



**PROJECT ADVOCATES**  
*Your Project. Our Passion.*

## **FACILITIES TASK FORCE REPORT**

### **Westside Community Schools Omaha, Nebraska**



Submitted to:

Board of Education  
Westside Community Schools  
909 South 76th Street  
Omaha, NE 68114

December 19, 2022

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## 1.0 Executive Summary

Westside Community Schools began a master planning process for their facilities in 2013. The culmination of this effort was a Facilities Master Plan published in March 2015. This Master Plan includes detailed scopes of work and estimated cost for a proposed first phase bond along with scope of work recommendations for two subsequent phases. A \$79.9 Million bond was approved by the community in May 2015 to implement the phase I recommendations from the Master Plan. Phase I was successfully completed on time and within the approved budget. The major accomplishments from Phase I include:

- Safety, Security, and some HVAC upgrades at Hillside, Loveland, Paddock Road, Rockbrook, Westbrook, and Westgate Elementary Schools
- Elementary Swing School and West Campus renovation/adaptation
- New Elementary Schools at Oakdale, Sunset Hills, and Swanson
- 80% New Building, 20% extensive renovation at Prairie Lane
- Addition and extensive renovation at Westside Middle School
- Site improvements at Westbrook Elementary School

After Phase I was completed, several debrief meetings were conducted to evaluate the completed projects and summarize changes to the 2015 Master Plan that were approved during Phase I implementation. These changes include:

- Significant portions of Westbrook Elementary Phase II site improvement work completed as part of Boys & Girls Club project in Phase I
- Accelerated land acquisition at Loveland Elementary property
- Changes in facilities conditions at Westside High School and urgency to address needs
- Lessons learned from Prairie Lane Elementary with respect to extensive remodel vs. new construction

Project Advocates completed a Facility Audit during Summer and Fall of 2021. This assessment updated the conditions of the Elementary School buildings that were not replaced as part of Phase I. Information from the audit was combined with needs identified for Westside Middle School, Westside High School, and the Westside ABC facility to create a summary of deficiencies and needs.

The Westside Community Schools Phase II Facilities Task Force met from Spring through Winter 2022. The task force is comprised of 39 people including current parents, empty-nesters, district staff, retired district staff, and two Westside Board of Education members. After touring several Westside Elementary school buildings, the task force met several times to discuss a potential Phase II bond amount and prioritize projects.

The task force recommends the following Phase II bond program based on \$121 Million bond resulting in a proposed 4.9 cent tax levy increase:

- New buildings at Westgate, Hillside, and Loveland Elementary Schools
- New gym, shelter, and early childhood classrooms at Paddock Road and Rockbrook Elementary Schools
- Extensive envelope and HVAC updates at Westbrook Elementary School
- Extensive work at Westside Middle School and Westside High School (cafeteria expansion and necessary infrastructure)
- Accessibility and HVAC updates at the Westside ABC facility

Phase III of the Facilities Master Plan would be implemented in the early 2030's and include extensive projects at Paddock Road, Rockbrook, and Westbrook Elementary Schools along with continued infrastructure upgrades at Westside Middle and Westside High Schools.

## 2.0 Planning Process

Multiple factors were considered and analyzed to create a recommended Phase II bond Program. The process began with Project Advocates reviewing the Facility Audit results with Westside Community Schools Administration and Staff. The audit data shows that all six of the Elementary buildings slated for major projects in Phases II and III of the Facilities Master Plan have a Facilities Conditions Index (FCI) in the “Critical” range.

### 2022 Facility Condition Index Summary

CAMPUS/BUILDING	SF	*FULL BUILDING REPLACEMENT VALUE	20 YR DEFICIENCIES TOTAL	FCI
WESTBROOK ELEMENTARY SCHOOL	95,921	\$ 23,980,250	\$ 10,025,762	42%
HILLSIDE ELEMENTARY SCHOOL	56,267	\$ 14,066,750	\$ 7,161,851	51%
WESTGATE ELEMENTARY SCHOOL	49,979	\$ 12,494,750	\$ 6,375,017	51%
ROCKBROOK ELEMENTARY SCHOOL	40,387	\$ 10,096,750	\$ 5,219,082	52%
LOVELAND ELEMENTARY SCHOOL	34,524	\$ 8,631,000	\$ 4,516,385	52%
PADDOCK ROAD ELEMENTARY SCHOOL	38,841	\$ 9,710,250	\$ 5,625,448	58%
<b>TOTAL</b>	<b>315,919</b>	<b>\$ 78,979,750</b>	<b>\$ 38,923,545</b>	

