



**FACILITIES MASTER PLAN PHASE II IMPLEMENTATION**  
**Monthly Report – March 2024**

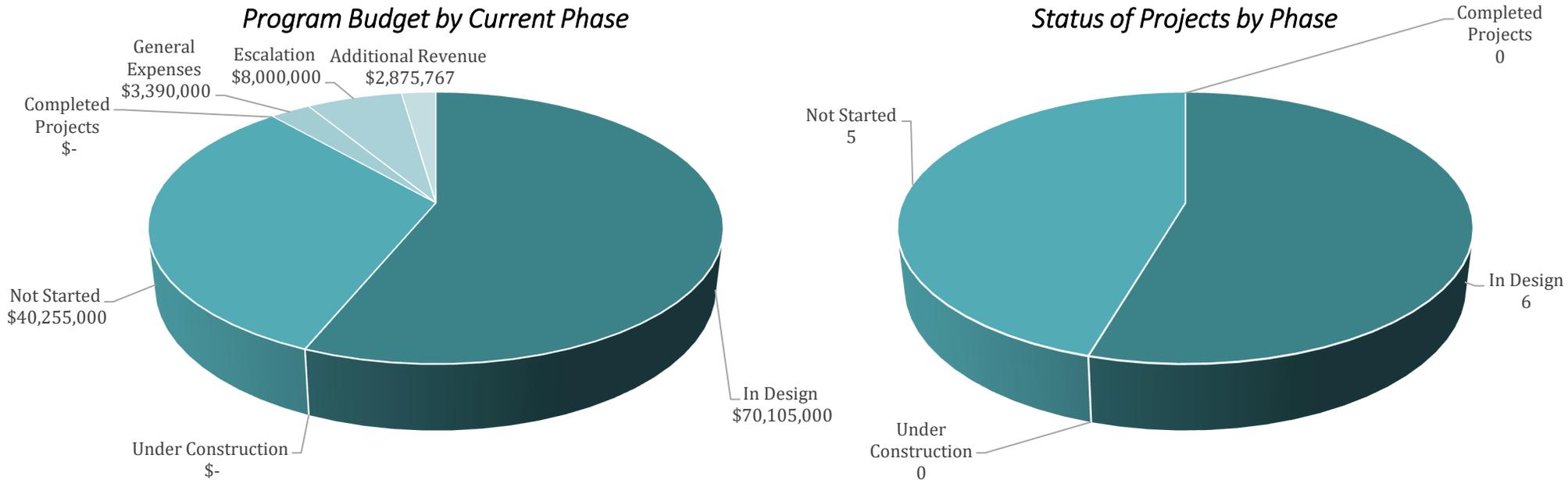
# **PROJECT ADVOCATES**

*Your Project. Our Passion.*



# Westside Community Schools Facilities Master Plan Bond Phase II

## Status of Projects by Phase – March 2024



Project Phase	# of Projects	Overall Budget	Committed Budget	% Committed
In Design	6*	\$70,105,000	\$11,310,688	16.1%
Under Construction	0	\$-	\$-	0%
Not Started	5	\$40,255,000	\$479,730	1.2%
Completed Projects	0	\$-	\$-	0%
General Expenses	0	\$3,390,000	\$3,001,730	88.5%
Escalation	0	\$8,000,000	\$-	0.0%
Additional Revenue	0	\$2,875,767	\$378,198	13.2%
<b>TOTAL</b>	<b>11*</b>	<b>\$124,625,767**</b>	<b>\$15,170,346</b>	<b>12.2%</b>

