



FACILITIES MASTER PLAN PHASE II IMPLEMENTATION
Monthly Report – January 2024



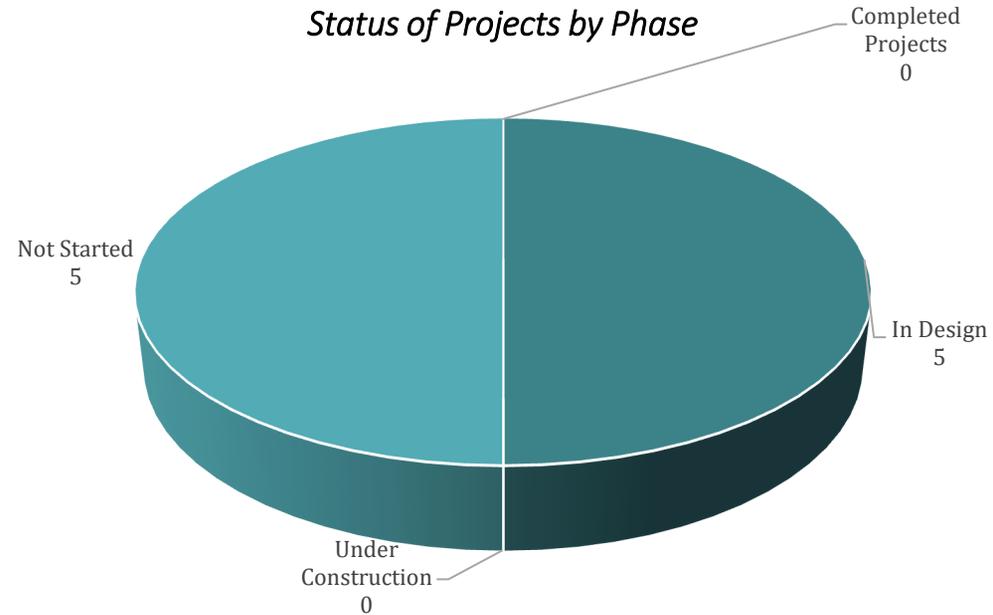
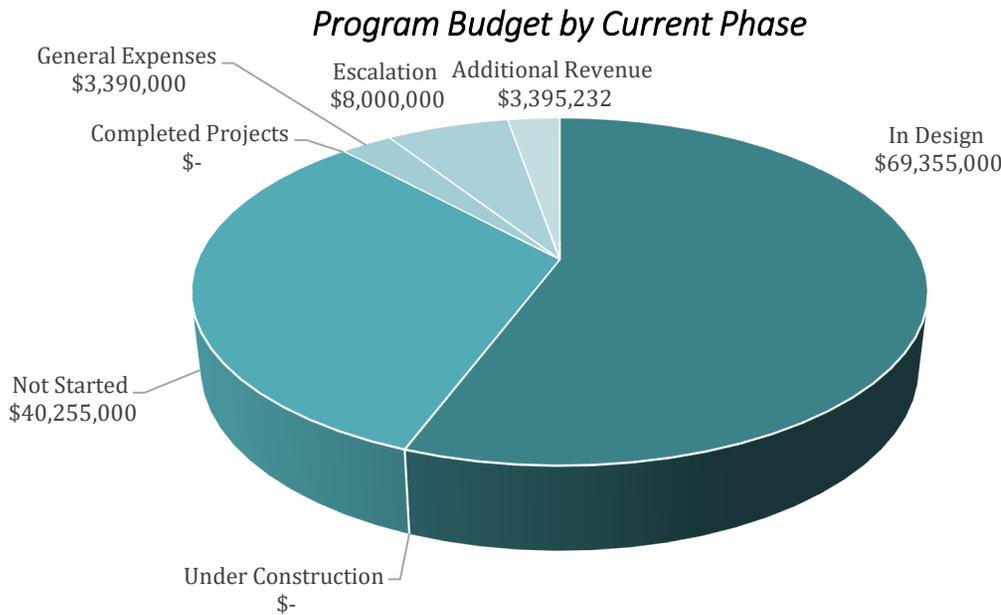
PROJECT ADVOCATES

Your Project. Our Passion.



