



**MEETING:** WCS Bond Oversight Committee Phase II **MEETING DATE:** December 16, 2024 **DATE PREPARED:** December 20, 2024

The Bond Oversight Committee (BOC) Meeting of Westside Community Schools convened in open and public session on Monday, December 16, 2024 at 6:00 p.m.

Advanced notice of the meeting occurred:

- ❖ On the front page of Westside Community School's District website (no less than 48 hours in advance of the scheduled meeting date as authorized by Board Policy 1220)
- ❖ Simultaneously with the availability of the agenda to all members of the Bond Oversight Committee and staff of the Board of Education office ("the Board" hereafter).

All proceedings hereafter were taken while the convened meeting was open to the public.\*

**Committee Members Present:** Ann Christiansen, Jaci Lindburg, Kris Brown, Rebecca Murray, Ryan Decker & Sean Conway

**District Board Members, Administrators, and Staff in Attendance:** Dr. Mike Lucas, Superintendent and Adam Yale, BOE Vice President

**Project Advocates in Attendance:** Matt Herzog, Rob Zimmerman, Chris Bilau & Amy McAuliffe

**Others in Attendance:** None

\*Members of the public in attendance are not required to identify themselves.

**Nebraska Open Meeting Statement** – Ann Christiansen, BOC Chairperson

Ms. Christiansen called the meeting to order at 6:00 p.m. and began with meeting logistics, confirming that the meeting had been publicly announced, that the agenda was available to any interested parties, and that the public was welcome to attend and speak, in accordance with the current statutes of the Nebraska Open Meeting Act.

**Approval of Minutes:** – Ms. Christiansen

- Ms. Christiansen requested a motion for approval of the November 11, 2024 BOC meeting minutes.
- Motion was seconded. Motion carried and minutes approved by unanimous vote.

**Phase II Bond Program Update:** – Matt Herzog, Project Advocates

- Commitments have not changed in the past month.
- Expenses are ramping up now that projects are into construction phase.
- Two community meetings were held at Rockbrook on November 7, 2024 and Westbrook on November 19, 2024.

**Current Projects Update:**

Hillside Elementary

- Showed aerial images of site progress.
- The second-floor slab, roofing, and kitchen rough-in are complete.
- The link is framed.
- Starting drywall and windows in the administration area.
- Assessment from the exterior brick vendor, the precast brick face needs to be cleaned, scheduled



for spring 2025 which will wash off the wax layer to make them the same color.

- Work is moving a bit ahead of schedule.

#### Westgate Elementary

- Showed aerial images of site progress.
- Structural steel erection is complete in Area A.
- Roofing is done on the backside of Area C.
- Spray foam is being completed.
- December/January's focus is on interior masonry, roofing, framing, and MEP rough-ins.

#### Westside Middle School

- Showed aerial images of progress.
- The old chiller has been demolished and exterior grading was completed.
- Footing work has begun and foundation wall is poured.
- Structural steel work begins next week.
- The chiller transformer has been relocated.
- Cafeteria skylights are installed.
- ❖ Ms. Christiansen stated the skylights look great.

#### ABC Building

- Showed photos of renovated spaces.
- Move-in day is Thursday, December 19, 2024.
- The month of December will wrap up final punch lists and inspections.
- The display wall is still being designed.
- There are some contingency funds left to upgrade the lights over the lower-level office area.

#### Westside High School

- Work is ongoing in the restrooms by the baseball field and the performance arts center. The schedule for these restrooms has been accelerated to be completed during the school year.
- Restrooms by the auditorium are scheduled to be completed by January 2025 before students return from break then further restroom work will start again in the summer 2025.
- By working ahead of schedule, now only 3 restrooms will be left to do over the summer 2025 break.
- ❖ Ms. Christiansen asked when will the cafeteria work begin and be complete. The work will begin early 2026 with a completion estimate of early 2027, depending on the Life Complex schedule.
- ❖ Mr. Yale asked what is included in the committed costs total. The \$3,885,812 committed costs to date include just the restrooms. The locker room and cafeteria costs have not been committed at this date. We are working on the phasing schedule for the locker rooms to minimize the impact on sports activities.

#### Westbrook Elementary School

- BCDM continued design activities, looking at how to get intervention areas and collab space in the design plans. Cost impacts for this addition will be evaluated.
- A community meeting was held November 19, 2024.