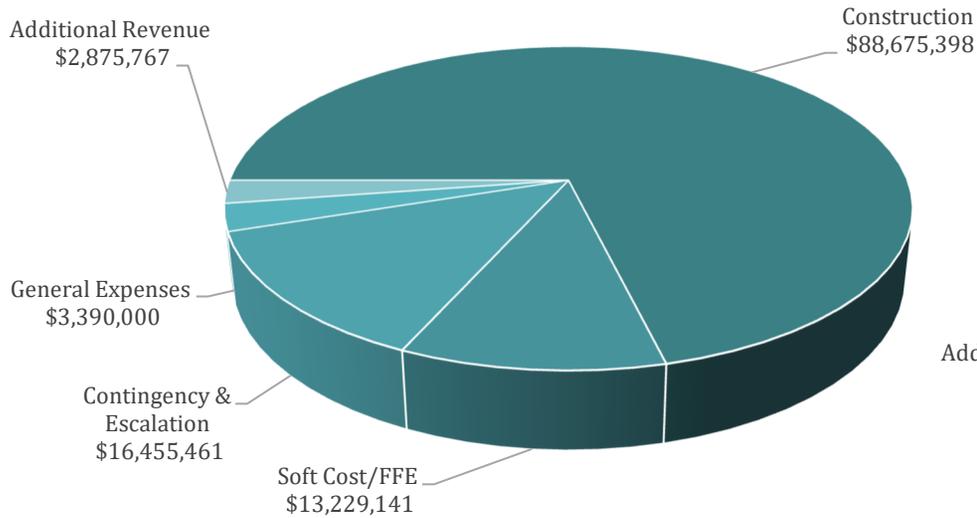
\*Total number of projects increased from 10 to 11 with the addition of the Security Project.  
 \*\*Overall budget will increase each month with the accrual of Bond Interest



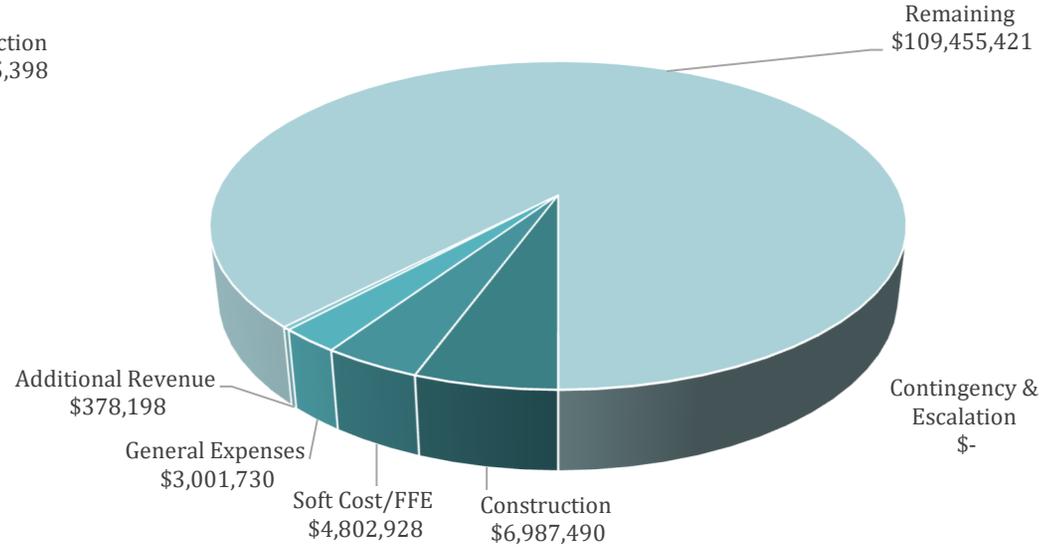
# Westside Community Schools Facilities Master Plan Bond Phase II

## Status of Overall Program Budget – March 2024

*Overall Budget*



*Committed Cost*



Overall Program Budget Categories	Overall Budget	Committed Cost	% Committed
Construction	\$88,675,398	\$6,987,490	7.9%
Soft Cost/FFE	\$13,229,141	\$4,802,928	36.3%
Contingency & Escalation	\$16,455,461	\$-	0.0%
General Expenses	\$3,390,000	\$3,001,730	88.5%
Additional Revenue	\$2,875,767	\$378,198	0.0%
<b>TOTAL</b>	<b>\$124,625,767</b>	<b>\$15,170,346</b>	<b>12.2%</b>

## 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; infrastructure improvements at Underwood Hills.

OVERALL BOND	BUDGET	PROJECTED COST	COMMITTED COST	PAID TO DATE
ABC Building	\$2,425,000	\$2,425,000	\$1,202,099	\$134,302
WHS	\$13,580,000	\$13,580,000	\$3,609,270	\$401,879
Hillside	\$26,190,000	\$26,190,000	\$3,882,342	\$610,895
Loveland	\$23,280,000	\$23,280,000	\$96,960	\$-
WMS	\$4,850,000	\$4,850,000	\$759,542	\$260,920
Paddock Road	\$3,395,000	\$3,395,000	\$34,900	\$-
Rockbrook	\$3,395,000	\$3,395,000	\$38,620	\$-
Underwood Hills	\$970,000	\$970,000	\$-	\$-
Westbrook	\$9,215,000	\$9,215,000	\$309,250	\$17,697
Westgate	\$22,310,000	\$22,310,000	\$1,613,956	\$342,312
Security Project	\$750,000	\$750,000	\$243,479	\$91,549
General Expenses	\$3,390,000	\$3,390,000	\$3,001,730	\$408,775
Escalation	\$8,000,000	\$8,000,000	\$-	\$-
Additional Revenue	\$2,875,767	\$2,875,767	\$378,198	\$378,198
<b>Total</b>	<b>\$124,625,767</b>	<b>\$124,625,767</b>	<b>\$15,170,346</b>	<b>\$2,646,527</b>

