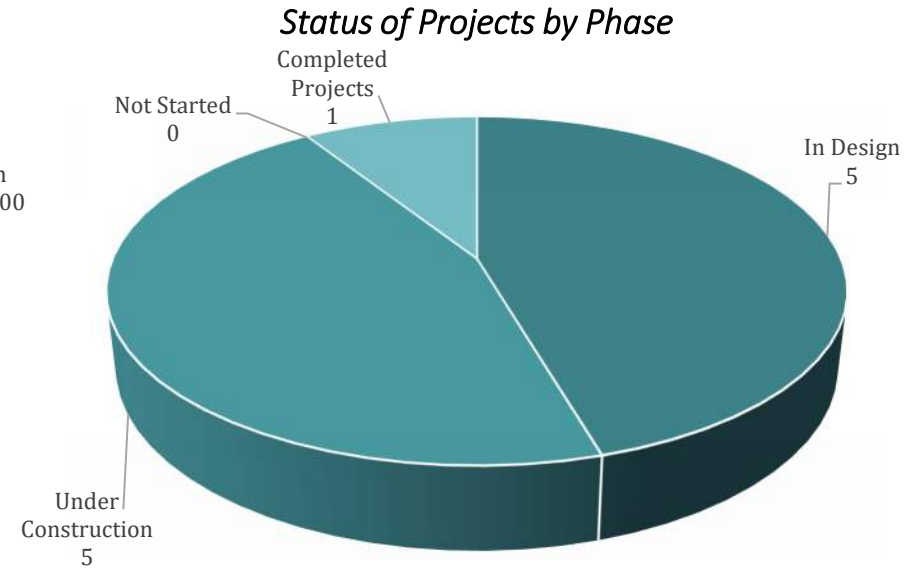
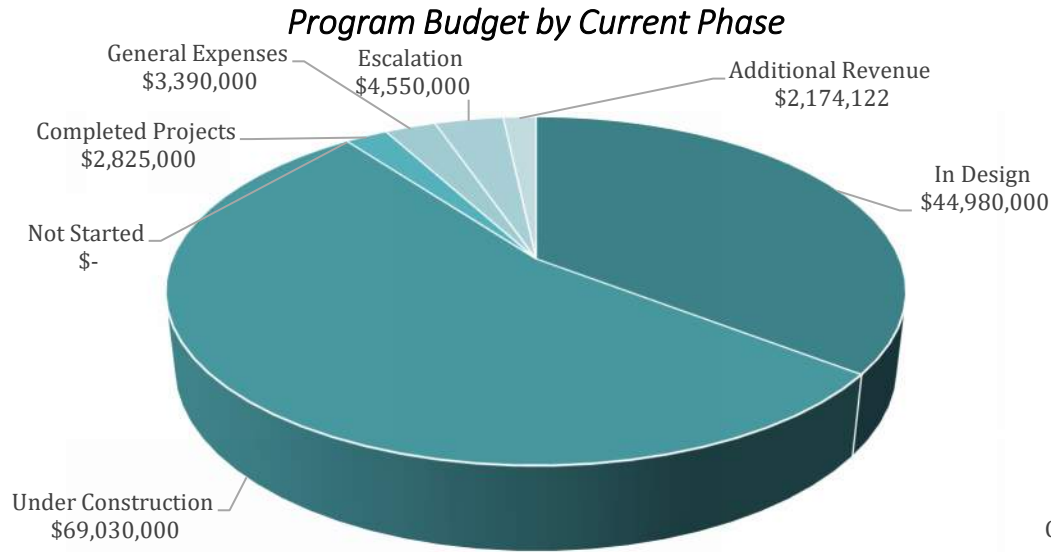


PROJECT ADVOCATES

Your Project. Our Passion.