- The BOE approved Boyd Jones as the CMR at the December meeting.
- ❖ Ms. Christiansen asked does the possible addition of intervention areas and collab space affect the potential Phase 3 work. It will help reduce the potential Phase 3 work.

#### Paddock Road Elementary School

- Leo A. Daly presented the Design Development to the BOE in November and it was approved.
- The month of December will focus on the design development estimate and construction documents. Mecco-Henne is working on pricing now.

#### Rockbrook Elementary School

- BVH will present the Design Development plans to the BOE in December.
- The month of December will focus on the design development estimate and construction documents.
- Looking at playground ideas to share with the Rockbrook staff to get input.
- ❖ Dr. Lucas stated that the district set aside some funds to address the playgrounds in addition to the bonds. Rockbrook has some unique site needs.

#### Underwood Hills Elementary School

- Design activities continued in November and a design review was completed.
- Construction drawings are in progress and will be completed in December.
- Scope to include replacing windows, paint, vestibule improvement, and mechanical system replacement.

#### Security Project

- District-wide server and camera upgrades installation and replacement were completed in October.
- ❖ Mr. Conway asked how the ZeroEyes system is working. Dr. Lucas confirmed it is working well, he gets prompt notifications of any detections.

#### Loveland Elementary School

- A Design RFP will be issued in January 2025.
- The project is starting a bit earlier than anticipated.
- ❖ Mr. Decker asked if the projected cost was from a couple years ago. The cost is based on 2023 numbers and escalation will be added to bring the estimate to 2026 dollars. This will be funded from the bond escalation fund.

#### **Cost Tracker Report Review:**

- Mr. Herzog reviewed cost trackers, Master Project Summary Dates, Bond Phase II Project Status, Bond Phase II Design/Construction Schedule, and Contingency/Escalation Log.

#### **Bond Status:**

- No bonds have been issued since the last report.



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**Communications Planning and Efforts:**

- Continuing to work with Elizabeth Power, WCS Director of Communications & Engagement regarding community engagement and communication efforts (i.e.: website, emails, events, etc.).
- Another Westgate student video should be released shortly. The videos are getting lots of positive responses.

**Comments/Closing:**

The meeting adjourned at 6:32 p.m.

Next meeting is Tuesday, January 21, 2025 at the ABC Building. \*Note the meeting location change.



