



FACILITIES MASTER PLAN PHASE II IMPLEMENTATION
Monthly Report – November 2025

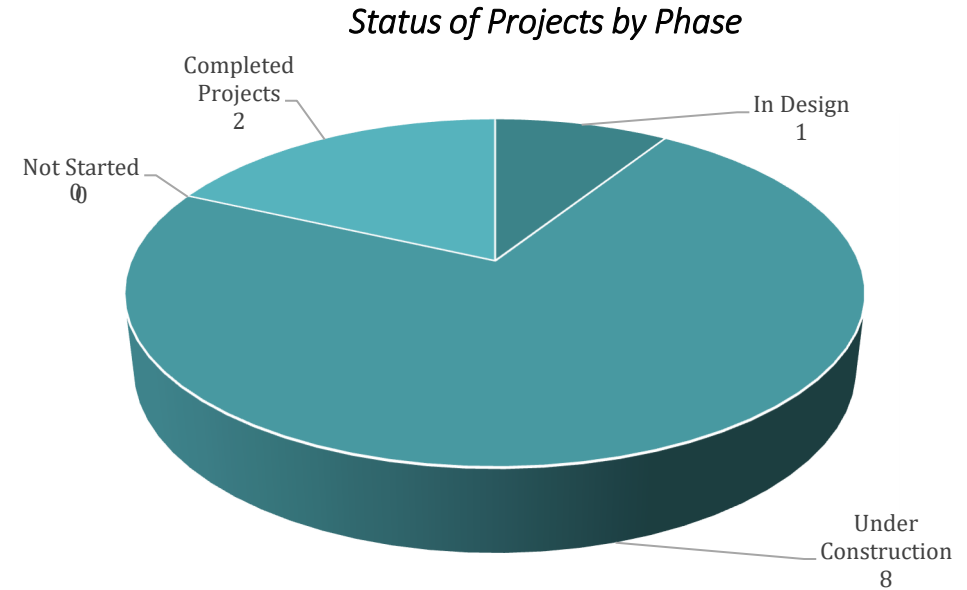
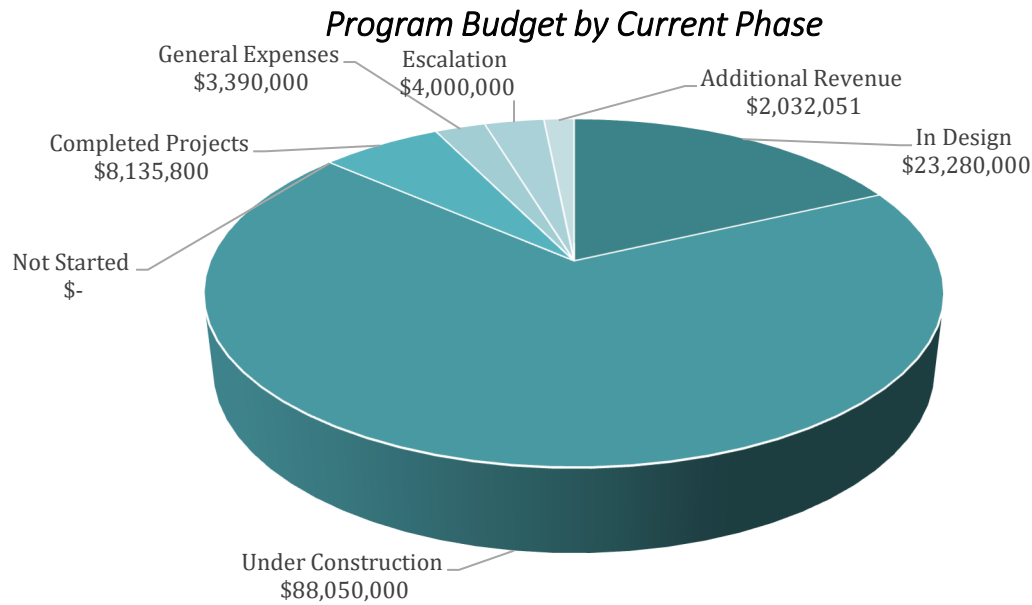


PROJECT ADVOCATES

Your Project. Our Passion.