\*ESTIMATED CONSTRUCTION COSTS OF \$250/PSF

<b>&lt;5% Good</b>
<b>5% - 10% Fair</b>
<b>10% - 30% Poor</b>
<b>&gt;30% - Critical</b>

The data from the six Elementary School buildings was combined with information provided by the District for Westside Middle and High Schools to create a prioritization matrix based on needs by major category.

	Envelope	Accessibility	Security	Indoor Air Quality	Energy Efficiency	Programming
Hillside	1	1	1	1	1	1
Loveland	1	1	1	1	1	1
Paddock Road	2	2	1	2	2	2
Rockbrook	2	2	0	2	2	2
Westbrook	2	0	0	2	1	0
Westgate	2	1	1	1	2	1
Middle School						1
High School			2	2	2	

Priority - 1 = urgent 2 = need 0 = none

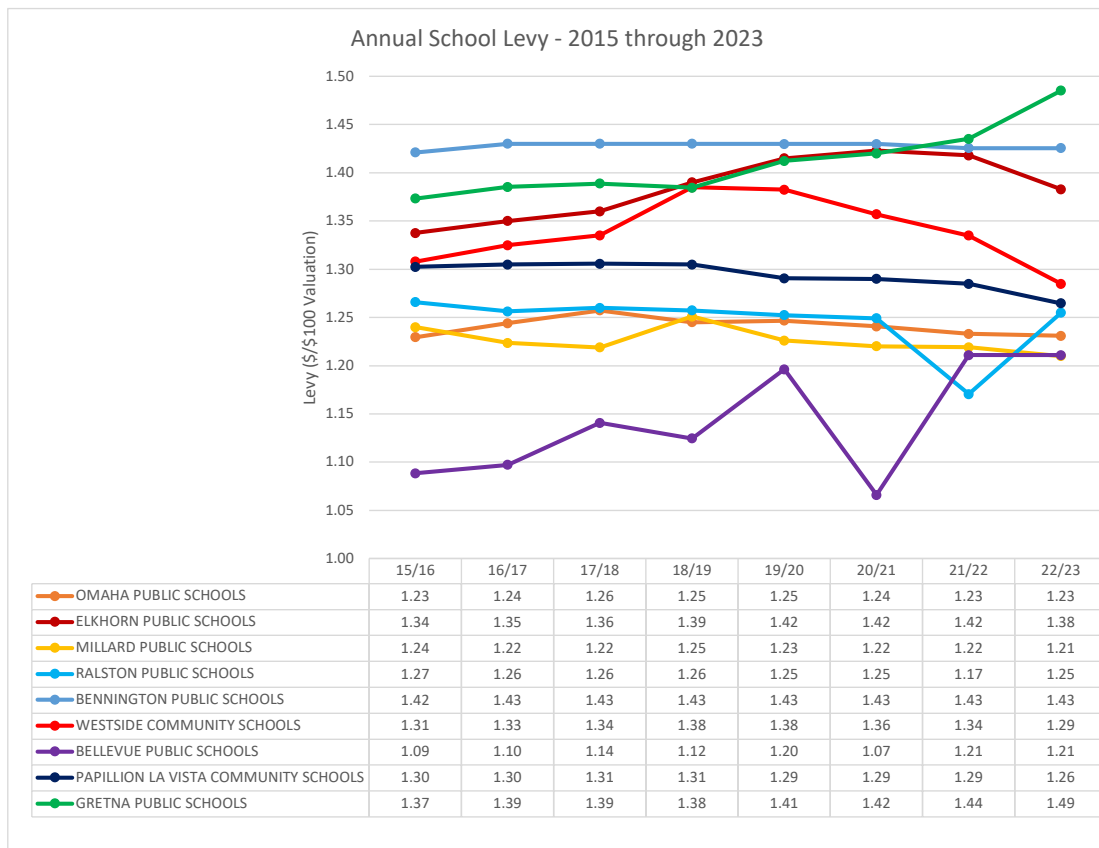
Data from the Facility Audit shows five of the six Elementary buildings slated for major projects in Phases II and III of the Facilities Master Plan have ratios of renovation vs. new construction costs above 75%. Based on experience during Phase I and industry standards, this indicates that all buildings except Westbrook Elementary should be replaced with new facilities.

