

Collaboration Inclusive Tradition of Excellence Achievement Global Opportunities Student-Focused Culture Diversity Commitment

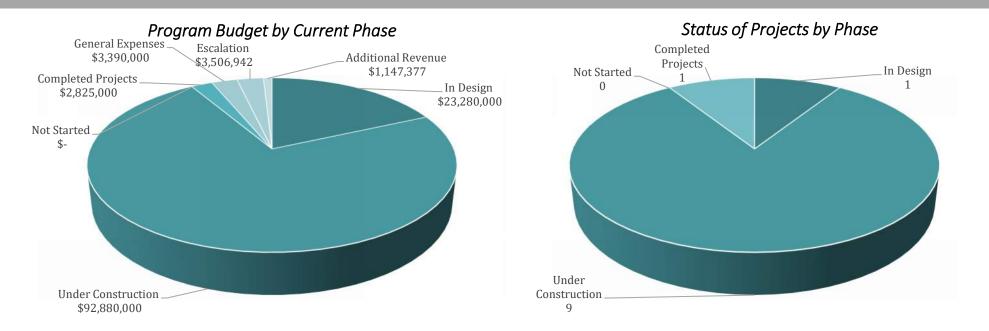
Collaboration Inclusive Achievement Global Opportunities Student-Focused Onovative Diversity

> FACILITIES MASTER PLAN PHASE II IMPLEMENTATION Monthly Report – June 2025

PROJECT ADVOCATES

Your Project. Our Passion.

Westside Community Schools Facilities Master Plan Bond Phase II Status of Projects by Phase – June 2025

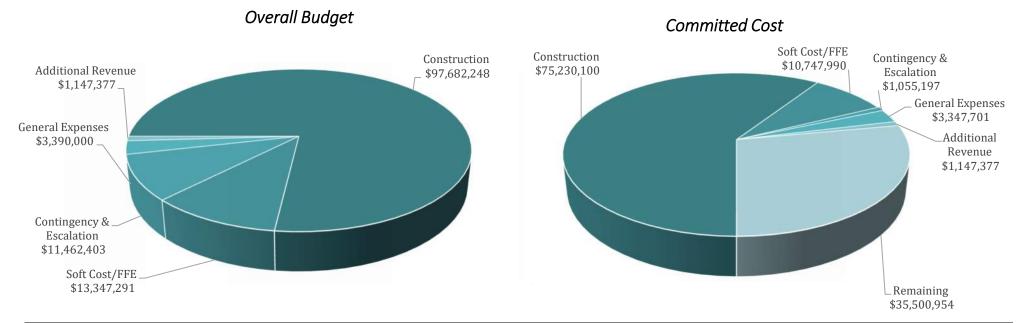


Project Phase	# of Projects	Overall Budget**	Committed Budget	% Committed
In Design	1	\$23,280,000	\$1,476,460	6.3%
Under Construction	9	\$92,880,000	\$82,731,827	89.1%
Not Started	0	\$0	\$0	0.0%
Completed Projects	1	\$2,825,000	\$2,825,000	100.0%
General Expenses	0	\$3,390,000	\$3,347,701	98.8%
Escalation	0	\$3,506,942	\$0	0.0%
Additional Revenue	0	\$1,147,377	\$1,147,377	100.0%
TOTAL	11	\$127,029,319	\$91,528,365	72.1%



*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 – June 2025



Overall Program Budget Categories	Overall Budget	Committed Cost	% Committed
Construction	\$97,682,248	\$75,230,100	77.0%
Soft Cost/FFE	\$13,347,291	\$10,747,990	80.5%
Contingency & Escalation	\$11,462,403	\$1,055,197	9.2%
General Expenses	\$3,390,000	\$3,347,701	98.8%
Additional Revenue	\$1,147,377	\$1,147,377	100.0%
TOTAL	\$127,029,319	\$91,528,365	72.1%





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.