Westside Community Schools Facilities Master Plan Bond Phase II

Status of Projects by Phase – January 2024

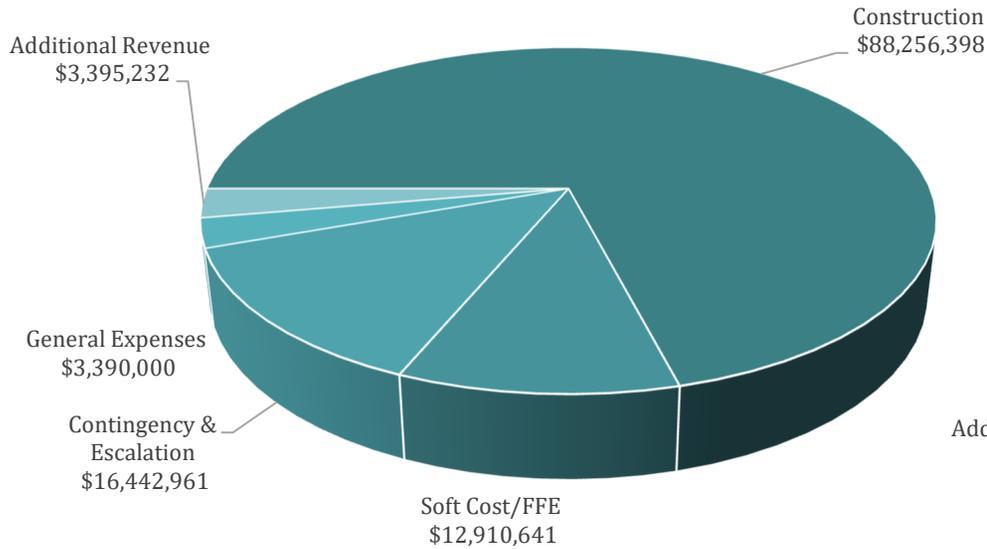


Project Phase	# of Projects	Overall Budget	Committed Budget	% Committed
In Design	5	\$69,355,000	\$4,967,801	7.2%
Under Construction	0	\$-	\$-	0.0%
Not Started	5	\$40,255,000	\$479,730	1.2%
Completed Projects	0	\$-	\$-	0.0%
General Expenses	0	\$3,390,000	\$2,978,955	87.9%
Escalation	0	\$8,000,000	\$-	0.0%
Additional Revenue	0	\$3,395,232	\$378,198	11.1%
TOTAL	10	\$124,395,232	\$8,804,684	7.1%

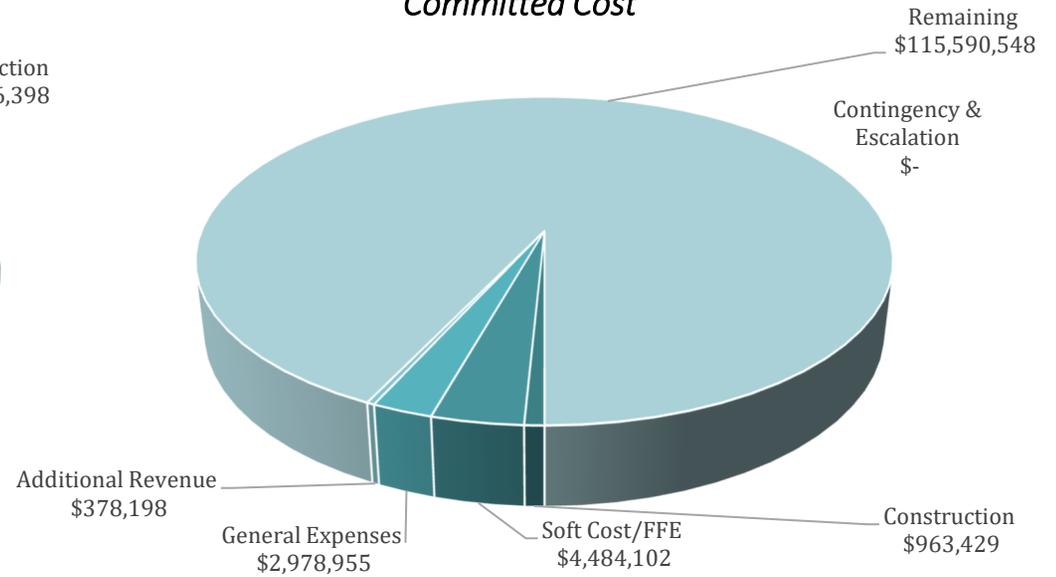
Westside Community Schools Facilities Master Plan Bond Phase II

Status of Overall Program Budget – January 2024

Overall Budget



Committed Cost



Overall Program Budget Categories	Overall Budget	Committed Cost	% Committed
Construction	\$88,256,398	\$963,429	1.1%
Soft Cost/FFE	\$12,910,641	\$4,484,102	34.7%
Contingency & Escalation	\$16,442,961	\$-	0.0%
General Expenses	\$3,390,000	\$2,978,955	87.9%
Additional Revenue	\$3,395,232	\$378,198	0.0%
TOTAL	\$124,395,232	\$8,804,684	7.1%

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; infrastructure improvements at Underwood Hills.

