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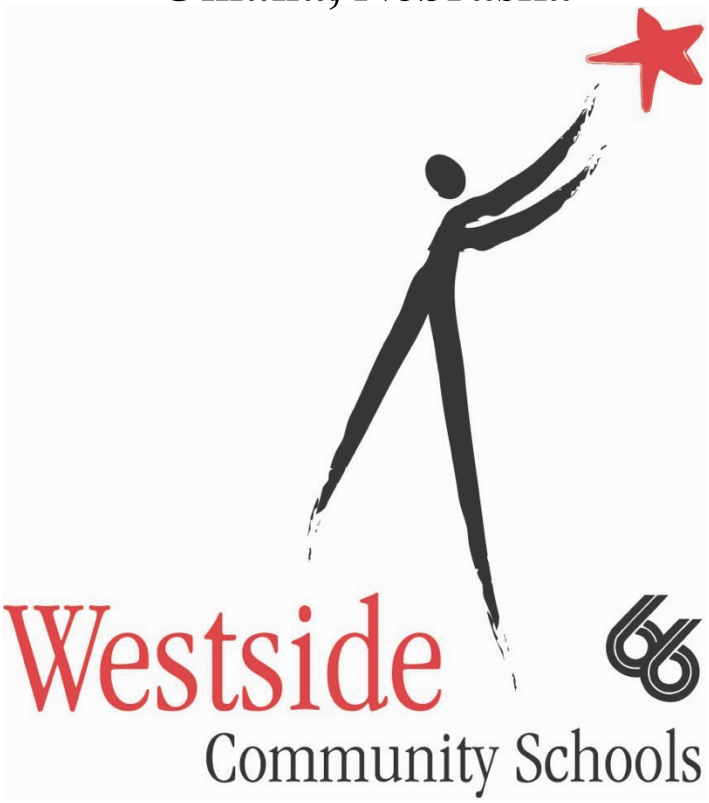
FACILITY AUDIT

Westside Community Schools
Omaha, Nebraska



Submitted to:

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909 South 76th Street
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1.1 Executive Summary

Phase I of the Westside Community Schools Master Plan addressed the primary needs of safety and security at all Elementary Schools. New buildings were constructed at Oakdale, Sunset Hills, and Swanson Elementary Schools. An extensive remodel and addition were completed at Westside Middle School. The final project of Phase I, a primarily new building and partial reuse at Prairie Lane Elementary School, was completed in Spring of 2020.

Project Advocates conducted a Facilities Audit to update the physical and programmatic needs of the district elementary campuses that were not newly constructed as part of Phase I. The objective of this audit is to identify and prioritize these needs for the Westside Community Schools Board and Administration to plan for potential future phases of the Master Plan.

Six Westside Community Schools campuses are included in this facility assessment. Project Advocates inspected each of these building in the Summer and Fall of 2021 to determine current facilities physical deficiencies.

Building Deficiencies by Building System

BUILDING SYSTEM	TOTAL COST OF DEFICIENCIES	% OF DEFICIENCIES
01 - SITE	$ 2,106,268	5%
02 - EXTERIOR	$ 4,225,711	11%
03 - INTERIOR	$ 9,251,522	24%
04 - ROOF	$ 3,951,105	10%
05 - MECHANICAL	$ 13,045,560	34%
06 - ELECTRICAL	$ 4,763,785	12%
10 - TECHNOLOGY	$ 1,579,595	4%
Grand Total	**$ 38,923,545**	

The building systems reviewed include: Site, Exterior, Interior, Roof, Mechanical, Electrical, and Technology. Mechanical systems account for 34% of all deficiency estimated cost for a 20-year period, forecasted to begin in 2023. Interior finishes, including ADA non-compliance account for 24% of all deficiencies. Exterior (11%) and Electrical (12%) are the next highest deficiencies.

Building Deficiencies by Campus Location

CAMPUS/BUILDING	SF	REPAIR FORECAST THRU 2027	20 YR DEFICIENCIES TOTAL
LOVELAND ELEMENTARY SCHOOL	34,524	$ 4,428,780	$ 4,516,385
HILLSIDE ELEMENTARY SCHOOL	56,267	$ 6,645,321	$ 7,161,851
PADDOCK ROAD ELEMENTARY SCHOOL	38,841	$ 5,459,506	$ 5,625,448
WESTGATE ELEMENTARY SCHOOL	49,979	$ 5,350,038	$ 6,375,017
ROCKBROOK ELEMENTARY SCHOOL	40,387	$ 4,454,185	$ 5,219,082
WESTBROOK ELEMENTARY SCHOOL	95,921	$ 9,269,833	$ 10,025,762
TOTAL	**281,395**	**$ 35,607,663**	**$ 38,923,545**

The cost of correcting deferred maintenance and making scheduled replacements through 2023-27 (5-year window) is **$35,607,663;** through 2023-2042 it is **$38,923,545.**

Program assessments were conducted comparing the current elementary schools with the EdSpecs that were developed during the Phase I Bond program. Building areas were adjusted to bring all existing buildings in line with the elementary school EdSpecs. This results in significant renovation and additional area for these buildings.

The following table includes the building and program deficiencies identified during this assessment along with the estimated probable cost for constructing and furnishing a new facility where applicable. The final columns compare the ratio for the probable cost to repair all building and program deficiencies with the probable cost to build new construction.

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%
TOTAL	**281,395**	**$ 38,923,545**	**$ 61,585,937**	**$ 100,509,482**	**$ 123,900,000**	

Based on the information summarized in the above table, it is recommended that the needs identified in this assessment for several of the elementary schools be addressed in a forthcoming bond program. When considering a future bond, needs should also be considered for the Middle School, High School, and the ABC building.

Project cost escalation must be considered when establishing the program and anticipated bond authority amount for a future ballot initiative. Based on several industry statistics, the cost for commercial building construction has experienced at least 20% inflation between 2018 and January 2022. Project Advocates recommends reserving an overall contingency within the bond program to mitigate cost escalation risk.