Westside Community Schools Facilities Master Plan Bond Phase II

Status of Projects by Phase – March 2025



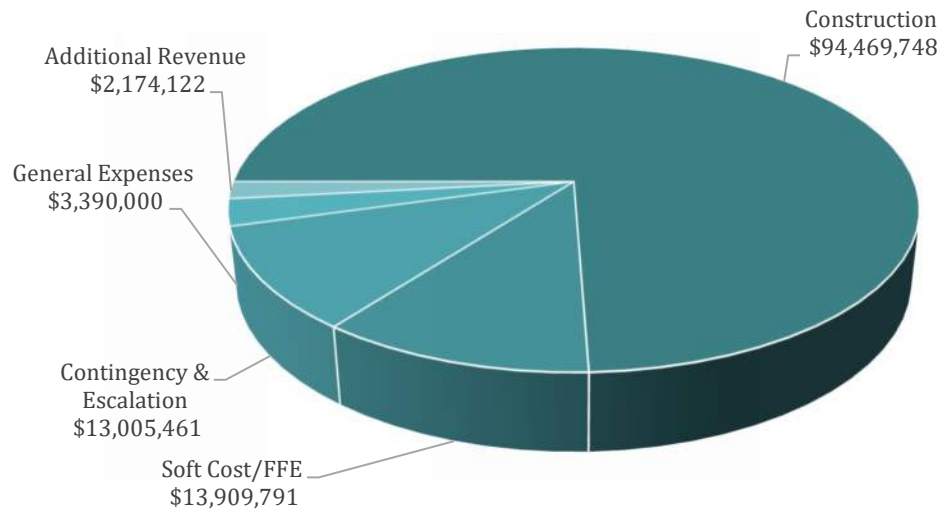
Project Phase	# of Projects	Overall Budget**	Committed Budget	% Committed
In Design	5	\$44,980,000	\$14,647,465	32.6%
Under Construction	5	\$69,030,000	\$58,321,619	84.5%
Not Started	0	\$0	\$0	0%
Completed Projects	1	\$2,825,000	\$2,825,000	100.0%
General Expenses	0	\$3,390,000	\$3,345,903	98.7%
Escalation	0	\$4,550,000	\$0	0%
Additional Revenue	0	\$2,174,122	\$1,147,377	52.8%
TOTAL	11	\$126,949,122	\$80,287,364	63.2%

*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.

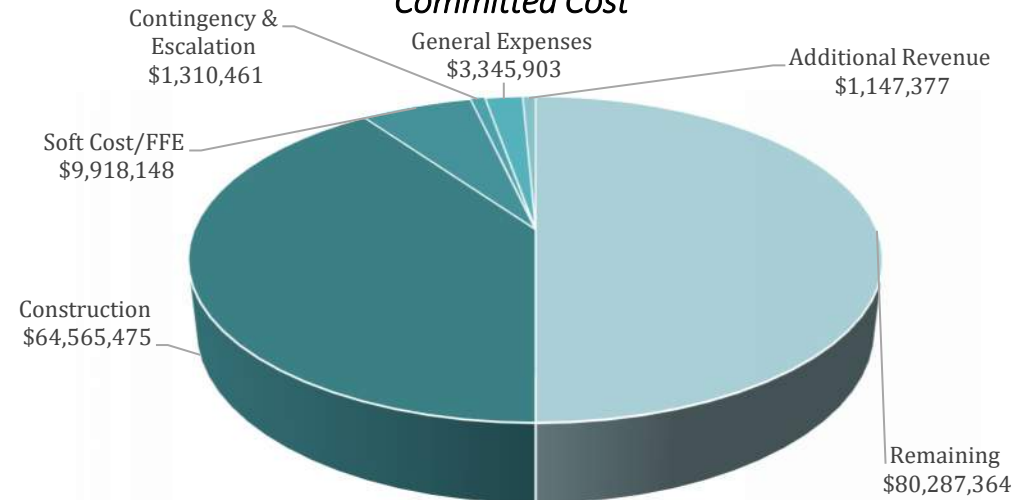
Westside Community Schools Facilities Master Plan Bond Phase II

Status of Overall Program Budget – March 2025

Overall Budget



Committed Cost



Overall Program Budget Categories	Overall Budget	Committed Cost	% Committed
Construction	\$94,469,748	\$64,565,475	68.3%
Soft Cost/FFE	\$13,909,791	\$9,918,148	71.3%
Contingency & Escalation	\$13,005,461	\$1,310,461	10.1%
General Expenses	\$3,390,000	\$3,345,903	98.7%
Additional Revenue	\$2,174,122	\$1,147,377	52.8%
TOTAL	\$126,949,122	\$80,287,364	63.2%