OVERALL BOND	BUDGET	PROJECTED COST	COMMITTED COST	PAID TO DATE
ABC Building	\$2,425,000	\$2,425,000	\$533,190	\$92,620
WHS	\$13,580,000	\$13,580,000	\$661,592	\$214,432
Hillside	\$26,190,000	\$26,190,000	\$1,605,727	\$430,255
Loveland	\$23,280,000	\$23,280,000	\$96,960	\$-
WMS	\$4,850,000	\$4,850,000	\$661,000	\$139,670
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	\$14,397
Westgate	\$22,310,000	\$22,310,000	\$1,506,292	\$326,612
General Expenses	\$3,390,000	\$3,390,000	\$2,978,955	\$330,140
Escalation	\$8,000,000	\$8,000,000	\$-	\$-
Additional Revenue	\$3,395,232	\$3,395,232	\$378,198	\$378,198
Total	\$124,395,232	\$124,395,232	\$8,804,684	\$1,926,324

Community Comments

Community meetings to be held prior to the start of construction at Hillside, Westgate, and the Middle School.

Project Updates

- Design meetings continued for Hillside, Westgate, ABC Building, Westside Middle School, and Westside High School.
- Hillside CMR contractor selected and given NTP.
- Westside Middle School and Westside High School bathroom Design Development plans approved to the BOE in January 2024.
- Westside High School Cafeteria Concept design plans were approved by the BOE in January 2024.
- Westgate, WMS, and ABC CMR contracts were approved by the BOE in January 2024.



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"> • The CMR selection committee held interviews and recommended the award to Boyd Jones Construction. A notice to proceed was issued. • An early procurement package for long-lead electrical gear was awarded in January. • DAC meeting continued and focused on interior and exterior finish materials. 	<ul style="list-style-type: none"> • Community meeting held September 13, 2023, and December 4, 2023. • Pickup and drop off currently causes issues on Western Ave. • The mature trees on the south end of the property are desired to remain.
	<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	\$21,021,650	\$22,000,372	\$42,372
Soft Cost/FFE	\$3,257,165	\$3,257,165	\$1,563,355
Contingency	\$1,911,185	\$932,463	\$-
PROJECT TOTAL	\$26,190,000	\$26,190,000	\$1,605,727

GENERAL INFORMATION	
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>Project Updates</i>	<i>Community Comments</i>
<ul style="list-style-type: none"> • DAC meetings have continued, focusing on the exterior and interior finish materials. • The CMR contract was approved by the BOE. • An early procurement package for long-lead electrical gear was awarded in January. • Coordination with Vrana on project phasing has begun. 	<ul style="list-style-type: none"> • Community meeting held on September 7, 2023 and October 19, 2023. • Traffic concerns on Hascall Street. • Desire to retain the mature trees on the site. • Desire to retain the building cornerstone.
	<p style="text-align: center;"><i>Project Milestones</i></p> <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	\$17,717,374	\$18,200,000	\$26,027
Soft Cost/FFE	\$2,541,738	\$2,541,738	\$1,480,265
Contingency	\$2,050,888	\$1,568,262	\$-
PROJECT TOTAL	\$22,310,000	\$22,310,000	\$1,506,292

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.

Project Updates	Community Comments
<ul style="list-style-type: none"> • DAC meetings have continued, focusing on the exterior and interior finish materials. • BVH presented the Design Development plans to the BOE and they were approved. • The CMR contract was approved by the BOE. • Hausmann began additional utility locates on the exterior of the building to help identify any unknown utilities in the construction area. 	<ul style="list-style-type: none"> • Community meeting held on October 26, 2023. • Review possibility of outdoor space for students.
	<h3 style="text-align: center;">Project Milestones</h3> <ul style="list-style-type: none"> • Design completion – April 2024 • Start construction – May 2024 • Complete addition and renovation – March 2025

	BUDGET	PROJECTED COST	COMMITTED COST
Construction	\$4,000,000	\$4,000,000	\$286,980
Soft Cost/FFE	\$550,000	\$571,000	\$374,020
Contingency	\$300,000	\$279,000	\$-
PROJECT TOTAL	\$4,850,000	\$4,850,000	\$661,000

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.