2.0 Campus Reports

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%
TOTAL	**315,919**	**$ 78,979,750**	**$ 38,923,545**	

*ESTIMATED CONSTRUCTION COSTS OF $250/PSF

<5% Good
5% - 10% Fair
10% - 30% Poor
>30% - Critical

Details for the buildings are further described in the next section. The descriptions generally reflect the observable conditions. In some cases, the descriptions are taken from construction documents and not all details have been confirmed as existing.

"Full Building Replacement Cost" is based on current construction rates to build the same size building in its current location. The estimated replacement cost excludes site work, underground utilities, floor slabs, infrastructure, FFE, and other below-grade improvements often excluded from insurance replacement values.

One of the most powerful types of benchmark data that can be derived from a Facilities Condition Assessment is the Facility Condition Index (FCI). It is a ratio used to measure the relative condition of a building or portfolio. It is calculated by dividing the cost of identified deficiencies by the Current Replacement Value (CRV). A FCI rating below 5% indicates that the deficiencies are far lower than the CRV, and the building is in good condition.

An FCI rating above 30% indicates the building is in critical condition and repair cost are nearing replacement cost. All six Westside Community Elementary Schools included in the assessment are rated as "critical" using the FCI.

2.1 Hillside Elementary

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

Site

The condition of the adjacent baseball fields and playground equipment were not included in this assessment. The following site deficiencies were noted:

- The campus lacks an ADA compliant access route from the ADA marked parking spaces and from the sidewalks. Install ADA compliant access routes from ADA parking spaces and from sidewalks.
- Approximately 55,030 sf of asphalt paving has deteriorated and is in need of replacement.
- Approximately 1,500 lf of expansion and control joint sealants along the sidewalks and building perimeter have deteriorated and need replacement. Replace approximately 1,500 LF of expansion joint sealants in the concrete paving and building perimeter.
- Portion of sidewalks are uneven, producing trip hazards; replace uneven sidewalks.
- Miscellaneous site repairs include: clogged storm inlets, damaged handrails, retaining wall damage, eroded areas of landscaping, sediment collection, erosion, and a light pole not working.
- Cracks were observed in the concrete retaining wall. Repair cracks in concrete retaining walls.
- Exterior railings are not compliant. Replace metal railings with compliant metal railings.
- Some exterior doors have a larger drop from the threshold to the exterior paving; far exceeding the allowable ¼". Add stoops to exterior doors that serve as required exits, and have a drop that exceeds 1."

Exterior

The exterior of the building is in overall poor condition. Multiple deficiencies were noted including:

- Multiple leaks were observed at the gutter seams, sub-surface draining has been abandoned, replace gutter and downspout system include splashblocks.
- The Kalwall window system is worn down, inefficient, Replace Kalwall window system
- Replace rusted and damaged exterior doors
- Replace caulking/sealants at exterior windows and doors
- Repair and refinish both vinyl and wood siding.
- Repair copper fascia damage
- Replace damaged vent covers under windows
- Access controls appear to be isolated to the main entrances; staff noted this as inefficient. Install access control to high traffic doors.
- Users reported students continually climb up picnic tables or fences to the lower roof then the higher roof and vandalize mechanical equipment. Move picnic tables and install deterrent at the top of the fence.

Interior

The overall condition of the interior is poor and outdated.

- Add elevator; building has multiple lifts, users reported constant malfunctions and an average of 10 minutes for the lift to change levels making it unrealistic in an emergency. Staff has a slide system plan in the event of emergencies
- Remodel restrooms for ADA compliance; none are currently compliant. Some restrooms do not include ADA stalls, nor are equipped with ADA height compliant accessories. Vanities are outdated, not installed at the appropriate height and lack burn protection on the pipes. Toilet accessories are not mouthed at ADA compliant heights.
- Some outdated ADA non-compliant drinking fountains remain and should be replaced.
- Classrooms have non-compliant counter sinks; exposed piping was also observed. Update/replace classroom millwork for ADA compliance.
- Signage does not meet ADA requirements. Replace signage with ADA compliant signage.
- The majority of the existing carpet is in very poor condition, warranting replacement. Replace damaged/old carpet.
- Replace damaged ceiling tiles
- High level of humidity was observed and confirmed to be a constant issue for the users. Users reported constant use of dehumidifiers on the north side to avoid ruining books with mold.
- The north gym is unconditioned space used for major assembly, rendering it unusable during warmer climates.
- Users reported that the logistics of the restroom locations aren't efficient; restrooms are for the most part located at the end of hallways.

Mechanical/Electrical/Plumbing

The overall mechanical system condition is poor. The ability to maintain code required outside air exchange is questionable and most of the Dx systems and Unit Ventilators have exceeded their useful life.

- All mechanical systems should be replaced.
- The high levels of humidity throughout the summer months are the result of oversized cooling capacities in the unit ventilators. The excess capacity causes the room temperatures to lower rapidly but does not keep the refrigeration running long enough to remove the moisture from the air.
- Every space should be provided with occupancy sensors to shut off lights and HVAC systems in rooms that are unoccupied
- Throughout the facility, much of the insulation on the piping has been compromised.
- It was previously identified that the unit ventilators need a thorough cleaning, particularly the compartments ahead of the air filters. If these units are not replaced, along with the cleaning procedure, the outside/return air damper operation should be verified and the minimum outside air quantities should be adjusted to code requirements.
- The existing Trane Summit BAS system needs to be replaced.
- Examination of the Unit Ventilators found that the air filters were clean and properly installed.
- The north gym is unconditioned space used for major assembly, rendering it unusable during warmer climates.

Overall, the electrical system is fair.

- Interior lighting is primarily fluorescent, with T8 lamps.
- Power service to the building is adequate for the systems currently installed.

The overall condition of the plumbing systems is poor.