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	\$2,787,957
WHS	\$13,580,000	\$13,580,000	\$4,396,606	\$3,125,757
Hillside	\$26,690,000	\$26,690,000	\$25,825,651	\$17,591,491
Loveland	\$23,280,000	\$23,280,000	\$1,466,460	\$47,350
WMS	\$5,200,000	\$5,200,000	\$5,199,927	\$4,121,911
Paddock Road	\$4,795,000	\$4,795,000	\$4,640,225	\$255,543
Rockbrook	\$5,645,000	\$5,645,000	\$5,500,147	\$203,924
Underwood Hills	\$1,395,000	\$1,395,000	\$1,276,545	\$78,298
Westbrook	\$9,865,000	\$9,865,000	\$1,764,088	\$924,340
Westgate	\$22,810,000	\$22,810,000	\$22,231,504	\$13,543,343
Security Project	\$750,000	\$750,000	\$667,931	\$426,922
General Expenses	\$3,390,000	\$3,390,000	\$3,345,903	\$1,439,911
Escalation	\$4,550,000	\$4,550,000	\$0	\$0
Additional Revenue	\$2,174,122	\$2,174,122	\$1,147,377	\$1,147,377
Total	\$126,949,122	\$126,949,122	\$80,287,364	\$45,694,124

Community Comments

- Paddock Road Community meeting 4/2/25 at 6:00 PM.
- Westbrook Community meeting 4/9/25 at 6:00 PM.

Project Updates

- Interior drywall and painting continue at Hillside.
- Exterior brick, interior drywall, and painting continue at Westgate.
- Window and roof installation in progress at WMS.
- Paddock Road tree removal was completed.
- Rockbrook GMP tree removal was completed.
- Westbrook Construction Documents were completed in March.
- Underwood Hills mechanical contract was awarded.
- The Loveland Design has started.

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"> • Drywall is in complete. • Paint is ongoing. • Above ceiling MEP rough-ins are complete in areas B & C. • Tile work has commenced. • Kitchen epoxy flooring was completed. • Common area furniture was bid and awarded. • The month of April will focus on paint, cabinet install, ceiling grid install, 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 – September 2025 • Move into new school – October 2025 • Raze old school – June 2026

	BUDGET	PROJECTED COST	COMMITTED COST
Construction	\$21,521,650	\$22,900,911	\$22,700,911
Soft Cost/FFE	\$3,257,165	\$3,052,001	\$2,387,652
Contingency	\$1,911,185	\$737,088	\$737,088
PROJECT TOTAL	\$26,690,000	\$26,690,000	\$25,825,651

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"> • Paint continues in area A. • Drywall installation is complete in area A. • Exterior masonry is ongoing. • Ceiling grid has commenced in area B & C. • Window installation has commenced. • The month of April will focus on exterior masonry, window installation, ceiling grid, paint, and tile. 	<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	\$19,930,409	\$19,730,409
Soft Cost/FFE	\$2,541,738	\$2,593,955	\$2,215,459
Contingency	\$2,050,888	\$285,636	\$285,636
PROJECT TOTAL	\$22,810,000	\$22,810,000	\$22,231,504

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"> Exterior wall sheathing is complete. Roofing is complete. Window installation has commenced. The new air handler has been placed. In wall rough-ins are in progress. The month of April will focus on chiller startup, window installation, drywall, and ceiling rough-in. 	<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	\$4,350,000	\$4,521,384	\$4,521,384
Soft Cost/FFE	\$550,000	\$639,187	\$636,114
Contingency	\$300,000	\$39,429	\$42,429
PROJECT TOTAL	\$5,200,000	\$5,200,000	\$5,199,927

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 work has commenced. The month of April will focus on restroom set B. The CMR RFQ for the cafeteria expansion and locker room renovations was issued in March and responses and interviews will occur in April. 	<ul style="list-style-type: none"> No new community comments.
	<i>Project Milestones</i>
	<ul style="list-style-type: none"> Restroom project completion – August 2025 Cafeteria and Locker-room renovation start – November 2025