### *Community Comments*

Community meetings for Hillside, Westgate, and the Middle School have been scheduled.  
 Hillside – May 15, 2024 at 6:00 PM  
 Westgate – May 8, 2024 at 6:00 PM  
 WMS – May 22, 2024 at 6:00 PM

### *Project Updates*

- Construction Documents were issued for the ABC building and Westside Middle School.
- Hillside Design Development plans were approved by the BOE on March 5, 2024.
- Westgate Pipal Park Community center demolition planning in progress.
- Westside High School restroom renovation bids were received and awarded to 7er Construction on March 18, 2024
- Security film proposals were received, and contract award is scheduled for April 8, 2024 Board meeting.



# 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><b>Project Updates</b></i>	<i><b>Community Comments</b></i>
<ul style="list-style-type: none"> <li>Boyd Jones issued an early bid package for concrete precast and subcontract has been issued.</li> <li>Design Development plans were presented to the Board of Education and approved on March 4, 2024.</li> <li>APMA to issue an early site grading and utility plan in late April 2024.</li> <li>Full construction documents are scheduled for June 2024.</li> </ul>	<ul style="list-style-type: none"> <li>Community meeting scheduled for May 15, 2024.</li> <li>Pickup and drop off currently causes issues on Western Ave.</li> <li>The mature trees on the south end of the property are desired to remain.</li> </ul>
	<i><b>Project Milestones</b></i>
	<ul style="list-style-type: none"> <li>Design completion – April 2024/June 2024</li> <li>Start construction – May 2024</li> <li>Complete new school – December 2025</li> <li>Move into new school – January 2026</li> <li>Raze old school – June 2026</li> </ul>

	BUDGET	PROJECTED COST	COMMITTED COST
Construction	\$21,021,650	\$22,000,372	\$2,290,487
Soft Cost/FFE	\$3,257,165	\$3,229,665	\$1,591,855
Contingency	\$1,911,185	\$959,963	\$-
<b>PROJECT TOTAL</b>	<b>\$26,190,000</b>	<b>\$26,190,000</b>	<b>\$3,882,342</b>

<b>GENERAL INFORMATION</b>	
Architect:	APMA
Construction Manager:	Boyd Jones
Project Phase:	In Design



# 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><b>Project Updates</b></i>	<i><b>Community Comments</b></i>
<ul style="list-style-type: none"> <li>• TACK to issue early civil plans for grading in April 2024.</li> <li>• School staff meetings continued in March 2024.</li> <li>• TACK to issue construction documents April 24, 2024.</li> <li>• Pipal Park Community Center hazardous materials contract has been awarded.</li> <li>• The City of Omaha has begun to remove their property from the Community Center.</li> <li>• Coordination with relocation of the food pantry, clothing closet, and transitional services is ongoing.</li> </ul>	<i><b>Project Milestones</b></i>
	<ul style="list-style-type: none"> <li>• Community meeting scheduled for May 8, 2024.</li> <li>• Traffic concerns on Hascall Street.</li> <li>• Desire to retain the mature trees on the site.</li> <li>• Desire to retain the building cornerstone.</li> </ul>

	BUDGET	PROJECTED COST	COMMITTED COST
Construction	\$17,717,374	\$18,200,000	\$35,885
Soft Cost/FFE	\$2,541,738	\$2,480,784	\$1,578,071
Contingency	\$2,050,888	\$1,629,216	\$-
<b>PROJECT TOTAL</b>	<b>\$22,310,000</b>	<b>\$22,310,000</b>	<b>\$1,613,956</b>

GENERAL INFORMATION	
Architect:	TACK Architects
Construction Manager:	Vrana
Project Phase:	In Design