- The building does not have Fire Sprinkler protection.
- Much of the domestic piping is galvanized and dates back to the mid 1950's.
- Existing Omaha Plumbing Code violations should be addressed.

Educational Building Programming

Hillside

Only Elementary School with portable classrooms. Most deficient in program areas.
Potential for Underwood Hills?

Description	SF Ed Spec	SF Existing	SF Difference	% Difference		Addition
Early Childhood	0	0	0			
K	3,430	2,596	(834)	-24%		834
1	2,460	2,211	(249)	-10%		249
2	2,460	1,119	(1,341)	-55%		1,341
3	2,460	2,172	(288)	-12%		288
4	2,460	2,178	(282)	-11%		282
5	2,460	2,160	(300)	-12%		300
6	2,460	2,160	(300)	-12%		300
Art	950	-	(950)	-100%		950
Music	995	702	(293)	-29%		293
World Language	-	-	-			
Physical Education	4,270	3,930	(340)	-8%		
Special Learning	2,725	2,000	(725)	-27%		725
Media Center	2,565	1,584	(981)	-38%		981
Student Services/Support	4,740	2,405	(2,335)	-49%		2,335
Food Service	4,715	3,262	(1,453)	-31%		1,453
Administration	1,580	1,323	(257)	-16%		257
Nurse	295	227	(68)	-23%		68
Faculty/Staff Support	1,310	814	(497)	-38%		497
Misc.	900	1,413	513	57%		
Cutstodial	410	474	64	16%		
Net Assignable	43,645	32,730	(10,916)	-25%		11,153
Gross Area	64,682	56,267	(8,415)	-13%		16,528

2.2 Loveland Elementary

Campus:	**Loveland Elementary School** **8201 Pacific Street** **Omaha, NE 68114**
Site Area:	**2.5 Acres**
Building Area:	**34,524 SF**
Year Constructed:	**1932**
Renovations	**1951, 1954, 1973, 1997,1985, 2016**
Stories:	**2**
Grades served:	**K-6**
Sections per grade:	**2**
Permanent Storm Shelter Structure:	**1** **2,132 SF (approximate)**

Site

The overall condition of the site is fair. Site deficiencies include:

- Deteriorated asphalt paving in parking and walkways. Replace approximately 17,000 sf of asphalt paving in the parking lot.
- Resurface approximately 600 sf of asphalt paved walking pathways; including areas near the playground.
- The campus as no ADA compliant access route from the street. Install accessible route.
- Repair/replace damaged fence including damaged concrete footing.
- Storm drainage currently relies on the walkways, making them unwalkable after a rain. Storm water drainage within the campus should be redesigned and corrected for efficient use.
- Replace expansion and control joint sealants in concrete paving and building perimeter

Exterior

The overall condition of the exterior is poor. The following deficiencies were noted:

- The gutter and downspout system is failing, complete replacement is recommended. Include splash-blocks.
- The existing windows and Kalwall system is inefficient, outdated, and deteriorating including failing gaskets. Replace all exterior windows.
- Sealants at doors and windows are failing. Replace sealants at all exterior doors and windows.
- Brick mortar joints are deteriorating, and in need of a tuckpointing. Cracks and other damage was observed on bricks. Perform a tuckpointing and repair of brick.
- Perform a deep cleaning of the brick
- Perimeter sealants at brick penetrations are missing or failing. Properly seal brick penetrations.
- Eaves and fascias have damage and/or gaps. Repair eaves and fascias, properly seal.
- Stucco damage was observed, repair stucco damage.
- Flashing was missing at adjacent roof slope; replace missing flashing.
- Clean and paint exterior on a regular basis

Interiors

The overall the condition of the interior finishes is poor. The interior finishes are outdated, the school would benefit from a complete remodel.

- Perform a complete remodel of the building to update finishes and increase efficiency.
- The building is not equipped with a fire sprinkler system; install a fire sprinkler system.
- The building is not equipped with an elevator, install an elevator
- The fire alarm system is outdated, update the fire alarm system
- The carpet appears to be old; replace carpet.
- Update lighting controls for efficiency
- Damaged ceiling damaged were observed; replace damaged/old ceiling tiles
- Level changes make some rooms inaccessible; non-compliant. Assess level changes for possibility of leveling rooms.
- Lifts occupy much of the staircase width, making them inefficient in an emergency. No evacuation slide system was observed. Installation of an elevator is recommended.

Mechanical/Electrical/Plumbing

The overall condition of the building mechanical systems is poor. Virtually all of the systems have exceeded their useful life.

- We recommend reducing lighting levels wherever possible and stressing the importance of turning off lights whenever a room is unoccupied. If there is no BAS interface with the Kitchen hot water heater, it is recommended that it be accomplished or a time clock be installed to shut down the unit and the circulating pump when the kitchen has no need for hot water. This unit consumes 54,000 watts when heating water.

- Replacing the pneumatic controls with DDC on AHU-1 and 2 would provide far greater accuracy, comfort and energy efficiency. The interface with the BAS would provide monitoring of the spaces and additional occupied/unoccupied control.
- We recommend that a steam trap survey be conducted to determine if any of the building traps have failed. Eliminating steam losses through failed traps lowers natural gas costs and increases boiler capacities.
- Throughout the facility, much of the insulation on the pumps and piping has been compromised. This results in thermal losses, increased energy consumption and condensation on chilled surfaces. The dripping condensation may also result in mold growth on surfaces below.
- Program chiller start time, chilled water setpoint and staging to minimize demand spike during daily startup. Reset start times based on outside temperatures and space recovery times. Reset chilled water setpoint based on demand of rooms. (May require addition of several space humidity sensors) Coordinate and stagger the morning start of Unit Ventilators, outside air dampers, AHUs and exhaust fans to minimize demand spike. Shutdown HVAC equipment and the chiller as close to dismissal as possible. The chilled water loop will retain some cooling capacity after the chiller has been shut off and the building should remain comfortable in heating and cooling season for several hours after shutdown. Reset shutdown time based on outside temperatures and time spaces remain comfortable. Install VFDs on HCW pumps even if 3-way valves are not replaced. This would allow for reduced water flow rates when conditions allow and reduce pumping horsepower.
- The existing Trane Summit BAS does not allow for many of the control functions described above.
- Outside air quantities and CO2 levels are unknown and uncontrolled throughout the building.

