



FACILITIES MASTER PLAN PHASE II IMPLEMENTATION
Monthly Report – August 2024

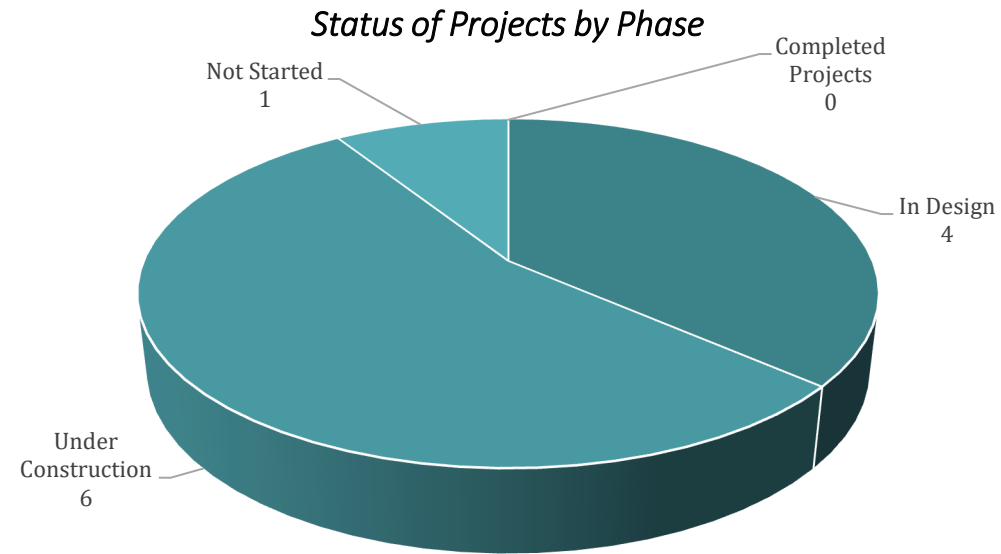
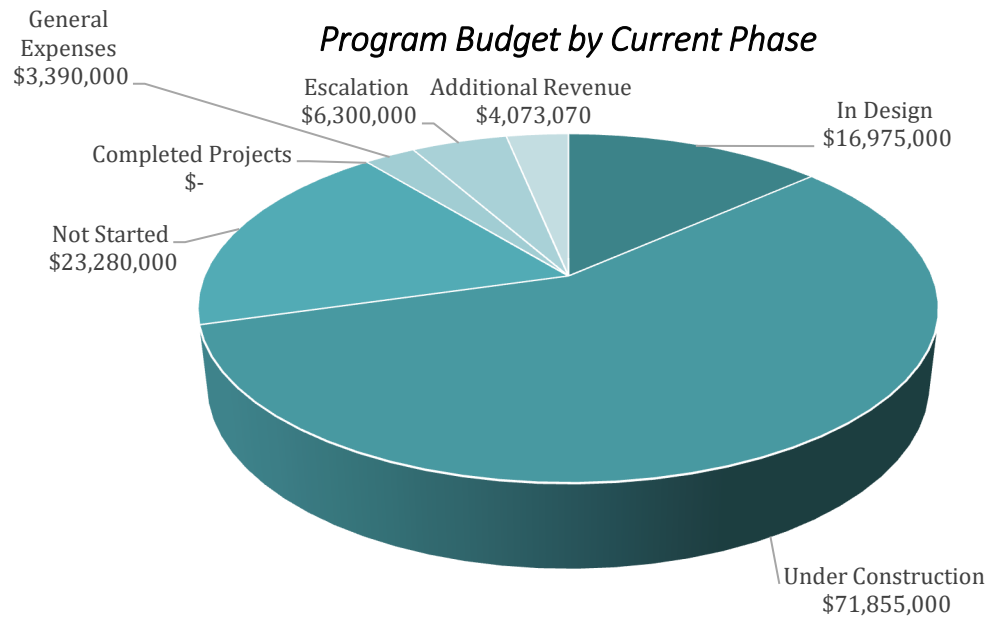


PROJECT ADVOCATES

Your Project. Our Passion.