	BUDGET	PROJECTED COST	COMMITTED COST
Construction	\$11,074,350	\$11,111,249	\$3,488,154
Soft Cost/FFE	\$1,745,650	\$1,708,751	\$908,452
Contingency	\$760,000	\$760,000	\$0
PROJECT TOTAL	\$13,580,000	\$13,580,000	\$4,396,606

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 has completed the Construction Documents. The month of April will focus on bidding the CDs and establishing the GMP. 	<ul style="list-style-type: none"> Westbrook Community meeting 4/9/25 at 6:00 PM.
	<i>Project Milestones</i>
	<ul style="list-style-type: none"> Design completion – March 2025 Start construction – June 2025 Complete construction – July 2026

	BUDGET	PROJECTED COST	COMMITTED COST
Construction	\$8,180,000	\$8,180,000	\$962,800
Soft Cost/FFE	\$930,000	\$930,000	\$801,288
Contingency	\$755,000	\$755,000	\$0
PROJECT TOTAL	\$9,865,000	\$9,865,000	\$1,764,088

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"> • Preconstruction activities continue. • The submittal process has begun. • Tree removal is complete. • The month of April will focus on preconstruction activities. 	<ul style="list-style-type: none"> • Paddock Road Community meeting 4/2/25 at 6:00 PM.
	<p><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	\$4,267,668	\$4,192,668
Soft Cost/FFE	\$540,000	\$430,592	\$350,817
Contingency	\$255,000	\$96,740	\$96,740
PROJECT TOTAL	\$4,795,000	\$4,795,000	\$4,640,225

GENERAL INFORMATION

Architect: Leo A. Daly
 Construction Manager: Meco-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"> • Preconstruction activities continue. • The submittal process has begun. • Tree removal is complete. • The month of April will focus on preconstruction activities. 	<i>Project Milestones</i>
	<ul style="list-style-type: none"> • Rockbrook Community meeting was held on March 26, 2025. • Design completion – January 2025 • Start construction – May 2025 • Complete Addition – June 2026

	BUDGET	PROJECTED COST	COMMITTED COST
Construction	\$4,390,000	\$5,102,271	\$5,027,271
Soft Cost/FFE	\$1,000,000	\$395,787	\$325,934
Contingency	\$255,000	\$146,942	\$146,942
PROJECT TOTAL	\$5,645,000	\$5,645,000	\$5,500,147

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"> • The mechanical project was awarded to Black Hawk Construction. • Preconstruction activities continue. • The submittal process has begun. • The month of April will focus on preconstruction activities. 	<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 renovations – June 2026

	BUDGET	PROJECTED COST	COMMITTED COST
Construction	\$1,200,000	\$1,200,000	\$1,183,185
Soft Cost/FFE	\$135,000	\$135,000	\$93,360
Contingency	\$60,000	\$60,000	\$0
PROJECT TOTAL	\$1,395,000	\$1,395,000	\$1,276,545

GENERAL INFORMATION

Architect: TACK Architects
 Construction Manager: 7er
 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"> The panic button wiring started over spring break. The security doors at West Campus have been framed and drywalled. The month of April will focus on the security doors being completed at West Campus and continuing the panic button installation. 	<ul style="list-style-type: none"> No new community comments.
	<i>Project Milestones</i>
	<ul style="list-style-type: none"> Install panic buttons – March 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 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"> Design engagement commenced in March 2025. The month of April will focus on concept designs and DAC meetings. 	<ul style="list-style-type: none"> Community Engagement meeting was held on March 25, 2025. 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 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	\$1,466,460
Contingency	\$1,920,888	\$1,920,888	\$0
PROJECT TOTAL	\$23,280,000	\$23,280,000	\$1,466,460

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	
	Design RFP Issued	Preproposals Meeting	RFP Due	Architect Shortlist	Architect Interviews	Architect Contract	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
						BOE 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	03/14/25	04/16/25	04/18/25	04/23/25	04/25/25	05/12/25	09/15/25	/ MVG	MVG / MVG
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	05/12/25	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	06/16/25	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	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	