<i>Project Updates</i>	<i>Community Comments</i>
<ul style="list-style-type: none"> BCDM has continued design towards a Design Development delivery in February, 2024. The CMR contract was approved by the BOE. Coordination on project phasing has begun with Hausmann. 	<div style="text-align: center; border-top: 1px solid black; border-bottom: 1px solid black; padding: 5px;"><i>Project Milestones</i></div> <ul style="list-style-type: none"> Design completion – April 2024 Start construction – May 2024 Complete addition and renovation – December 2024

	BUDGET	PROJECTED COST	COMMITTED COST
Construction	\$2,000,000	\$2,000,000	\$326,550
Soft Cost/FFE	\$250,000	\$266,500	\$206,640
Contingency	\$175,000	\$158,500	\$-
PROJECT TOTAL	\$2,425,000	\$2,425,000	\$533,190

GENERAL INFORMATION	
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.

Project Updates	Community Comments
<ul style="list-style-type: none"> • DAC and administration meeting have continued. • BVH presented the Design Development plans for the bathrooms to the BOE and they were approved. • The Bathroom project is scheduled to be let for general contractor bidding in February, 2024. • BVH presented the Concept Design plans to the BOE and they were approved. 	<ul style="list-style-type: none"> • Maintain exterior views in the cafeteria. • Enhance cafeteria traffic flow. • Provide a variety of seating options.
	<h3 data-bbox="1402 922 1696 961">Project Milestones</h3> <ul style="list-style-type: none"> • Design completion – April 2024 • Start construction – May 2024 • Summer construction projects in 2024, 2025, 2026, and 2027

	BUDGET	PROJECTED COST	COMMITTED COST
Construction	\$11,200,000	\$11,200,000	\$-
Soft Cost/FFE	\$1,620,000	\$1,620,000	\$661,592
Contingency	\$760,000	\$760,000	\$-
PROJECT TOTAL	\$13,580,000	\$13,580,000	\$661,592

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

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>Project Updates</i>	<i>Community Comments</i>
<ul style="list-style-type: none"> Chiller replacement contract was executed. Work to be done in summer of 2024. Equipment has been ordered. Project Advocates held a planning meeting with Fluid Mechanical. 	
	<i>Project Milestones</i>
	<ul style="list-style-type: none"> Chiller Replacement – Summer of 2024 Design completion – Spring of 2025 Start construction – Spring of 2025

	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	\$-
PROJECT TOTAL	\$9,215,000	\$9,215,000	\$309,250

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

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	06/18/24	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	10/17/2023**	01/16/24	11/06/23	11/07/23	12/08/23	12/12/23	12/19/23	12/22/23	01/16/24	04/22/24	KK / MVG	KK / MVG	
ABC	11/06/23	11/6/2023**	02/05/24	11/06/23	11/07/23	12/08/23	12/13/23	12/20/23	12/22/23	01/16/24	04/22/24	KK / AY	MVG / KK	
WHS Bathrooms	11/06/23	11/6/2023**	01/16/24	HARD BID IN FEBRUARY OF 2024. AWARD MARCH 2024							03/18/24	/ MVG		
WHS Locker room and Café	01/16/24	01/16/24	03/18/24	03/15/25	03/16/25	04/16/25	04/19/25	04/23/25	04/25/25	05/01/25	09/15/25	/ MVG		
Westbrook	07/15/24	09/20/24	12/06/25	09/20/24	09/20/24	10/21/24	10/24/24	10/28/24	10/30/24	11/04/24	05/16/25			
Paddock Road	07/15/24	09/20/24	12/06/25	09/20/24	09/20/24	10/21/24	10/24/24	10/28/24	10/30/24	11/04/24	05/16/25			
Rockbrook	07/15/24	09/20/24	12/06/25	09/20/24	09/20/24	10/21/24	10/24/24	10/28/24	10/30/24	11/04/24	05/16/25			
Underwood Hills	07/26/24	09/06/24	11/15/24	09/06/24	09/06/24	10/07/24	10/10/24	10/14/24	10/16/24	11/04/24	03/14/25			
Loveland	06/01/25	08/15/25	11/25/25	08/01/25	08/19/25	09/19/25	09/23/25	09/27/25	09/29/25	10/01/25	05/15/26			
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	02/20/24		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



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