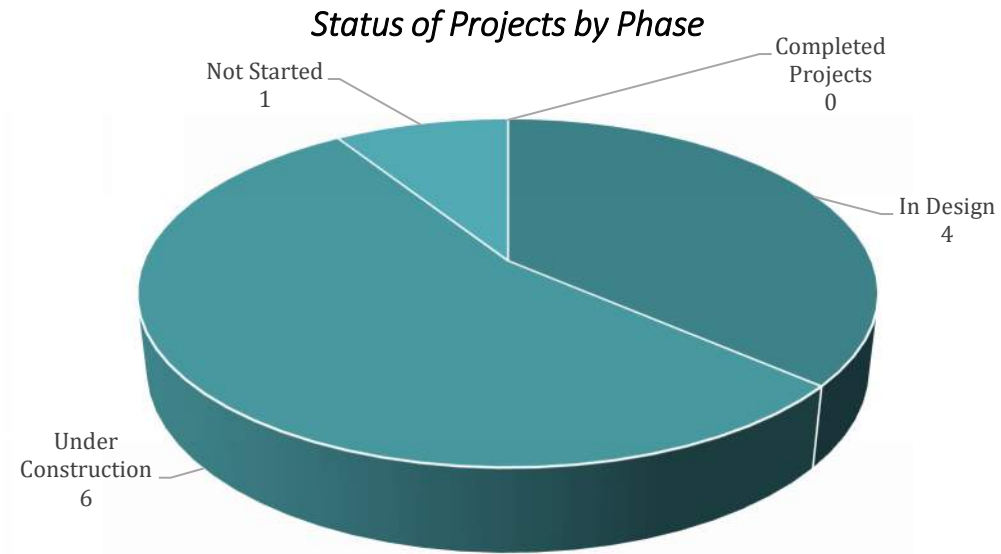
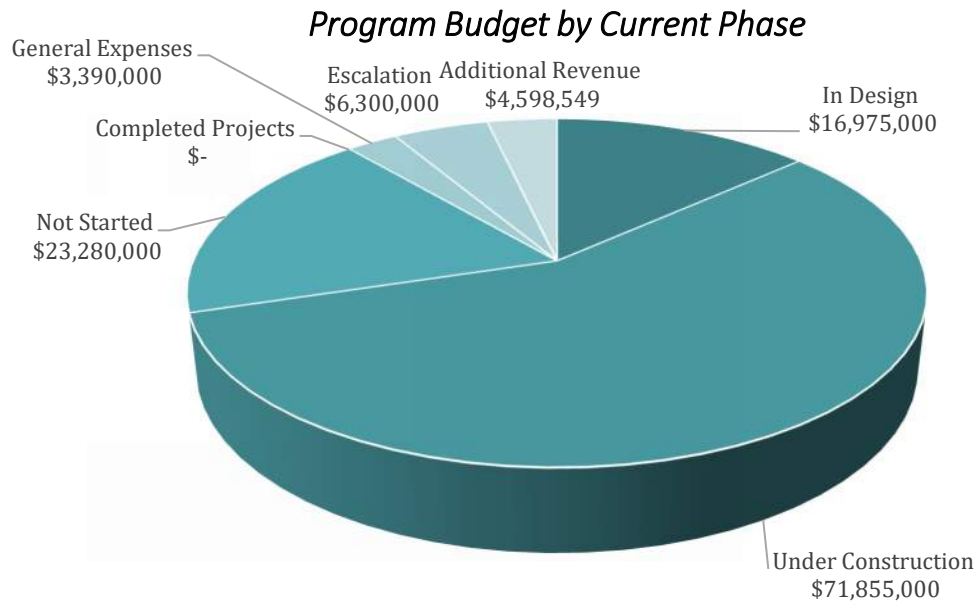
FACILITIES MASTER PLAN PHASE II IMPLEMENTATION  
Monthly Report – November 2024



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

# Westside Community Schools Facilities Master Plan Bond Phase II

## Status of Projects by Phase – November 2024



Project Phase	# of Projects	Overall Budget**	Committed Budget	% Committed
In Design	4	\$16,975,000	\$1,461,135	8.6%
Under Construction	6	\$71,855,000	\$59,204,647	82.4%
Not Started	1	\$23,280,000	\$96,960	0.4%
Completed Projects	0	\$-	\$-	0%
General Expenses	0	\$3,390,000	\$3,201,349	94.4%
Escalation	0	\$6,300,000	\$-	0.0%
Additional Revenue	0	\$4,598,549	\$1,036,578	22.5%
<b>TOTAL</b>	<b>11</b>	<b>\$126,398,549</b>	<b>\$65,000,669</b>	<b>51.4%</b>

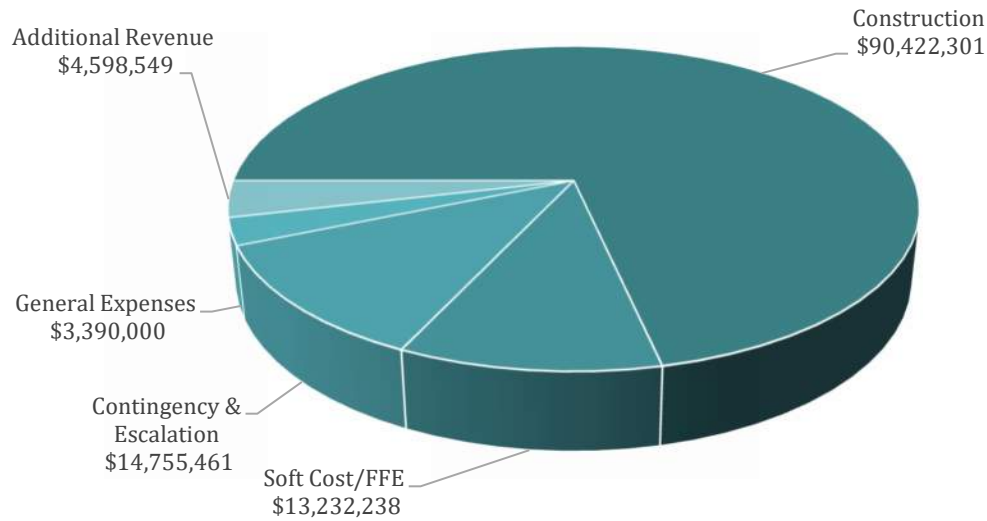
\*Total number of projects increased from 10 to 11 with the addition of the Security Project.