### Probable Cost for Building Remodel and New Construction

CAMPUS/BUILDING	SF	20 YR DEFICIENCIES TOTAL	PROGRAM IMPROVEMENTS	TOTAL IMPROVEMENTS	NEW CONSTRUCTION	% REMODEL VS. NEW
LOVELAND ELEMENTARY SCHOOL	34,524	\$ 4,516,385	\$ 14,001,387	\$ 18,517,772	\$ 20,000,000	93%
HILLSIDE ELEMENTARY SCHOOL	56,267	\$ 7,161,851	\$ 12,826,542	\$ 19,988,393	\$ 22,800,000	88%
PADDOCK ROAD ELEMENTARY SCHOOL	38,841	\$ 5,625,448	\$ 9,979,699	\$ 15,605,147	\$ 19,300,000	81%
WESTGATE ELEMENTARY SCHOOL	49,979	\$ 6,375,017	\$ 9,002,270	\$ 15,377,287	\$ 19,300,000	80%
ROCKBROOK ELEMENTARY SCHOOL	40,387	\$ 5,219,082	\$ 9,745,424	\$ 14,964,506	\$ 19,300,000	78%
WESTBROOK ELEMENTARY SCHOOL	95,921	\$ 10,025,762	\$ 6,030,615	\$ 16,056,377	\$ 23,200,000	69%
<b>TOTAL</b>	<b>281,395</b>	<b>\$ 38,923,545</b>	<b>\$ 61,585,937</b>	<b>\$ 100,509,482</b>	<b>\$ 123,900,000</b>	

The Westside Community Schools Phase II Facilities Task Force convened in April 2022. Information from the 2015 Facilities Master Plan, results from the Phase I Bond Program, and data from the Facility Audit were reviewed with the Task Force. Between May and August 2022, the Task Force visited all the Westside Elementary schools to observe the new buildings from Phase I and the six buildings slated for extensive work in Phases II and III. It was noted that there is a vast difference in conditions and program areas between many of the new buildings constructed in Phase I and the remaining buildings slated for work in Phases II and III.

After the tours, the Task Force met to review and discuss data related to potential bond levy amounts and project prioritization. The 2022/2023 annual levy for Westside is the lowest it has been in the last 8 years. The total Westside levy is in the middle of the range of 9 Omaha metro area school districts.



Using and overall potential tax levy increase of 4.9 cents for a Phase II bond program, First National Capital Markets modeled the total potential bond amount at \$121Million.

**W Westside Community Schools Financial Impact**

**\$121,000,000  
Bond Issue**

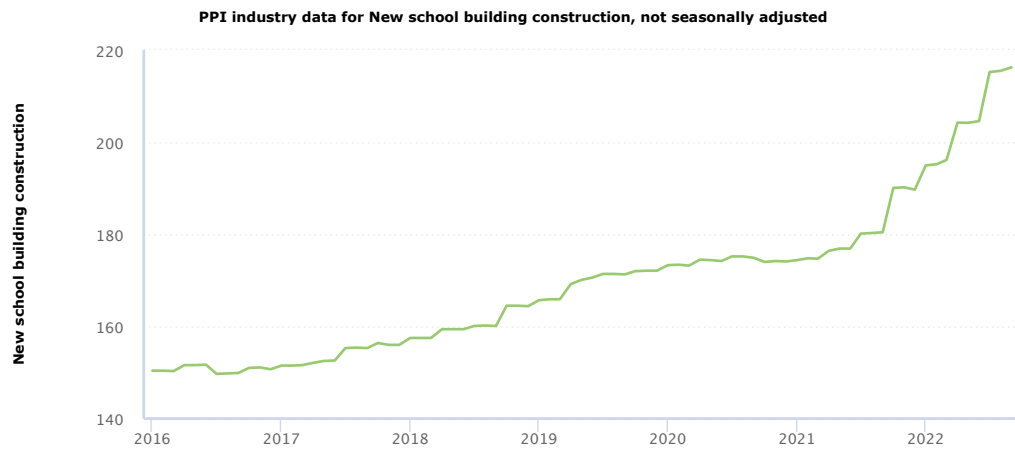
**Current bond levy – 17.0 cents**  
**Projected bond levy upon successful election – 21.9 cents\***  
**Projected net levy increase – 4.9 cents\***