The overall condition of the electrical systems is poor.

- The building transformer is at 87% of capacity.
- Some of the building electrical panels are from original construction.
- Most of the classrooms are served by only 2 outlets.
- Interior lighting is primarily fluorescent with T8 lamps.

The plumbing systems overall condition is poor.

- The building does not have Fire Sprinkler protection.
- Much of the domestic piping is galvanized and the condition is questionable.
- Existing Omaha Plumbing Code violations should be addressed.

Educational Building Programming

Loveland

Current building is approximately 40% smaller than the EdSpec area

Description	SF Ed Spec	SF Existing	SF Difference	% Difference	Addition
Early Childhood	2,220	-	(2,220)	-100%	2,220
K	2,280	2,320	40	2%	(40)
1	1,640	1,540	(100)	-6%	100
2	1,640	2,253	613	37%	(613)
3	1,640	1,486	(154)	-9%	154
4	1,640	1,626	(14)	-1%	14
5	1,640	1,438	(202)	-12%	202
6	1,640	1,450	(190)	-12%	190
Art	950	-	(950)	-100%	950
Music	995	-	(995)	-100%	995
World Language	-	-	-		
Physical Education	4,270	234	(4,036)	-95%	
Special Learning	2,245	1,104	(1,141)	-51%	1,141
Media Center	2,565	1,672	(893)	-35%	893
Student Services/Support	3,690	1,432	(2,258)	-61%	2,258
Food Service	3,945	2,897	(1,048)	-27%	1,048
Administration	1,340	1,029	(311)	-23%	311
Nurse	235	87	(148)	-63%	148
Faculty/Staff Support	960	315	(645)	-67%	645
Misc.	600	-	(600)	-100%	
Cutstodial	370	107	(263)	-71%	
Net Assignable	36,505	20,990	(15,515)	-43%	10,616
Gross Area	54,515	34,524	(19,991)	-37%	15,733

2.3 Paddock Road Elementary

Campus:	**Paddock Road Elementary School** **3535 Paddock Road** **Omaha, NE 68108**
Site Area:	**9.1 Acres**
Building Area:	**38,841 SF**
Year Constructed:	**1961**
Renovations	**1962, 1972, 2003, 2016**
Stories:	**2**
Grades served:	**K-6**
Sections per grade:	**2**

Site

The overall condition of the site is good. Site deficiencies include:

- Resurface approximately xxxx sf of asphalt paving
- Storm water ponding was observed in various parts of the concrete and asphalt paving; predominately in parking and sidewalks. Repair depressions in concrete and asphalt paving; level with adjacent surface to avoid tripping hazards.
- The campus has no ADA access from the street; install ADA compliant curbs, curb ramps, and routes.
- Replace approximately xx lf of sidewalk that is damaged and creating trip hazards
- Replace joint sealants in concrete paving and building perimeter.

Exterior

The overall condition of the exterior is poor. Exterior deficiencies include:

- The exterior is dirty and should be routinely cleaned and painted.
- Discoloration and damage was observed in random sections of the soffit. Repair soffit damage and repaint.
- Multiple cracks in the masonry were observed; repair cracks.
- Damage was observed to the cast stone sills. Repair/replace damaged or missing cast stone sills
- Loose nails were observed randomly in the wood cladding; wood cladding is also in need of a refinish. Secure nails in wood cladding, paint/stain wood siding and soffits
- Tuckpoint mortar joints in brick and precast sills.
- Evidence of water damage was observed on the CMU and brick, in the form of green and black stains. Clean exterior stains; properly seal areas surrounding stains. Monitor areas, report any ongoing staining.
- A number of exterior door have rust damage. Replace damaged exterior doors.
- Exterior sealants have deteriorated and are in need of replacement. Replace sealants at louvers, doors, windows, and any other penetrations
- Missing and stained light fixtures were observed in the soffit. Replace missing light fixtures, clean existing light fixtures in the soffit.
- Cracks were observed in the brick and CMU cladding. Replace damaged masonry, monitor areas.
- Rebar was exposed at a section of the cast stone sill; replace section of cast stone sill.

Interiors

The overall condition of the interior is poor. The interior is outdated and inefficient, a complete remodel is recommended. Interior deficiencies include:

- The building is not equipped with fire sprinklers; install a fire sprinkler system.
- Exit doors in the classrooms were observed to be lacking the appropriate exit hardware. Install panic hardware at required exit doors.
- The building is not equipped with an elevator; install an elevator.
- Storage ‘cubbies’ in the hallway are not ADA compliant and outdated. Update hallway cubbies; at a minimum include ADA compliant cubbies evenly distributed throughout the building.
- Interior finishes are outdated; the building is in need of a refresh. Replace interior finishes, paint interior walls.
- Millwork and sinks in classrooms are not ADA compliant. Replace millwork and sinks in the classrooms.
- Vanity sinks in the restrooms are not ADA compliant; replace non-compliant sinks in the restrooms.
- The carpet is worn out and in need of replacement. Replace carpet.

Mechanical/Electrical/Plumbing

The overall condition of the mechanical systems is poor. The boiler was replaced in 2016 with 2 condensing hot water boilers.

- Every space should be provided with occupancy sensors to shut off lights and HVAC systems in rooms that are unoccupied. Additionally, ambient light sensors would aid in reducing artificial lighting when natural light will provide adequate levels. It was observed that staff were extremely diligent in turning off lights in classrooms that were not occupied.