Westside Community Schools Facilities Master Plan Bond Phase II

Status of Projects by Phase – November 2025



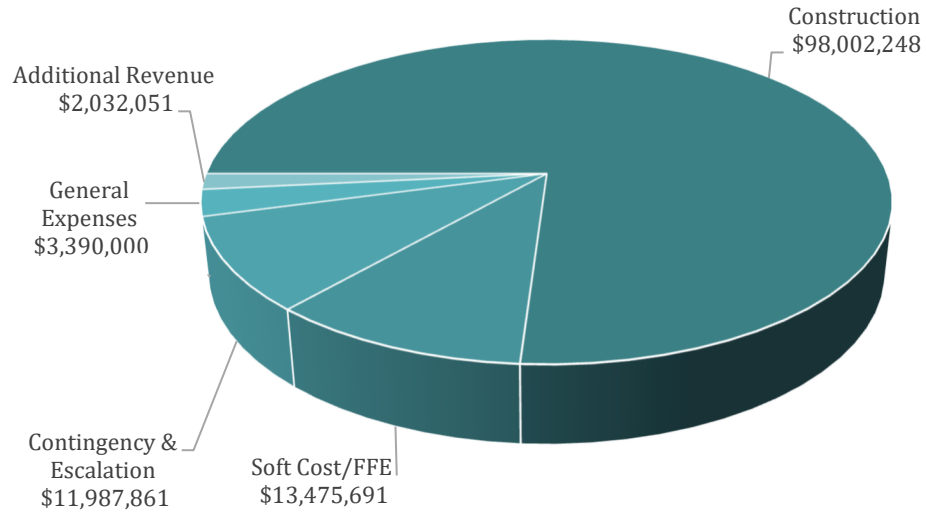
Project Phase	# of Projects	Overall Budget**	Committed Budget	% Committed
In Design	1	\$23,280,000	\$1,602,590	6.9%
Under Construction	8	\$88,050,000	\$86,450,896	98.2%
Not Started	0	\$-	\$-	0.0%
Completed Projects	2	\$8,135,800	\$8,135,800	100.0%
General Expenses	0	\$3,390,000	\$3,364,556	99.2%
Escalation	0	\$4,000,000	\$-	0.0%
Additional Revenue	0	\$2,032,051	\$1,408,120	69.3%
TOTAL	11	\$128,887,851	\$100,961,962	78.3%

*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.

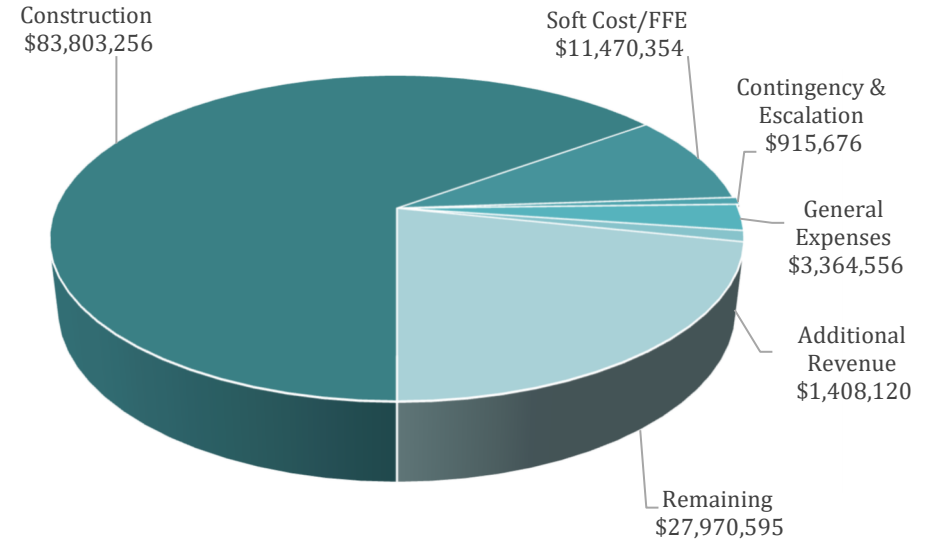
Westside Community Schools Facilities Master Plan Bond Phase II