Westside Community Schools Facilities Master Plan Bond Phase II

Status of Projects by Phase – August 2024



Project Phase	# of Projects	Overall Budget**	Committed Budget	% Committed
In Design	4	\$16,975,000	\$1,438,478	8.5%
Under Construction	6	\$71,855,000	\$59,203,288	82.4%
Not Started	1	\$23,280,000	\$96,960	0.4%
Completed Projects	0	\$-	\$-	0.0%
General Expenses	0	\$3,390,000	\$3,189,123	94.1%
Escalation	0	\$6,300,000	\$-	0.0%
Additional Revenue	0	\$4,073,070	\$1,034,255	25.4%
TOTAL	11	\$125,873,070	\$64,962,104	51.6%

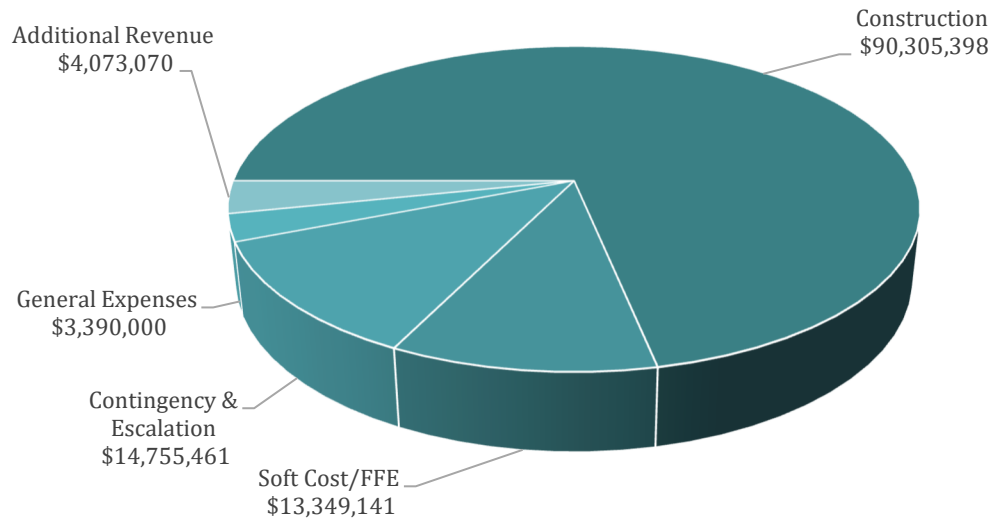
*Total number of projects increased from 10 to 11 with the addition of the Security Project.

**Overall budget will increase each month with the accrual of Bond Interest.

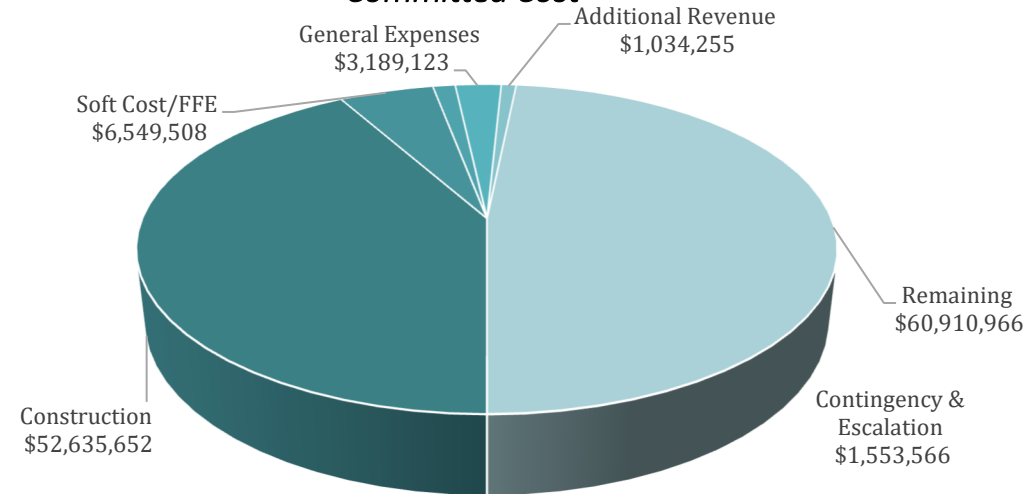
Westside Community Schools Facilities Master Plan Bond Phase II