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

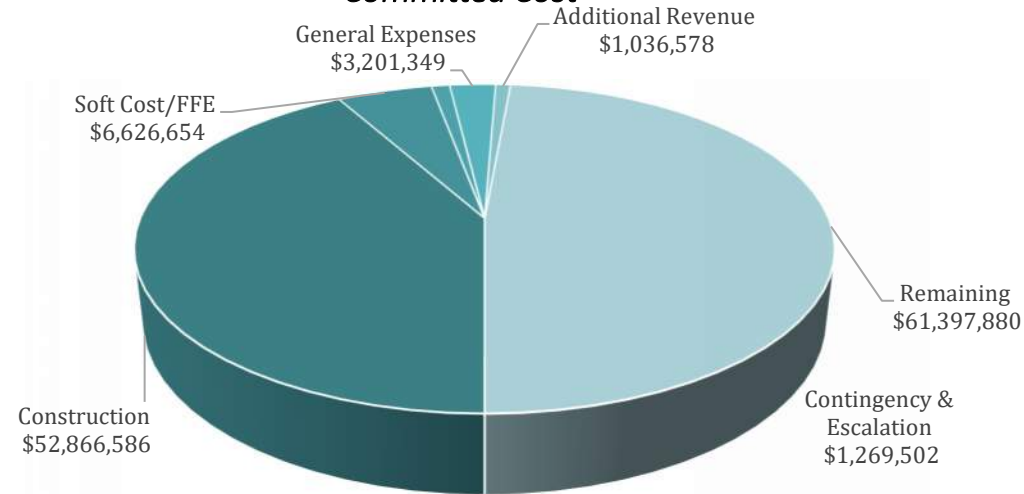
# Westside Community Schools Facilities Master Plan Bond Phase II

## Status of Overall Program Budget – November 2024

*Overall Budget*



*Committed Cost*



Overall Program Budget Categories	Overall Budget	Committed Cost	% Committed
Construction	\$90,422,301	\$52,866,586	58.5%
Soft Cost/FFE	\$13,232,238	\$6,626,654	50.1%
Contingency & Escalation	\$14,755,461	\$1,269,502	8.6%
General Expenses	\$3,390,000	\$3,201,349	94.4%
Additional Revenue	\$4,598,549	\$1,036,578	0.0%
<b>TOTAL</b>	<b>\$126,398,549</b>	<b>\$65,000,669</b>	<b>51.4%</b>



## OVERALL BOND PROGRAM

### Summary:

The BOE commissioned an assessment of district facilities in May 2013. This assessment was completed and presented to the BOE in May 2014. The District created a community Task Force to prioritize the projects for Phase II of the Master Plan in 2022. In May 2023, the Westside Community approved a \$121.0 million bond issue with a 63% majority vote. Project Advocates was hired by the District to provide program management services for the implementation of Phase II of the Facilities Master Plan. The value of the work associated with Phase II is \$121.0 million, with the work being completed from FY 2023 through FY 2028. The funds from Phase II will be used to complete new elementary schools at Hillside, Westgate, and Loveland. The funds will also be used for an expanded eating area and infrastructure needs at the middle school and high school; master planning, new gym/storm shelter for Rockbrook and Paddock Road elementary schools; new mechanical and building envelope at Westbrook elementary school; ADA and mechanical updates at the district office; and infrastructure improvements at Underwood Hills.