- Throughout the facility, some of the insulation on the piping has been compromised. This is primarily evident at the equipment connections. This results in thermal losses and increased energy consumption. We noted that there was insulation and exterior jacket missing at the lower rear of the boiler as well.
- All of the unit ventilators in this facility should be replaced. The two-pipe loop serving the units has not shown any signs of leakage or deterioration and could likely be reused to support replacement equipment.
- Replace All Remaining Pneumatic Controls – During the survey we were advised that the air compressor runs excessively, a fact that we also observed. The unit ventilator project described above would replace nearly all of the remaining pneumatic controls, but those on the Multipurpose room AHU and in the Boiler Room should be converted to DDC at the same time the other work takes place. This would then allow for the decommissioning of the existing air compressor.

The overall condition of the electrical systems is fair.

- Switchboards and panelboards are in fair condition and operate below capacity.
- The majority of interior lighting is fluorescent with T8 lamps.
- It was noted that all of the classrooms, offices and corridors are lit with relatively new fluorescent fixtures equipped with T-8, 32 watt lamps. It was also observed that the staff does an excellent job of turning lights off in rooms that are not occupied. Installation of additional occupancy sensors in any space that is routinely vacant would aid in decreasing the electrical load and HVAC operating costs. In the Multipurpose room, replacement of the existing metal-halide fixtures with LED devices would decrease not only the energy consumed, but also the frequency and cost of maintaining the lighting for the space. The LED fixtures would also be “instant on” in the event that a momentary power failure occurs or cycling of the lights is necessary during an event. The same recommendation holds true for any exterior HID fixture that requires extensive labor time for service. (This was an alternate under the 2016 Bond work. I do not remember if the alternate was accepted.)

The overall plumbing system is in fair condition.

- Much of the domestic piping is galvanized and the condition is questionable.
- The domestic hot water recirculating system fails to provide immediate hot water to all areas of the building.
- Existing Omaha Plumbing Code violations should be addressed.

Educational Building Programming

Paddock Road

Primary program needs are gym and collaborative/shared learning.

Description	SF Ed Spec	SF Existing	SF Difference	% Difference	Addition
Early Childhood	2,220	1,273	-947	-43%	947
K	2,280	2,292	12	1%	-
1	1,640	1,496	(144)	-9%	-
2	1,640	1,598	(42)	-3%	-
3	1,640	1,640	-	0%	-
4	1,640	1,540	(100)	-6%	-
5	1,640	1,498	(142)	-9%	-
6	1,640	1,498	(142)	-9%	-
Art	950	311	(639)	-67%	639
Music	995	1,339	344	35%	-
World Language	-	182	182		
Physical Education	4,270	207	(4,063)	-95%	4,270
Special Learning	2,245	2,397	152	7%	-
Media Center	2,565	2,291	(274)	-11%	-
Student Services/Support	3,690	782	(2,908)	-79%	3,690
Food Service	3,945	3,419	(526)	-13%	526
Administration	1,340	1,326	(14)	-1%	-
Nurse	235	126	(109)	-46%	109
Faculty/Staff Support	960	777	(183)	-19%	183
Misc.	600	729	129	22%	
Cutstodial	370	46	(324)	-88%	
Net Assignable	36,505	26,767	(9,738)	-27%	10,364
Gross Area	54,515	38,841	(15,674)	-29%	13,680

2.4 Rockbrook Elementary

Campus:	**Rockbrook Elementary School** **2514 S 108th St** **Omaha, NE 68144**
Site Area:	**6.5 Acres**
Building Area:	**40,387 SF**
Year Constructed:	**1959**
Renovations	**1962, 1982, 2016**
Stories:	**1**
Grades served:	**K-6**
Sections per grade:	**2**

Site

The overall site condition is good. Site deficiencies include:

- The baseball field has no ADA access to the bleachers/viewing area. Consider installing ADA viewing area and access path to the baseball field.
- The existing sidewalks/access route is not ADA compliant. Install ADA access sidewalk route from intersection to main building entrance.
- A portion of the chain-link fence is currently held together with zip-ties; properly reinstall chain-link fence.
- The current inclined sidewalk paving is not compliant. Replace inclined sidewalk paving, level with adjacent paving to avoid tripping hazards.
- ADA parking spaces are not compliant. Rearrange handicap parking spaces to include compliant access aisle, curb ramps, and signage.
- Joint sealants at building perimeter and concrete paving have deteriorated. Replace joint sealants in concrete paving
- Replace damaged asphalt paving at parking lots, playground, and drop-off drive.

Exterior

The overall exterior condition is good. Exterior deficiencies include:

- The exterior is dirty and in need of a cleaning. Perform regular exterior cleanings.
- Minor chipping was observed on the brick. Repair damaged brick.
- Rust was observed on some exterior doors. Replace damaged exterior doors
- Repair damaged soffits
- Sealants at windows, doors, and siding have deteriorated. Replace worn out sealants at doors, windows, and siding.

Interiors

The overall interior condition is outdated but fair:

- The building is not fire sprinklered; install a fire suppression system
- The building is equipped with multiple lifts, which aren't efficient and would block stair access in an emergency; slide emergency equipment was not observed. Install an elevator.
- Interior signage does not meet ADA requirements; signage is currently mounted high, not near the door, without tactile characters. Install ADA compliant signage.
- Classroom doors are recessed from the main hallway walls, resulting in non-ADA compliance. ADA requires appropriate clearance space at doors. Classroom entrances will need to be redesigned to accommodate ADA compliance.
- Hallway cubbies and coat hooks are not ADA compliant. Hallway cubbies and coat hooks have to be redesigned to provide the appropriate clearances and reach heights.
- Classroom millwork, sinks, and paper towel dispensers are not ADA compliant; required reach heights and under-sink clearances are not provided. Replace classroom millwork, plumbing, and accessories with ADA compliant components.
- Carpet in the classrooms is old and in need of replacement. Replace carpet in all classrooms.
- Original classroom doors with louvers remain in some classrooms, replace doors.
- The 'clerestory' windows from the hallway to perimeter classrooms reveals clutter and classroom storage space; the glass does not appear to be safety glass. Replace hallway corridor clerestory with frosted/opaque safety glass.