<b>Net Homeowner Tax Impact</b>	
\$100k	\$49 year / \$4.08 month
\$200k	\$98 year / \$8.17 month
\$300k	\$147 year / \$12.25 month
\$400k	\$196 year / \$16.33 month
\$500k	\$245 year / \$20.42 month
\$600k	\$294 year / \$24.50 month
\$700k	\$343 year / \$28.58 month

\*Net result of wrapping new debt service around existing and retiring debt service.



The building construction industry has experienced unprecedented inflation between late 2021 and 2022. The estimated probable cost for new school construction projects proposed for Phase II were adjusted based on this inflation and validated with data from local contractors and design professionals.



The Task Force Construction Sub Committee used data from the Facility Audit along with observations from building tours to create a prioritized ranking of Elementary School buildings by needs.

**WESTSIDE COMMUNITY SCHOOLS  
Bond Construction Sub Committee  
Building Priority Ranking  
November 10, 2022**

Ranking	Member 1	Member 2	Member 3	Member 4	Member 5	Member 6
1	Hillside	Hillside	Loveland	Hillside	Hillside	Hillside
2	Loveland	Westgate	Hillside	Westgate	Westgate	Westgate
3	Westgate	Loveland	Westbrook	Westbrook	Loveland	Loveland
4	Paddock Rd	Paddock Rd	Paddock Rd	Loveland	Paddock Rd	Paddock Rd
5	Westbrook	Rockbrook	Westgate	Rockbrook	Rockbrook	Rockbrook
6	Rockbrook	Westbrook	Rockbrook	Paddock Rd	Westbrook	Westbrook

**Rankings Summary**

Ranked 1-3 #1 Hillside 5 times  
 #2 Westgate 4 times  
 #3 Loveland 5 times

Ranked 4-6 #4 Paddock Rd 5 times  
 #5 Rockbrook 4 times  
 #6 Westbrook 3 times

The Phase II planning process produced following recommended Phase II Bond Program scope:

- New buildings at Westgate, Hillside, and Loveland Elementary Schools
- New gym, shelter, and early childhood classrooms at Paddock Road and Rockbrook Elementary Schools
- Extensive envelope and HVAC updates at Westbrook Elementary School
- Extensive work at Westside Middle School and Westside High School (cafeteria expansion and necessary infrastructure)
- Accessibility and HVAC updates at the Westside ABC facility

### 3.0 Proposed Phase II Bond Program

WESTSIDE COMMUNITY SCHOOLS  
BOND PHASE II

Project	Probable Cost	2024				2025				2026				2027				2028				2029				Total Potential Bond Amount
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Loveland - new	24,000,000																									24,000,000
Hillside - new existing site	27,000,000																									27,000,000
Westgate - new school	23,000,000																									23,000,000
Paddock Road - gym/shelter	3,500,000																									3,500,000
Rockbrook - gym/shelter	3,500,000																									3,500,000
WMS Cafeteria	5,000,000																									5,000,000
WHS Infrastructure & Programming	14,000,000																									14,000,000
ABC/Community Center	2,500,000																									2,500,000
Westbrook - renovation	9,500,000																									9,500,000
Escalation																										9,000,000
<b>TOTAL POTENTIAL BOND AMOUNT</b>																										<b>121,000,000</b>

The proposed bond program was developed using the following:

- Initial scope and conditions information from the 2015 Facilities Master Plan
- EdSpecs created for the Phase I Bond Program that would be applied to the new Phase II Elementary School buildings
- Updated Facility Audit
- Estimated cost information for new school construction in the Omaha market
- Projected cost escalation of 4% per year during the proposed bond program
- Schedule and phasing based on availability of property and the Elementary Swing School
- Projected available cash flow using bond tranches that maintain a 4.9 cent maximum total bond levy increase

This program scope and schedule is conceptual and may be adjusted in the future to achieve overall bond program objectives.