Status of Overall Program Budget – August 2024

Overall Budget



Committed Cost



Overall Program Budget Categories	Overall Budget	Committed Cost	% Committed
Construction	\$90,305,398	\$52,635,652	58.3%
Soft Cost/FFE	\$13,349,141	\$6,549,508	49.1%
Contingency & Escalation	\$14,755,461	\$1,553,566	10.5%
General Expenses	\$3,390,000	\$3,189,123	94.1%
Additional Revenue	\$4,073,070	\$1,034,255	0.0%
TOTAL	\$125,873,070	\$64,962,104	51.6%

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	\$2,781,162	\$1,159,860
WHS	\$13,580,000	\$13,580,000	\$3,776,764	\$2,084,659
Hillside	\$26,690,000	\$26,690,000	\$25,195,720	\$5,615,532
Loveland	\$23,280,000	\$23,280,000	\$96,960	\$-
WMS	\$5,200,000	\$5,200,000	\$5,049,692	\$1,541,393
Paddock Road	\$3,395,000	\$3,395,000	\$278,700	\$54,190
Rockbrook	\$3,395,000	\$3,395,000	\$253,870	\$47,353
Underwood Hills	\$970,000	\$970,000	\$69,450	\$3,250
Westbrook	\$9,215,000	\$9,215,000	\$836,458	\$467,958
Westgate	\$22,810,000	\$22,810,000	\$21,939,915	\$2,822,210
Security Project	\$750,000	\$750,000	\$460,035	\$323,404
General Expenses	\$3,390,000	\$3,390,000	\$3,189,123	\$972,445
Escalation	\$6,300,000	\$6,300,000	\$-	\$-
Additional Revenue	\$4,073,070	\$4,073,070	\$1,034,255	\$378,198
Total	\$125,873,070	125,873,070	\$64,962,104	15,470,452

Community Comments

Concerns about noise outside of Omaha Noise Ordinance were raised by neighbors at Hillside and Westgate. Contractors will be following the Ordinance of 7:00 AM to 10:00 PM for construction noise.

Project Updates

- Westside High School Restroom "F" was completed and the other 2024 restrooms to be completed in September.
- Foundations are in progress Hillside and Westgate.
- Westside Middle School interior demolition was completed.
- Schematic designs to be presented to the Board of Education in September for Paddock Road and Rockbrook Elementary schools.
- Installation of the new air handler at ABC building 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"> The earthwork surcharge was removed. Foundations are ~90% complete Site utilities are complete until the building is ready for tie-ins. The retaining wall was completed on the North half of the site. The month of September will be focused on erecting precast. 	<i>Project Milestones</i>
	<ul style="list-style-type: none"> Concerns about noise outside of Omaha Noise Ordinance were raised by neighbors. Contractors will be following the Ordinance of 7:00 AM to 10:00 PM for construction noise. Design completion – April 2024/June 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	\$21,521,650	\$22,792,158	\$22,592,159
Soft Cost/FFE	\$3,257,165	\$3,052,002	\$1,757,721
Contingency	\$1,911,185	\$845,840	\$845,840
PROJECT TOTAL	\$26,690,000	\$26,690,000	\$25,195,720