					Community Comments	
OVERALL BOND	BUDGET	PROJECTED COST	COMMITTED COST	PAID TO DATE	• Community meeting held at Loveland on June 24, 20	
ABC Building	\$2,825,000	\$2,825,000	\$2,825,000	\$2,798,427	at 6:00 PM.	
WHS	\$13,580,000	\$13,580,000	\$4,541,103	\$3,790,794		
Hillside	\$26,190,000	\$26,190,000	\$25,795,828	\$21,559,520		
Loveland	\$23,280,000	\$23,280,000	\$1,476,460	\$171,537	Draiast Undatas	
WMS	\$5,200,000	\$5,200,000	\$5,200,000	\$4,937,229	Project Updates	
Paddock Road	\$4,795,000	\$4,795,000	\$4,651,035	\$836,459	• Finishes and site work are in progress at Hillside.	
Rockbrook	\$5,645,000	\$5,645,000	\$5,539,288	\$488,006	• Finishes and sitework are in progress at Westgate.	
Underwood Hills	\$1,395,000	\$1,395,000	\$1,378,185	\$267,015	 Flooring is in progress at WMS. 	
Westbrook	\$12,515,000	\$12,515,000	\$12,409,450	\$1,568,008	WHS Bathroom work continued.	
Westgate	\$22,810,000	\$22,810,000	\$22,502,840	\$16,905,355	• Foundations were placed at Paddock Road.	
Security Project	\$750,000	\$750,000	\$714,098	\$614,334	• Demolition and site prep in progress at Rockbrook.	
General Expenses	\$3,390,000	\$3,390,000	\$3,347,701	\$1,672,605	 Mechanical rough in in progress at Westbrook. 	
Escalation	\$3,506,942	\$3,506,942	\$0	\$0	 The Loveland concept design was approved by th 	
Additional Revenue	\$1,147,377	\$1,147,377	\$1,147,377	\$1,147,377	on June 16, 2025.	
Total	\$127,029,319	\$127,029,319	\$91,528,365	\$56,756,666		



HILLSIDE ELEMENTARY

\$26.190.000



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.

	Project Updates			Community Comments	
 Paint is ongoing. Tile work is in progress. Ceiling installation is in progress. Classroom carpet is complete. MEP finishes are in progress. 			No new community comments. Project Milestones		
 The month of July wand MEP finishes. 	vill focus on paint, carpet,	tile, exterior sitework,	Start constructioComplete new so	on – April 2024/June 2024 n – May 2024 chool – September 2025 chool – October 2025	
	BUDGET	PROJECTED COST	COMMITTED COST	GENERAL INFORMATION	
Construction	\$21,521,650	\$22,925,402	\$22,725,402	Architect: APMA	
Soft Cost/FFE	\$3,257,165	\$2,875,003	\$2,680,831	Construction Manager: Boyd Jones	
Contingency	\$1,411,185	\$389,595	\$389,595	Project Phase: Under Construction	

\$25.795.828

\$26.190.000



PROIECT TOTAL

WESTGATE ELEMENTARY

\$22,810,000



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.

	Project Updates		C	Community Commen	ts
 Paint is ongoing. Tile work is in progress. Ceiling installation is in progress. Classroom carpet is complete. MEP finishes are in progress. 			No new community comments. Project Milestones		
 The month of July wand MEP finishes. 	vill focus on paint, carpet,	tile, exterior sitework,	·	n – May 2024 hool – December 2025 chool – January 2026	
	BUDGET	PROJECTED COST	COMMITTED COST	GENERALI	NFORMATION
Construction	\$18,217,374	\$20,093,842	\$19,883,842	Architect:	TACK Architects
Soft Cost/FFE	\$2,541,738	\$2,559,694	\$2,462,534	Construction Manage	er: Vrana
Contingency	\$2,050,888	\$156,464	\$156,464	Project Phase:	Under Construction

\$22,502,840

\$22,810,000



PROJECT TOTAL

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.

Project Updates			Community Comments			
 Ceiling installation is complete. The cafeteria air handler is operational. Mechanical commissioning has started. Exterior site cleanup is complete. 			• No new communi	ty comments.		
				Project Milestones		
• The month of July will focus on site landscaping and flooring.		Design completionStart constructionComplete addition				
	BUDGET	PROJECTED COST	COMMITTED COST	GENERAL INFORMATION		
Construction	\$4,350,000	\$4,528,148	\$4,528,148	Architect: BVH		

Construction	\$4,350,000	\$4,528,148	\$4,528,148
Soft Cost/FFE	\$550,000	\$654,414	\$654,414
Contingency	\$300,000	\$17,438	\$17,438
PROJECT TOTAL	\$5,200,000	\$5,200,000	\$5,200,000



Hausmann

Under Construction

Construction Manager:

Project Phase:

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.