Mechanical/Electrical/Plumbing

The overall condition of the building mechanical systems is poor. The 2-pipe hydronic system is now over 40 years old, as are the unit ventilators. The heating hot water boiler is over 60 years old. A complete, new mechanical system is needed for this facility.

- The unit ventilators have "wild" coils with Face & Bypass dampers. The units are extremely dirty on the interior air-side surfaces.

- Most of the building is still operating on the original pneumatic controls and there is no monitoring of the classrooms for temperature, humidity or CO2.
- It is unlikely that the unit ventilators are providing the required outside air during the occupied periods. None of the unit ventilators were addressed during the 2016 work.

The electrical systems are in generally fair condition with the exception of the panelboards in the Boiler Room that are corroded due to the high humidity and temperature.

- The majority of interior lighting is fluorescent with T8 lamps.
- Primary power to the building is adequate for the existing systems, but may need to be upgraded with a mechanical renovation.
- No occupancy sensing for lighting control is present.

The overall plumbing systems are in poor condition.

- The building does not have Fire Sprinkler protection.
- Much of the domestic piping is galvanized and the condition is questionable.
- Existing Omaha Plumbing Code violations should be addressed.

Educational Building Program

Rockbrook

Primary program needs are gym and collaborative/shared learning.

Description	SF Ed Spec	SF Existing	SF Difference	% Difference	Addition
Early Childhood	2,220	1,322	(898)	-40%	898
K	2,280	1,740	(540)	-24%	540
1	1,640	1,790	150	9%	-
2	1,640	1,816	176	11%	-
3	1,640	2,592	952	58%	-
4	1,640	1,749	109	7%	-
5	1,640	1,782	142	9%	-
6	1,640	1,782	142	9%	-
Art	950	-	(950)	-100%	950
Music	995	1,226	231	23%	-
World Language	-	235	235		
Physical Education	4,270	493	(3,777)	-88%	4,270
Special Learning	2,245	1,842	(403)	-18%	403
Media Center	2,565	2,393	(172)	-7%	-
Student Services/Support	3,690	1,016	(2,674)	-72%	2,674
Food Service	3,945	3,276	(669)	-17%	669
Administration	1,340	1,277	(63)	-5%	-
Nurse	235	156	(79)	-34%	-
Faculty/Staff Support	960	685	(275)	-29%	275
Misc.	600	705	105	18%	
Cutstodial	370	557	187	51%	
Net Assignable	36,505	28,434	(8,071)	-22%	9,781
Gross Area	54,515	40,387	(14,128)	-26%	12,911

2.5 Westbook Elementary

Campus:	**Westbrook Elementary School** **1312 Robertson Drive** **Omaha, NE 68114**
Site Area:	**13.25 Acres**
Building Area:	**95,921 SF**
Year Constructed:	**1959**
Renovations	**2005, 2016, 2018**
Stories:	**2**
Grades served:	**Pre-K-6**
Sections per grade:	**3**

Site

The overall condition of the site is fair to good. Site deficiencies include:

- Westside Early Childhood Center parking lot is in poor condition, full replacement of approximately 22,500 sf of asphalt paving is needed.
- Joint sealants at the building perimeter and concrete paving have deteriorated and need to be replaced.
- Downspouts lack splash-blocks. Install splash-blocks.
- Re-stripe parallel parking spaces along Robertson Dr
- Multiple bare patches of lawn were observed, reseed grass.
- Playground maintenance is required to eliminate overgrowth of vegetation.
- Abandoned steel rods, approximately 1' in height, were observed near the playground entrance resulting in a danger for children, remove rods.
- The playground lacks ADA accessible access.
- Segments of the concrete sidewalk paving have heaved, creating tripping hazards. Replace approximately 100sf of concrete sidewalk paving where needed.
- Stormwater catch basins in the landscaped areas were observed to be covered by vegetation or debris; drains should be routinely cleared of obstructions.
- Rust was observed on the railing and steps leading to the baseball field.
- Railings are not ADA compliant; railings are required on both sides, end of the handrails must be rounded or return smoothly to post.
- Settlement cracks were observed on the concrete foundation wall and the NW steps. Repair current cracks with epoxy injections. Continue to monitor cracks, if cracks continue to expand in width, exceeding ¼", structural repairs may be required.

Exterior

The overall condition of the exterior is poor. The Boys and Girls Club addition is fairly new, accentuating the aged exterior of Westbrook Elementary. Exterior deficiencies include:

- The current windows are single pane glass windows which are not energy efficient, nor would they comply with the current energy codes. Existing windows have rusted, have failing gaskets, covered with plywood boards. Window replacement is recommended.
- Concrete cracks were observed, primarily at corner building conditions. Current concrete cracks should be repaired with epoxy injections. Cracks should be monitored, if cracks continue to expand especially in width exceeding ¼", structural inspection and repairs may be required.
- Exterior doors facing the playground at the Early Childhood Center, do not meet ADA accessibility requirements. A non-compliant asphalt stoop as been formed outside the door to accommodate the height difference between the threshold and grading. Install compliant stoops at doors.
- Exposed wires were randomly observed along the building perimeter. Exterior wiring should be discreetly and properly installed.
- Rust was observed along the perimeter at doors and windows. Replace rusted doors, frames, and trim pieces.
- Sealants along doors, windows, and CMU masonry and concrete joints, have deteriorated and are failing. When the doors and windows are removed, remove existing failing sealants and replace.
- Soffits have cracks and damaged soffit vents in multiple areas; repair soffits and replace damaged vents.
- Expansion joints have deteriorated; replace expansion joints.
- The copper fascia is damaged in multiple areas, portions of the fascia is missing on the west side of the building. Replace damaged and missing copper fascia.