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"> The earthwork surcharge was removed. Foundations are ~90% complete. Site utilities are in progress. The storm shelter masonry has begun. The month of September will be focused on masonry, plumbing underground and steel erection. 	<i>Project Milestones</i>
	<ul style="list-style-type: none"> Concerns about noise outside of Omaha Noise Ordinance were raised by neighbors. Contractors will be following the Ordinance of 7:00 AM to 10:00 PM for construction noise. 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	\$19,745,993	\$19,651,196
Soft Cost/FFE	\$2,541,738	\$2,593,955	\$1,723,870
Contingency	\$2,050,888	\$470,052	\$564,849
PROJECT TOTAL	\$22,810,000	\$22,810,000	\$21,939,915

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"> New boilers have been placed in the mechanical room and hydronic piping has begun. Sod was completed in early August. Building demolition is complete. The month of September will focus on boiler piping, steel erection over the existing building and ceiling roughin for the renovation area. 		<ul style="list-style-type: none"> No new comments. 	
		<i>Project Milestones</i>	
		<ul style="list-style-type: none"> Design completion – April 2024 Start construction – May 2024 Complete addition and renovation – May 2025 	
BUDGET		PROJECTED COST	COMMITTED COST
Construction	\$4,350,000	\$4,473,360	\$4,473,360
Soft Cost/FFE	\$550,000	\$627,520	\$477,212
Contingency	\$300,000	\$99,120	\$99,120
PROJECT TOTAL	\$5,200,000	\$5,200,000	\$5,049,692
GENERAL INFORMATION			
Architect:		BVH	
Construction Manager:		Hausmann	
Project Phase:		Under Construction	

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"> Exterior sidewalk was placed, and light pole bases have been installed. Upper-level drywall is complete except for the bathroom ceilings. Elevator steel has been installed and door openings have been installed. The new air handler has been installed in the basement. Ductwork and piping have begun. The month of September will focus on air handler ductwork, piping, upper-level finishes, exterior landscaping, and replacement of the office HVAC mixing boxes. 	<i>Project Milestones</i>
	<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	\$2,400,000	\$2,499,253	\$2,499,253
Soft Cost/FFE	\$250,000	\$281,990	\$238,152
Contingency	\$175,000	\$43,757	\$43,757
PROJECT TOTAL	\$2,825,000	\$2,825,000	\$2,781,162

GENERAL INFORMATION

Architect: BCDM
 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 “F” was turned over and is in use by the school. • Tile work has been completed in the bathrooms. • Bathroom specialties and plumbing finishes are in progress. • The remaining 2024 bathrooms will be turned over in the month of September. 	<i>Project Milestones</i>
	<ul style="list-style-type: none"> • Maintain exterior views in the cafeteria. • Enhance cafeteria traffic flow. • Provide a variety of seating options. <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	\$11,080,000	\$11,080,000	\$2,946,982
Soft Cost/FFE	\$1,740,000	\$1,740,000	\$829,782
Contingency	\$760,000	\$760,000	\$-
PROJECT TOTAL	\$13,580,000	\$13,580,000	\$3,776,764

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 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"> BCDM continued design activities and held two DAC meetings. The month of September will focus on continued design activities and DAC meetings. 	<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	\$296,500
Soft Cost/FFE	\$860,000	\$860,000	\$539,958
Contingency	\$755,000	\$755,000	\$-
PROJECT TOTAL	\$9,215,000	\$9,215,000	\$836,458

GENERAL INFORMATION

Architect: BCDM
 Construction Manager: TBD
 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"> Leo A. Daly has continued design activities and held design meetings. The Schematic design will be presented to the BOE on September 3, 2024. The month of September will focus on continued design activities, the CMR selection process and DAC meetings. 	<i>Project Milestones</i>
	<ul style="list-style-type: none"> Important to provide a flexible solution in Phase II, to allow for the future potential Phase III work. Minimize impact to adjacent neighbors' views. Design procurement kickoff – March 2024 Design completion – March 2025 Start construction – May 2025 Complete addition – June 2026