# 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.

<b><i>Project Updates</i></b>	<b><i>Community Comments</i></b>
<ul style="list-style-type: none"> <li>• BVH issued Construction drawings were issued March 25, 2024.</li> <li>• Hausmann has issued the construction documents for subcontractor bids. GMP amendment to follow construction bidding.</li> <li>• Site laydown coordination continued with Hausmann and the school.</li> </ul>	<ul style="list-style-type: none"> <li>• Community meeting scheduled for May 22, 2024.</li> <li>• Review possibility of outdoor space for students.</li> </ul>
	<p style="text-align: center;"><b><i>Project Milestones</i></b></p> <ul style="list-style-type: none"> <li>• Design completion – April 2024</li> <li>• Start construction – May 2024</li> <li>• Complete addition and renovation – May 2025</li> </ul>

	BUDGET	PROJECTED COST	COMMITTED COST
Construction	\$4,000,000	\$4,000,000	\$286,980
Soft Cost/FFE	\$550,000	\$622,870	\$472,562
Contingency	\$300,000	\$227,130	\$-
<b>PROJECT TOTAL</b>	<b>\$4,850,000</b>	<b>\$4,850,000</b>	<b>\$759,542</b>

GENERAL INFORMATION	
Architect:	BVH
Construction Manager:	Hausmann
Project Phase:	In Design

# ABC BUILDING



**Summary:**

Based upon a facilities task force that was completed in December of 2022, the ABC Building will be renovated to provide vertical circulation and upgrade the mechanical systems.

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

<b><i>Project Updates</i></b>	<b><i>Community Comments</i></b>
<ul style="list-style-type: none"> <li>• Construction documents were issued March 21, 2024.</li> <li>• The Welcome Center moved office location to West Campus.</li> <li>• Hausmann has issued the construction documents for subcontractor bids. GMP amendment to follow construction bidding.</li> <li>• Hausmann issued an early bid package for HVAC, Plumbing, and the LULA lift. Bids were reviewed in March and a limited notice to proceed was approved by the BOE on March 18, 2024.</li> </ul>	<p style="text-align: center;"><b><i>Project Milestones</i></b></p> <ul style="list-style-type: none"> <li>• Design completion – April 2024</li> <li>• Start construction – May 2024</li> <li>• Complete addition and renovation – December 2024</li> </ul>

	BUDGET	PROJECTED COST	COMMITTED COST
Construction	\$2,000,000	\$2,003,500	\$984,297
Soft Cost/FFE	\$250,000	\$266,500	\$217,802
Contingency	\$175,000	\$155,000	\$-
<b>PROJECT TOTAL</b>	<b>\$2,425,000</b>	<b>\$2,425,000</b>	<b>\$1,202,099</b>

<b>GENERAL INFORMATION</b>	
Architect:	BCDM
Construction Manager:	Hausmann
Project Phase:	In Design

# 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"> <li>General Contractor bids were received by the District on March 13, 2024 and 7er Construction was awarded the project.</li> <li>Staff and DAC meetings continued to progress the locker room and cafeteria design. Design Development plans are scheduled to be presented to the BOE on April 22, 2024.</li> </ul>	<ul style="list-style-type: none"> <li>Maintain exterior views in the cafeteria.</li> <li>Enhance cafeteria traffic flow.</li> <li>Provide a variety of seating options.</li> </ul>
	<i>Project Milestones</i>
	<ul style="list-style-type: none"> <li>Design completion – April 2024</li> <li>Start construction – May 2024</li> <li>Summer construction projects in 2024, 2025, 2026, and 2027</li> </ul>

	BUDGET	PROJECTED COST	COMMITTED COST
Construction	\$11,200,000	\$11,200,000	\$2,940,183
Soft Cost/FFE	\$1,620,000	\$1,620,000	\$669,087
Contingency	\$760,000	\$760,000	\$-
<b>PROJECT TOTAL</b>	<b>\$13,580,000</b>	<b>\$13,580,000</b>	<b>\$3,609,270</b>

GENERAL INFORMATION	
Architect:	BVH
General Contractor*:	7er Construction
Project Phase:	Preconstruction



\*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 ne 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><b>Project Updates</b></i>	<i><b>Community Comments</b></i>
<ul style="list-style-type: none"> <li>Chiller replacement contract was executed. Work to be done in summer of 2024.</li> <li>Equipment has been ordered and is expected in early July 2024.</li> <li>Fluid Mechanical held a preconstruction meeting with all of the trades in March 2024.</li> <li>The design Request for Qualifications for the scheduled bond work will be issued on April 1, 2024.</li> </ul>	<div data-bbox="1054 906 2047 979" style="text-align: center;"><i><b>Project Milestones</b></i></div> <ul style="list-style-type: none"> <li>Chiller Replacement – Summer of 2024</li> <li>Design completion – Spring of 2025</li> <li>Start construction – Spring of 2025</li> </ul>