Interiors

The overall condition of the interior is fair. Interior deficiencies include:

- The interior finishes are outdated and in need of a refresh. Paint interior walls.
- The carpet is worn, replace carpet.
- Restrooms lack the required ADA clearances, plumbing fixtures, or appropriate height for accessories. Restrooms require redesign and renovation to achieve ADA compliance.
- Millwork, plumbing and accessories in the classrooms and staff areas are not ADA compliant. Replace existing millwork with ADA compliant millwork, plumbing, and accessories.
- Approximately 20-25% of the ceiling tiles are damaged; replace damaged ceiling tiles.

- Insulation for the cafeteria radiators is damaged; replace pipe insulation.
- Gym hardwood floors are in need of a renewal; sand and seal gym floor.
- Interior doors are operational but damaged; some have non-ADA compliant door knobs. Replace damaged doors; replace remaining non-ADA compliant door hardware.

Mechanical/Electrical/Plumbing

The overall mechanical system condition is fair. The mechanical systems were updated in 2016 including the replacement of the steam boilers with condensing hot water boilers and new controls for all of the Unit Ventilators.

- Replace the Kitchen, Music, Gym and North Building Lower Level air handlers. While the level of maintenance has been good, these units have reached the end of their life cycle. Replacement of the air handlers is recommended along with conversion to 2-way valve control and digital temperature controls integrated into the BAS.
- Add DOAS units with energy recovery to provide dehumidification and outside air for building pressurization. This will relieve the Unit Ventilators of the dehumidification burden while reducing overall energy consumption.

The overall condition of the electrical systems is fair.

- Lighting Upgrades – It was noted that all of the interior classrooms, offices and corridors are lit with relatively new fluorescent fixtures equipped with T-8, 32 watt lamps. It was also observed that the staff does an excellent job of turning lights off in rooms that are not occupied. Installation of additional occupancy sensors in any space that is routinely vacant would aid in decreasing the electrical load. In the Gymnasium, replacement of the existing metal-halide fixtures with LED devices would decrease not only the energy consumed, but also the frequency and cost of maintaining the lighting for the space. The LED fixtures would also be “instant on” in the event that a momentary power failure occurs during an event. The same recommendation holds true for any exterior HID fixture that requires extensive labor time for service.

The overall condition of the plumbing systems is fair. Some minor improvements were made during the 2016 renovation.

- The building does not have Fire Sprinkler protection.
- Much of the domestic piping is galvanized and the condition is questionable.
- Existing Omaha Plumbing Code violations should be addressed.

Educational Building Program

Westbrook

Annex north of school creates ample space for program area. Site improvements were completed as part of Phase I.

Description	SF Ed Spec	SF Existing	SF Difference	% Difference
Early Childhood	4,385	11,102	6,717	153%
K	3,430	3,318	(112)	-3%
1	2,460	2,403	(57)	-2%
2	2,460	2,665	205	8%
3	2,460	2,238	(222)	-9%
4	2,460	2,430	(30)	-1%
5	2,460	2,643	183	7%
6	2,460	2,643	183	7%
Art	950	1,087	137	14%
Music	995	2,951	1,956	197%
World Language	-	306	306	
Physical Education	4,270	6,529	2,259	53%
Special Learning	2,725	4,904	2,179	80%
Media Center	2,565	2,565	-	0%
Student Services/Support	4,740	2,591	(2,149)	-45%
Food Service	4,715	3,930	(785)	-17%
Administration	1,580	1,880	300	19%
Nurse	295	226	(69)	-23%
Faculty/Staff Support	1,310	842	(468)	-36%
Misc.	900	11,804	10,904	1212%
Cutstodial	410	852	442	108%
Net Assignable	48,030	69,908	21,878	46%
Gross Area	71,180	95,921	24,741	35%

2.6 Westgate Elementary School

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

Site

The overall condition of the site is fair. The Pipal Park Community Center is attached to the school, the portion of the site that services the community center was also included in this assessment. Site deficiencies include:

- Perimeter joint sealants have deteriorated. Replace perimeter building and concrete paving joint sealants.
- Expansion joints in the concrete paving have deteriorated. Replace expansion joints in concrete paving.
- ADA access route from designated ADA parking stalls are non-complaint. Curb ramps are not compliant; replace with compliant curb ramps.
- ADA access route from the public sidewalks is non-compliant; the path is uneven and steep. A section of the sidewalk path serves as a stormwater drainage flume; resulting in an uneven path.
- Asphalt paving serving as the north playground area has multiple severe longitudinal and transverse cracking. Less severe cracks measuring ½" or less can be sealed to prevent moisture penetrating the subgrade. More severe cracks will require removal of cracked pavement layer and replacing the area with an overlay. Approximately 16,000 sf or asphalt replacement at the playground is recommended.
- Rust and punctures were observed on the metal grates embedded in the concrete path; creating a potential trip hazard. Replace damaged embedded metal grates.
- Asphalt paving on the east and north side of the property, mainly serving as staff parking is damaged with multiple areas of ponding water, alligator cracking, pot-holes, transverse cracking, and depressions. Overall approximately 17,000 sf of asphalt replacement, patching, or filling is recommended to resolve cracking and pot-holes.
- The northeast parking lot has non-compliant parking spaces; the spaces do not lead to an access path, in addition a power pole is located in the middle of the striped ADA aisle.
- Debris near storm water drains was observed. Site debris should be routinely cleaned up.
- Sections of the concrete paving are severely cracked; replace approximately 1,200 sf of concrete paving.
- Roof drain outlets located on the west exterior wall of the community center, appear to be resulting in stormwater ponding, vegetation growth and damage to the asphalt paving to which it daylights to. Area of asphalt paving at roof drain outlets should be redirected to slope away from the building.
- Exterior concrete stair lack or do not have compliant handrails. Replace non-compliant handrails; install compliant handrails where none currently are installed.
- The Westgate Elementary monument sign has some damage to the metal panel containing the school signage. Repair monument sign.