	BUDGET	PROJECTED COST	COMMITTED COST
Construction	\$2,600,000	\$2,600,000	\$-
Soft Cost/FFE	\$540,000	\$540,000	\$278,700
Contingency	\$255,000	\$255,000	\$-
PROJECT TOTAL	\$3,395,000	\$3,395,000	\$278,700

GENERAL INFORMATION

Architect: Leo A. Daly
 Construction Manager: TBD
 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"> BVH has continued design activities and held design meetings. The Schematic design will be presented to the BOE on September 3, 2024. The month of September will focus on continued design activities, the CMR selection process and DAC meetings. 	<ul style="list-style-type: none"> Important to provide a flexible solution in Phase II, to allow for the future potential Phase III work. Minimize impact to adjacent neighbors' views.
	<i>Project Milestones</i>
	<ul style="list-style-type: none"> Design Procurement kickoff – March 2024 Design completion – March 2025 Start construction – May 2025 Complete Addition – June 2026

	BUDGET	PROJECTED COST	COMMITTED COST
Construction	\$2,600,000	\$2,600,000	\$-
Soft Cost/FFE	\$540,000	\$540,000	\$253,870
Contingency	\$255,000	\$255,000	\$-
PROJECT TOTAL	\$3,395,000	\$3,395,000	\$253,870

GENERAL INFORMATION

Architect: BVH
 Construction Manager: TBD
 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"> Contracts for TACK architects and Morrissey Engineering were approved by the BOE. Initial new entry design options will be reviewed with the building administration in September. Hazardous material assessment was completed. 	<i>Project Milestones</i>
	<ul style="list-style-type: none"> Design completion – March 2025 Start construction – May 2025 Complete renovations – June 2026

	BUDGET	PROJECTED COST	COMMITTED COST
Construction	\$800,000	\$800,000	\$-
Soft Cost/FFE	\$110,000	\$110,000	\$69,450
Contingency	\$60,000	\$60,000	\$-
PROJECT TOTAL	\$970,000	\$970,000	\$69,450

GENERAL INFORMATION

Architect: TACK Architects
 Construction Manager: TBD
 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">Security doors have been designed for West Campus and work is scheduled to be done after October 2024.Morrissey Engineering issued a bid package for technology enhancements and Project Advocates is reviewing the proposals.Additional Districtwide server and camera upgrades are scheduled for September/October 2024.	
	<i>Project Milestones</i> <ul style="list-style-type: none">Design technology solutions – April 2024 to July 2024Install recommendations – October 2024 to January 2025

	BUDGET	PROJECTED COST	COMMITTED COST
Construction	\$419,000	\$321,986	\$176,202
Soft Cost/FFE	\$318,500	\$415,514	\$283,833
Contingency	\$12,500	\$12,500	\$-
PROJECT TOTAL	\$750,000	\$750,000	\$460,035

GENERAL INFORMATION	
Architect:	N/A
Construction Manager:	N/A
Project Phase:	Under Construction

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 BOE Contract Approval	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	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	03/15/25	03/16/25	04/16/25	04/19/25	04/23/25	04/25/25	05/01/25	09/15/25	/ MVG	TBD
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	01/14/25	10/07/24	10/14/24	11/14/24	11/18/24	11/22/24	11/26/24	12/09/24	03/17/25	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	12/09/24	09/16/24	09/17/24	10/18/24	10/23/24	10/30/24	11/01/24	11/04/24	03/17/25	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	03/17/25	SR/DB	BM/SR
Underwood Hills						08/19/24	10/07/24	10/07/24	01/14/25	HARD BID IN FEBRUARY OF 2025. AWARD MARCH 2025							03/17/25		
Loveland	01/04/25	01/28/25	01/28/25	01/31/25	02/04/25	02/10/25	06/01/25	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		
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	