Project Updates	Community Comments		
 Restroom set B finishes have started. The underground and plumbing rough-in of restrooms H and K is complete. The month of July will focus on finishes for restrooms B and wall framing and finishes for restrooms H and K. 	No new community comments. Project Milestones		
 Design for the fluid cooler has begun. 			
	 Restroom project completion – August 2025 Cafeteria and Locker-room renovation start – November 2025 		
BUDGET PROJECTED COST	COMMITTED COST GENERAL INFORMATION		

	BUDGET	PROJECTED COST	COMMITTED COST	GENERAL IN	FORMATION
Construction	\$11,074,350	\$11,578,583	\$3,544,963	Architect:	BVH
Soft Cost/FFE	\$1,745,650	\$1,665,684	\$996,140	General Contractor*:	7er Construction/Weitz
Contingency	\$760,000	\$335,733	\$0	Project Phase:	Under Construction
PROJECT TOTAL	\$13,580,000	\$13,580,000	\$4,541,103		



*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.

	Project Updates			Community Comments	
 Demo work is complete. Roof curbs have all been set. New roof on the annex building has begun. Soffit framing is complete. 			No new community comments.		
The exterior canopyThe month of July v	 Ductwork installation is in progress. The exterior canopy foundations and structural framing is complete. The month of July will focus on ductwork, roofing, ceiling finishes, cleaning, and summer work completion. 		 Design completion Start construction Complete construction 	n – June 2025	
	BUDGET	PROJECTED COST	COMMITTED COST	GENERAL INFORMATION	
Construction	\$10,830,000	\$11,401,672	\$11,362,175	Architect: BCDM	

	DODGET	I ROJECTED COST	COMMITTED COST	GENERAL INF
Construction	\$10,830,000	\$11,401,672	\$11,362,175	Architect:
Soft Cost/FFE	\$930,000	\$950,778	\$850,096	Construction Manager:
Contingency	\$755,000	\$162,550	\$197,179	Project Phase: Ur
PROJECT TOTAL	\$12,515,000	\$12,515,000	\$12,409,450	



Boyd Jones

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 and 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 will utilize the addition being completed in Phase II.

Project Updates	Community Comments
 Site demo is complete. Sanitary sewer tie-in is complete. Water main and tie-in is complete. Storm water systems are in progress. Foundations are complete. The month of July will focus on underground building plumbing, site electrical, and precast fabrication and erection. 	 No new community comments. Project Milestones Design completion – January 2025 Start construction – May 2025
	 Complete addition – June 2026
BUDGET PROJECTED COST	COMMITTED COST GENERAL INFORMATION

	BUDGET	PROJECTED COST	COMMITTED COST	GENERAL INF
Construction	\$4,000,000	\$4,269,478	\$4,194,478	Architect:
Soft Cost/FFE	\$540,000	\$430,842	\$360,067	Construction Manager:
Contingency	\$255,000	\$94,680	\$96,490	Project Phase: Ur
PROJECT TOTAL	\$4,795,000	\$4,795,000	\$4,651,035	,



Leo A. Daly

Under Construction

Meco-Henne

ROCKBROOK ELEMENTARY SCHOOL



Summary:

Based upon a facilities task force that was completed in December 2022, the Rockbrook Elementary School will have and 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 will utilize the addition being completed in Phase II.

Project Updates	Community Comments
 Site demo is complete. Over excavation and re-compaction of the soil is in progress. North playground installation is complete. ECC playground has been relocated. 	 No new community comments.
 The month of July will focus on emergency egress foundations and steel installation. 	Project Milestones
	 Design completion – January 2025 Start construction – May 2025 Complete Addition – June 2026

	BUDGET	PROJECTED COST	COMMITTED COST	GENERAL INF	ORMATION
Construction	\$4,952,500	\$5,173,546	\$5,049,993	\$5,049,993 Architect:	
Soft Cost/FFE	\$437,500	\$378,537	\$347,603	Construction Manager:	Prairie Const.
Contingency	\$255,000	\$92,917	\$141,692	Project Phase: Un	der Construction
PROJECT TOTAL	\$5,645,000	\$5,645,000	\$5,539,288		



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.