Exterior

The overall condition of the exterior fair. Exterior deficiencies include:

- Control and expansion joint sealants are in poor condition and in need of replacement. Replace deteriorated control and expansion joint sealants.
- Masonry damage includes cracked bricks, broken bricks, missing mortar, missing control joint sealants. Replace damaged bricks.
- Brick is in need of tuckpointing. Tuckpoint brick masonry.
- Multiple areas of damaged fascia and coping were observed. Repair or replace damaged fascia and coping.
- Damage to the wood soffits and eaves, including rotting wood was observed. Repair or replace damaged eaves and soffits, and paint.
- Windows are in poor condition; fogging, open corner seams at the frame, deteriorating gaskets and sealants were all observed at the windows. Replacement of all windows and sealants is recommended.
- Siding is in need of painting; repair and repaint deteriorating siding.
- Stucco is damaged, repair and repaint stucco.
- Previous roof repairs have resulted in a large glob of tar visible at a portion of the eave. Reference roof assessment section; correct as noted and replace coping as needed.
- Rust was observed at exterior hollow metal doors; some doors lack appropriate weatherproofing. Replace damaged exterior doors, install weatherproofing at exterior doors as needed.
- Abandoned penetrations were observed on the brick, sealant was spread throughout the penetration resulting in an unsightly image. Replace abandoned penetration with new brick or corrosion resistant cover sealed at the perimeter.
- Replace damaged exterior lighting including wall-packs.
- Regular exterior cleaning and painting is advised.

Interiors

The overall condition of the interiors is fair to poor; although the interior layout is not efficient and finishes are outdated. Interior deficiencies include:

- The building is not equipped with automatic fire sprinklers. Install an automatic fire sprinkler system.
- Classroom millwork, drinking fountains, and sink are not ADA compliant. Replace classroom millwork, drinking fountains, sinks and accessories with ADA compliant items.
- The inefficient floor plan includes classrooms that are only accessible via another classroom. Feasibility to rearranging classrooms may be limited due to structural members. The gym and cafeteria share a room. Restrooms are shared and located between classrooms, access and restrooms are not ADA compliant. Doors lack accessible clearances.
- Millwork in staff work-rooms are not ADA accessible; replace non-compliant ADA millwork.
- Some restrooms are not ADA compliant. Renovate restrooms to be ADA compliant.
- Perform regular waxing and sealing of Gym/Cafeteria VCT flooring.
- Acoustical ceiling tiles in the gym/cafeteria are not consistent in color or condition. Acoustical tiles throughout the hallways and classrooms show significant damage. Replace approximately 25% of ceiling tiles.
- Carpet in classrooms is in poor condition. Replace carpet.
- Handrails at stairs and landings are not compliant. ADA requires handrails to be continuous. Replace handrails.
- Interior finishes are in need of a refresh; repair minor damage of drywall walls, paint walls.
- Interior doors are outdated, damaged, lack required clearances, and some are equipped with non-compliant hardware. Replace or repair damaged doors; replace non-compliant door knobs.
- Interior signage is non-compliant. Replace interior signage with ADA compliant signage.

Mechanical/Electrical/Plumbing

The overall condition of the mechanical systems is fair.

- Air Handler Retrofit & Controls Upgrade – AHU-1, AHU-2 and AHU-3 that serve the Mutipurpose Room and Storm Shelter were installed with the 1975 Reconstruction project. These 40 year old units should be replaced, but they have been well maintained and could be overhauled to extend their useful life. The pneumatic controls on these units should be replaced with DDC, Chilled water and hot water valves should be two-way and the units should be converted to variable speed for energy efficiency. The entire unit, fans, coils, dampers and cabinet should be cleaned and repaired as needed.
- The programming of the packaged controls of the classroom RTUs needs to be modified in order to keep the fans running in the occupied mode. They currently cycle in both the heating and cooling modes resulting in a lack of required outside ventilation air being delivered to the occupied space.
- Ten of the 26 RTUs are equipped with CO2 sensors, but the cycling of the supply fans results in CO2 levels averaging 710 PPM above the outside ambient level.

The overall condition of the electrical systems is fair.

- Occupancy Sensors – Every space should be provided with occupancy sensors to shut off lights and HVAC systems in rooms that are unoccupied. Additionally, ambient light sensors would aid in reducing artificial lighting when natural light will provide adequate levels. It was observed that staff were extremely diligent in turning off lights in classrooms that were not occupied.
- The majority of interior lighting is fluorescent with T8 lamps.
- Primary power to the building is adequate for the existing systems.

The plumbing systems are in overall fair condition.

- The building does not have Fire Sprinkler protection.
- Much of the domestic piping is galvanized and the condition is questionable.
- Existing Omaha Plumbing Code violations should be addressed.

Educational Building Program

Westgate

Program needs are cafeteria and collaborative/shared learning.

Description	SF Ed Spec	SF Existing	SF Difference	% Difference	Addition
Early Childhood	2,220	4,055	1,835	83%	-
K	2,280	2,556	276	12%	-
1	1,640	1,640	-	0%	-
2	1,640	1,724	84	5%	-
3	1,640	1,718	78	5%	-
4	1,640	1,712	72	4%	-
5	1,640	2,574	934	57%	-
6	1,640	2,574	934	57%	-
Art	950	854	(96)	-10%	-
Music	995	812	(183)	-18%	-
World Language	-	-	-		
Physical Education	4,270	4,194	(76)	-2%	-
Special Learning	2,245	3,623	1,378	61%	-
Media Center	2,565	2,892	327	13%	-
Student Services/Support	3,690	-	(3,690)	-100%	3,690
Food Service	3,945	821	(3,124)	-79%	3,124
Administration	1,340	971	(369)	-28%	-
Nurse	235	260	25	11%	-
Faculty/Staff Support	960	1,143	183	19%	-
Misc.	600	1,718	1,118	186%	
Cutstodial	370	326	(44)	-12%	
Net Assignable	36,505	36,167	(338)	-1%	6,814
Gross Area	54,515	49,979	(4,536)	-8%	7,632