### 3.1 Hillside Elementary

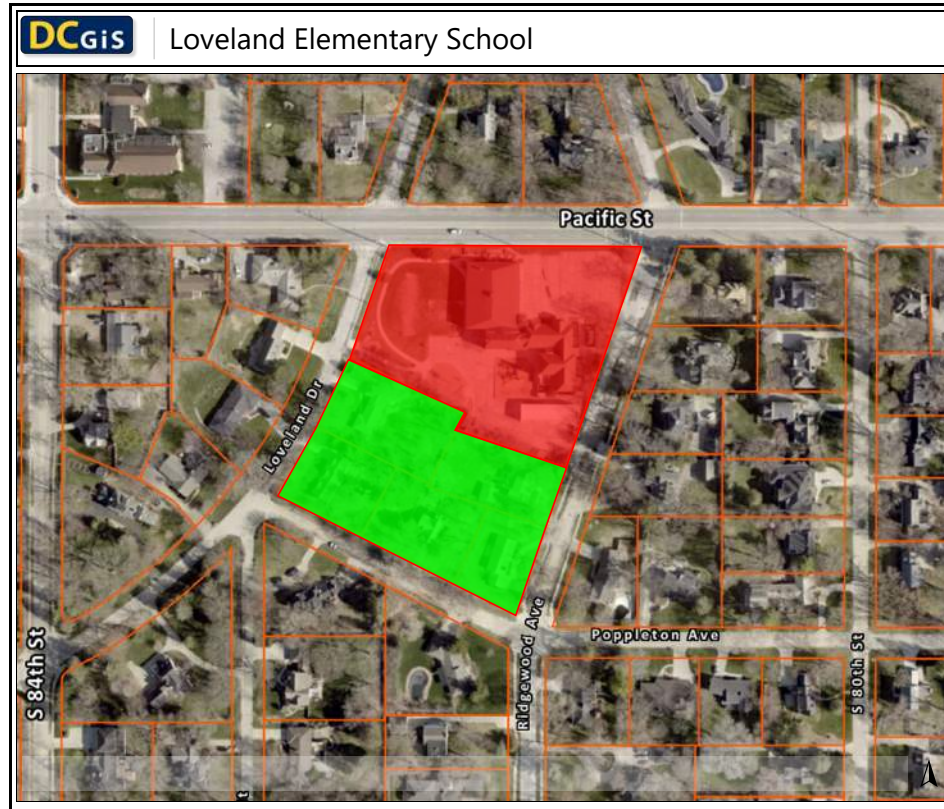


Campus:	<b>Hillside Elementary School 7500 Western Avenue Omaha, NE 68114</b>
Site Area:	<b>8.8 Acres</b>
Building Area:	<b>56,267 SF</b>
EdSpec Building Area:	<b>71,180 SF</b>
Year Constructed:	<b>1954</b>
Renovations	<b>1956, 1975, 1997, 2005, 2016</b>
Grades served:	<b>K-6</b>
Sections per grade:	<b>3</b>
Temporary Structures:	<b>1 2,013 SF</b>

#### Proposed Phase II Scope:

Design and construct a new three section school building on existing site. New building could be constructed on site while current building is in operation (similar to Sunset Hills Elementary School in Phase I) or a contingency plan could be set in place to use a portion of the Swing School with other District facilities to facilitate relocating students for the construction phase.

### 3.2 Loveland Elementary



Campus:	<b>Loveland Elementary School 8201 Pacific Street Omaha, NE 68114</b>
Site Area:	<b>2.5 Acres</b>
Building Area:	<b>34,524 SF</b>
EdSpec Building Area:	<b>54,515 SF</b>
Year Constructed:	<b>1932</b>
Renovations	<b>1951, 1954, 1973, 1997, 1985, 2016</b>
Grades served:	<b>K-6</b>
Sections per grade:	<b>2</b>
Permanent Storm Shelter Structure:	<b>1 2,132 SF</b>

Proposed Phase II Scope:  
Design and construct a new two section school building on the existing site. The swing school would be utilized during construction of the new building.