	BUDGET	PROJECTED COST	COMMITTED COST
Construction	\$7,600,000	\$7,600,000	\$281,500
Soft Cost/FFE	\$860,000	\$860,000	\$27,750
Contingency	\$755,000	\$755,000	\$-
<b>PROJECT TOTAL</b>	<b>\$9,215,000</b>	<b>\$9,215,000</b>	<b>\$309,250</b>

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

# 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.

<b><i>Project Updates</i></b>	<b><i>Community Comments</i></b>
<ul style="list-style-type: none"> <li>• Design Request for Qualifications (RFQ) was issued March 4, 2024. RFQs were received by the District on March 28, 2024.</li> <li>• Design interviews are scheduled for April 9, 2024.</li> </ul>	<div data-bbox="1054 906 2047 979" style="text-align: center;"><b><i>Project Milestones</i></b></div> <ul style="list-style-type: none"> <li>• Design Procurement kickoff – March 2024</li> <li>• Design completion – March 2025</li> <li>• Start construction – May 2025</li> <li>• Complete Addition – June 2026</li> </ul>

	BUDGET	PROJECTED COST	COMMITTED COST
Construction	\$2,600,000	\$2,600,000	\$-
Soft Cost/FFE	\$540,000	\$540,000	\$34,900
Contingency	\$255,000	\$255,000	\$-
<b>PROJECT TOTAL</b>	<b>\$3,395,000</b>	<b>\$3,395,000</b>	<b>\$34,900</b>

GENERAL INFORMATION	
Architect:	TBD
Construction Manager:	TBD
Project Phase:	TBD

# 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.

<b>Project Updates</b>	<b>Community Comments</b>
<ul style="list-style-type: none"> <li>Design Request for Qualifications (RFQ) was issued March 4, 2024. RFQs were received by the District on March 28, 2024.</li> <li>Design interviews are scheduled for April 10, 2024.</li> </ul>	
	<h3 data-bbox="1402 922 1696 961"><b>Project Milestones</b></h3> <ul style="list-style-type: none"> <li>Design Procurement kickoff – March 2024</li> <li>Design completion – March 2025</li> <li>Start construction – May 2025</li> <li>Complete Addition – June 2026</li> </ul>

	<b>BUDGET</b>	<b>PROJECTED COST</b>	<b>COMMITTED COST</b>
Construction	\$2,600,000	\$2,600,000	\$-
Soft Cost/FFE	\$540,000	\$540,000	\$38,620
Contingency	\$255,000	\$255,000	\$-
<b>PROJECT TOTAL</b>	<b>\$3,395,000</b>	<b>\$3,395,000</b>	<b>\$38,620</b>

<b>GENERAL INFORMATION</b>	
Architect:	TBD
Construction Manager:	TBD
Project Phase:	TBD

## 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.

<b><i>Project Updates</i></b>	<b><i>Community Comments</i></b>
<ul style="list-style-type: none"> <li>Security film proposals were received, and contract award is scheduled for April 8, 2024 Board meeting.</li> <li>Technology integration design contract awarded to MEI. Design work has begun.</li> <li>Westside High school Public Address enhancements are scheduled to be implemented over spring break in April 2024.</li> <li>West Campus new Public Address system has been ordered.</li> </ul>	<div style="text-align: center; border-top: 1px solid black; border-bottom: 1px solid black; padding: 5px;"><b><i>Project Milestones</i></b></div> <ul style="list-style-type: none"> <li>Design technology solutions – April 2024 to May 2024</li> <li>Install recommendations – June - August 2024</li> </ul>

	BUDGET	PROJECTED COST	COMMITTED COST
Construction	\$419,000	\$419,000	\$168,158
Soft Cost/FFE	\$318,500	\$318,500	\$75,321
Contingency	\$12,500	\$12,500	\$-
<b>PROJECT TOTAL</b>	<b>\$750,000</b>	<b>\$750,000</b>	<b>\$243,479</b>

<b>GENERAL INFORMATION</b>	
Architect:	TBD
Construction Manager:	TBD
Project Phase:	Design/Procurement