Status of Overall Program Budget – November 2025

Overall Budget



Committed Cost



Overall Program Budget Categories	Overall Budget	Committed Cost	% Committed
Construction	\$98,002,248	\$83,803,256	85.5%
Soft Cost/FFE	\$13,475,691	\$11,470,354	85.1%
Contingency & Escalation	\$11,987,861	\$915,676	7.6%
General Expenses	\$3,390,000	\$3,364,556	99.2%
Additional Revenue	\$2,032,051	\$1,408,120	69.3%
TOTAL	\$128,887,851	\$100,961,962	78.3%

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	\$12,520,985	\$5,139,402
Hillside	\$26,190,000	\$26,190,000	\$26,168,075	\$24,366,584
Loveland	\$23,280,000	\$23,280,000	\$1,602,590	\$602,515
WMS	\$5,310,800	\$5,310,800	\$5,310,800	\$5,182,925
Paddock Road	\$4,795,000	\$4,795,000	\$4,739,783	\$3,015,731
Rockbrook	\$5,665,000	\$5,665,000	\$5,635,125	\$2,889,920
Underwood Hills	\$1,445,000	\$1,445,000	\$1,445,000	\$1,261,442
Westbrook	\$12,515,000	\$12,515,000	\$12,409,450	\$4,994,074
Westgate	\$22,810,000	\$22,810,000	\$22,800,000	\$20,168,028
Security Project	\$750,000	\$750,000	\$732,478	\$645,779
General Expenses	\$3,390,000	\$3,390,000	\$3,364,556	\$2,066,207
Escalation	\$4,000,000	\$4,000,000	\$-	\$-
Additional Revenue	\$2,032,051	\$2,032,051	\$1,408,120	\$1,408,120
Total	\$128,887,851	\$128,887,851	\$100,961,962	\$74,539,154

Community Comments

- Hillside ribbon cutting was November 10 at 4:00 PM
- Westgate ribbon cutting is January 13 at 4:00 PM

Project Updates

- Hillside abatement and utility disconnects are complete.
- Westgate Certificate of Occupancy is complete.
- Interior framing and MEP rough-ins continue at Paddock Road.
- Interior framing has started at Rockbrook.
- The Loveland Design Development plans were approved by the BOE in November.

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.

Project Updates

- Commissioning is complete.
- Old building utility disconnects are complete.
- Hazardous material abatement is complete.
- Interior demolition of the old building is in progress.
- The month of December will focus on demolition.

Community Comments

Project Milestones

- 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	\$23,127,189	\$23,127,189
Soft Cost/FFE	\$3,257,165	\$2,849,310	\$2,827,385
Contingency	\$1,411,185	\$213,501	\$213,501
PROJECT TOTAL	\$26,190,000	\$26,190,000	\$26,168,075

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"> Punchlist work is ongoing. Certificate of Occupancy was received for Westgate. Furniture install is complete. Moving has commenced with the main move scheduled for December 19, 2025. The month of December will focus on moving and occupancy. 	<ul style="list-style-type: none"> Westgate Open House, Tuesday January 13, 2026 at 4:00PM.
	<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 – February 2026

	BUDGET	PROJECTED COST	COMMITTED COST
Construction	\$18,217,374	\$20,082,846	\$20,082,846
Soft Cost/FFE	\$2,541,738	\$2,616,183	\$2,606,183
Contingency	\$2,050,888	\$110,971	\$110,971
PROJECT TOTAL	\$22,810,000	\$22,810,000	\$22,800,000