Project Updates	Community Comments				
 Addition project Interior demo is complete. Foundations for the addition are complete. Building painting has started. The month of July will focus on steel erection, building 	No new community comments.				
painting, and window installation.Mechanical/Intercom project	Project Milestones				
 o Intercom wiring is in progress. o Mechanical valves are on site and install will occur in July. o The new mechanical equipment delivery has been delayed and installation will be scheduled around school operations. 	 Design completion – January 2025 Start construction – May 2025 Complete renovations – June 2026 				

	BUDGET	PROJECTED COST	COMMITTED COST	GENERAL INFO	ORMATION
Construction	\$1,200,000	\$1,200,000	\$1,183,185	Architect:	TACK Architects
Soft Cost/FFE	\$135,000	\$150,652	\$150,652	Construction Manager:	*7er/Black Hawk
Contingency	\$60,000	\$44,348	\$44,348	Project Phase: Unc	der Construction
PROJECT TOTAL	\$1,395,000	\$1,395,000	\$1,378,185	,	



*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.

	Project Updates		Community Comments					
 The panic button wiring is complete. Device install is in progress The month of July will focus on panic button integration. 			No new community comments.					
			Install panic butto	Project Milestones ons – March 2025 to July 2025				
	BUDGET	PROJECTED COST	COMMITTED COST	GENERAL INFORMATION				
Construction	\$419,000	\$250,925	\$230,925	Architect: N/A				
Soft Cost/FFE	\$318,500	\$487,689	\$471,787	Construction Manager: N/A				
Contingency	\$12,500	\$11,386	\$11,386	Project Phase: Under Construction				
PROJECT TOTAL	\$750,000	\$750,000	\$714,098					



LOVELAND ELEMENTARY

\$1,920,888

\$23,280,000



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		Community Comments					
	continued. s approved by the BOE on ng was held in June to rev		 Community Engagement was held on June 24, 2025. Desire to have a design that integrates with the neighborhood. Desire to have outdoor community space/park. 					
-	vill focus on schematic des	sign.	Project Milestones					
			•					
	BUDGET	PROJECTED COST	COMMITTED COST	GENERAL INFORMATION				
Construction	\$18,717,374	\$18,717,374	\$0	Architect: BVH Architecture				
Soft Cost/FFE	\$2,641,738	\$2,641,738	\$1,476,460	Construction Manager: TBD				

\$1,920,888

\$23,280,000

Project Phase: In Design

\$0

\$1,476,460



Contingency

PROIECT TOTAL



Westside Community Schools Bond Phase II Project Status



		D	esig	In			Construction				
Project	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**

	CMR PROCESS				
act GMP A BOE s	CMR Contract BOE	ontract GM BOE BOI		CMR Shortlist /	
				SR/MVG	
				AY/AY	
				KK / MVG	
				MVG / KK	
03/18/24		03/18	24 / MVG		
25 09/08/25	05/12/25	05/12/25 09/08	25 / MVG M	MVG / MV	
24 05/20/25	12/09/24	12/09/24 05/20	25 SR/MVG	AY/AY	
24 02/18/25	11/04/24	1/04/24 02/18	25 AY/AY M	MVG/MVG	
24 03/10/25	11/04/24	1/04/24 03/10	25 SR/DB	BM/SR	
02/18/25		02/18	25		
25 04/27/26	10/06/25	10/06/25 04/27	26 AY/AY		
	10/06/				

WHS Foundation Addition and Renovati

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 Design/Construction Schedule

							COMMUNITY SCHOOL
	2023	2024	202		2026	2027	2028
Project	May June July August September October November December	January February March April May June July September October November December	January February March April May June	July August September October November January February March	May June July August September October November December	January February March April May June June July September October November December	January February March May June August
Hillside Elementary School Design Construction					Â		
Westgate Elementary School Design Construction					俞		
ABC Building Renovations Design Construction							
Westside Middle School Cafeteria Expansion Design Construction			(
Westside High School							
Bathroom Renovations Design Construction			3				
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 Rep Design Construction	blacement						
Underwood Hills Infrastructure Upgrades Design Construction							
Loveland Elementary School Design Construction				_			

Architect ProcurementContractor ProcurementConcept DesignProject biddingSchematicConstructionDesign DevelopmentConstructionConstruction DocumentsConstruction