### 3.3 Paddock Road Elementary



Campus:	<b>Paddock Road Elementary School 3535 Paddock Road Omaha, NE 68108</b>
Site Area:	<b>9.1 Acres</b>
Building Area:	<b>38,841 SF</b>
EdSpec Building Area:	<b>54,515 SF</b>
Year Constructed:	<b>1961</b>
Renovations	<b>1962, 1972, 2003, 2016</b>
Grades served:	<b>Pre-K-6</b>
Sections per grade:	<b>2</b>

#### Proposed Phase II Scope:

Create a Master Plan for a new school building at the existing site. Design and construct a new gym that would provide a code compliant storm shelter along with new early childhood classrooms. New facilities would be located on the site to be used in the final design of a new facility to be constructed in Phase III.



### 3.4 Rockbrook Elementary



Campus:	<b>Rockbrook Elementary School 2514 S 108<sup>th</sup> St Omaha, NE 68144</b>
Site Area:	<b>6.5 Acres</b>
Building Area:	<b>40,387 SF</b>
EdSpec Building Area:	<b>54,515 SF</b>
Year Constructed:	<b>1959</b>
Renovations	<b>1962, 1982, 2016</b>
Grades served:	<b>Pre-K-6</b>
Sections per grade:	<b>2</b>

**Proposed Phase II Scope:**

Create a Master Plan for a new school building at the existing site. Design and construct a new gym that would provide a code compliant storm shelter along with new early childhood classrooms. New facilities would be located on the site to be used in the final design of a new facility to be constructed in Phase III.

### 3.5 Westbrook Elementary



Campus:	<b>Westbrook Elementary School 1312 Robertson Drive Omaha, NE 68114</b>
Site Area:	<b>13.25 Acres</b>
Building Area:	<b>95,921 SF</b>
EdSpec Building Area:	<b>71,180 SF</b>
Year Constructed:	<b>1959</b>
Renovations	<b>2005, 2016, 2018</b>
Grades served:	<b>Pre-K-6</b>
Sections per grade:	<b>3</b>
Proposed Phase II Scope:	Extensive Building HVAC and envelope updates.

### 3.6 Westgate Elementary School



Campus:	<b>Westgate Elementary School 7802 Hascall Street Omaha, NE 68124</b>
Site Area:	<b>19.4 Acres</b>
Building Area:	<b>49,979 SF</b>
EdSpec Building Area:	<b>54,515 SF</b>
Year Constructed:	<b>1956</b>
Renovations	<b>1961, 1965, 1971, 1975 (Rebuilt), 1996, 1997, 2016</b>
Grades served:	<b>Pre-K-6</b>
Sections per grade:	<b>2</b>

**Proposed Phase II Scope:**

Design and construct a new two section school building on existing site. New building could be constructed on site while current building is in operation (similar to Sunset Hills Elementary School in Phase I) or the swing school could be utilized during construction of the new building.

### 3.7 Westside High School



Campus:	<b>Westside High School 8701 Pacific Street Omaha, NE 68114</b>
Site Area:	<b>28.75 Acres</b>
Building Area:	<b>376,923 SF</b>
Year Constructed:	<b>1951</b>
Renovations	<b>1954, 1969, 1973, 1977, 1985, 1998, 2009, 2018</b>
Grades served:	<b>9-12</b>

Proposed Phase II Scope:  
Design and construct program and infrastructure upgrades primarily in the cafeteria. Continue infrastructure improvements in Phase III.



### 3.6 Westside Middle School



Campus:	<b>Westside Middle School 8601 Arbor Street Omaha, NE 68124</b>
Site Area:	<b>18.9 Acres</b>
Building Area:	<b>168,067 SF</b>
Year Constructed:	<b>1961</b>
Renovations	<b>1970, 1975, 1988, 1995, 2016</b>
Grades served:	<b>7-8</b>

Proposed Phase II Scope:  
Design and construct program and infrastructure upgrades primarily in the cafeteria. Continue infrastructure improvements in Phase III.



### **3.6 Westside ABC Facility**

Campus: **Westside Administration Board Curriculum Facility  
909 S 76<sup>th</sup> Street  
Omaha, NE 68114**

Building Area: **49,979 SF**

Year Constructed: **1972**

Renovations **1984, 1998**

Stories: **2.5**

Proposed Phase II Scope:  
Provide building HVAC and accessibility updates.