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>
Cafeteria and Locker room Project <ul style="list-style-type: none"> The cafeteria and locker room project commenced work on November 1, 2025. Site removals and foundations are complete. Locker room work is scheduled to start December 1, 2025. Fluid cooler Project <ul style="list-style-type: none"> Bidding for a general contractor occurred in November and an award recommendation will be presented to the BOE on December 8, 2025. The month of December will focus on Site walls, temp walls in cafeteria and locker room demo. 	<ul style="list-style-type: none"> No new community comments.
	<i>Project Milestones</i>
	<ul style="list-style-type: none"> Restroom project completion – September 2025 Cafeteria and Locker-room renovation start – November 2025

	BUDGET	PROJECTED COST	COMMITTED COST
Construction	\$11,374,350	\$11,945,653	\$11,086,544
Soft Cost/FFE	\$1,745,650	\$1,657,140	\$1,157,234
Contingency	\$760,000	\$277,207	\$277,207
PROJECT TOTAL	\$13,880,000	\$13,880,000	\$12,520,985

GENERAL INFORMATION

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

*7er is the General Contractor for the Restroom and Fluid Cooler 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>
<ul style="list-style-type: none"> VAV installation continued in the classrooms. Lighting replacement has started in classrooms. The replacement of a failed Air Handling Unit was accelerated and is currently being installed. The month of December will focus on an air handler replacement. 	<ul style="list-style-type: none"> No new community comments.
	<i>Project Milestones</i>
	<ul style="list-style-type: none"> Design completion – March 2025 Start construction – June 2025 Complete construction – July 2028

	BUDGET	PROJECTED COST	COMMITTED COST
Construction	\$10,830,000	\$11,472,990	\$11,468,122
Soft Cost/FFE	\$930,000	\$950,778	\$850,096
Contingency	\$755,000	\$91,232	\$91,232
PROJECT TOTAL	\$12,515,000	\$12,515,000	\$12,409,450

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>
<ul style="list-style-type: none"> • Interior framing is complete. • MEP rough-ins are in complete. • Exterior sheathing and insulation are complete. • Drywall has commenced. • Masonry has commenced. • The month of December will focus on Drywall and Masonry. 	<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	\$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>
<ul style="list-style-type: none"> • Structural steel erection is complete. • Exterior wall framing and sheathing is in progress. • Interior framing has commenced. • The month of November will focus on roofing, framing and MEPO rough-ins. 	<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	\$4,972,500	\$5,224,213	\$5,221,520
Soft Cost/FFE	\$437,500	\$377,478	\$347,603
Contingency	\$255,000	\$63,309	\$66,002
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>
<ul style="list-style-type: none"> Mechanical/Intercom project: <ul style="list-style-type: none"> Unit ventilator replacement continues as classrooms are available. Controls replacement is in progress. The month of December will focus on unit ventilator replacements and controls upgrade. 	<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	\$1,265,289	\$1,248,280
Soft Cost/FFE	\$135,000	\$153,522	\$153,522
Contingency	\$110,000	\$26,189	\$43,198
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>
<ul style="list-style-type: none"> The lockdown button integration is ongoing. Eight locations are complete. The month of December will tie the panic buttons into the intercom systems. 	<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 December 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>
<ul style="list-style-type: none"> Design Development plans were approved by the BOE on November 17, 2025. The month of December will focus on Construction documents and early precast, site demo, and grading package. 	<i>Project Milestones</i>
	<ul style="list-style-type: none"> Desire to have a design that integrates with the neighborhood. Desire to have outdoor community space/park. Community meeting scheduled for December 16, 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	\$-
Soft Cost/FFE	\$2,659,338	\$2,659,338	\$1,602,590
Contingency	\$1,903,288	\$1,903,288	\$-
PROJECT TOTAL	\$23,280,000	\$23,280,000	\$1,602,590

GENERAL INFORMATION

Architect: BVH Architecture
 Construction Manager: MCL Construction
 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	