OVERALL BOND	BUDGET	PROJECTED COST	COMMITTED COST	PAID TO DATE
ABC Building	\$2,825,000	\$2,825,000	\$2,816,652	\$2,347,972
WHS	\$13,580,000	\$13,580,000	\$3,885,812	\$2,661,651
Hillside	\$26,690,000	\$26,690,000	\$25,195,720	\$10,285,472
Loveland	\$23,280,000	\$23,280,000	\$96,960	\$-
WMS	\$5,200,000	\$5,200,000	\$5,049,692	\$2,956,528
Paddock Road	\$3,395,000	\$3,395,000	\$286,350	\$166,762
Rockbrook	\$3,395,000	\$3,395,000	\$260,745	\$132,546
Underwood Hills	\$970,000	\$970,000	\$69,450	\$3,250
Westbrook	\$9,215,000	\$9,215,000	\$844,590	\$607,340
Westgate	\$22,810,000	\$22,810,000	\$21,740,915	\$7,595,454
Security Project	\$750,000	\$750,000	\$515,856	\$398,267
General Expenses	\$3,390,000	\$3,389,999	\$3,201,349	\$1,176,829
Escalation	\$6,300,000	\$6,300,000	\$-	\$-
Additional Revenue	\$4,598,549	\$4,600,873	\$1,036,578	\$1,036,578
<b>Total</b>	<b>\$126,398,549</b>	<b>\$126,400,872</b>	<b>\$65,000,669</b>	<b>\$29,368,649</b>

### *Community Comments*

- A community meeting was held at Rockbrook on November 7, 2024.
- A community meeting was held Westbrook on November 19, 2024.

### *Project Updates*

- Westside High School bathrooms G and A have been accelerated and are under construction.
- Interior wall framing and rough-in has begun at Hillside.
- Interior wall framing and rough-in has begun at Westgate.
- Design development plans for Paddock Road were approved by the BOE in November 2024.
- Design development plans for Rockbrook will be presented to the BOE in December 2024.
- The Westbrook CMR selection process was completed.
- The ABC project is near completion and set to turnover in December 2024.



## HILLSIDE ELEMENTARY



### Summary:

Based upon a facilities task force that was completed in December of 2022, Hillside Elementary will be replaced by a new three-section school located on the same site as the current Hillside Elementary School (7500 Western Avenue, Omaha NE, 68114). The current Hillside Elementary School will be decommissioned and razed after the completion of the new school.

This new school will be approximately 64,700 sf and incorporate historical attributes and/or materials from the existing elementary school. It will include: a separate cafeteria and gymnasium, dedicated elective classroom space, improved drop off and pick up access, upgraded security and entrance vestibules, improved ADA access, and the construction of FEMA-rated storm shelters. The new elementary school will need to be designed to allow project-based learning areas. It must also provide a safe, healthy, and secure environment for educators, learners, and staff.

<b><i>Project Updates</i></b>	<b><i>Community Comments</i></b>
<ul style="list-style-type: none"> <li>• Structural steel erection is complete except for the link.</li> <li>• Slab on grade work is ongoing.</li> <li>• Interior plumbing underground work is ongoing.</li> <li>• The second-floor slab is complete and interior framing and rough-in is ongoing.</li> <li>• Roofing is complete.</li> <li>• The month of December will be focused on underground plumbing, floor slab placement, interior wall framing, window installation, in-wall MEP rough-in, and drywall.</li> </ul>	<ul style="list-style-type: none"> <li>• No new community comments.</li> </ul>
	<b><i>Project Milestones</i></b>
	<ul style="list-style-type: none"> <li>• Complete new school – December 2025</li> <li>• Move into new school – January 2026</li> <li>• Raze old school – June 2026</li> </ul>

	BUDGET	PROJECTED COST	COMMITTED COST
Construction	\$21,521,650	\$22,839,803	\$22,639,803
Soft Cost/FFE	\$3,257,165	\$3,052,001	\$1,757,721
Contingency	\$1,911,185	\$798,196	\$798,196
<b>PROJECT TOTAL</b>	<b>\$26,690,000</b>	<b>\$26,690,000</b>	<b>\$25,195,720</b>

### 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><b>Project Updates</b></i>	<i><b>Community Comments</b></i>
<ul style="list-style-type: none"> <li>• Structural steel erection is ongoing in Area A.</li> <li>• Roofing is ongoing in Area C.</li> <li>• Interior wall framing is ongoing and MEP rough ins have begun.</li> <li>• Exterior wall framing has begun in area A.</li> <li>• Exterior wall insulation has begun.</li> <li>• The month of December will be focused on the completion of steel erection, interior masonry, roofing, exterior wall framing, interior wall framing, and MEP rough-ins.</li> </ul>	<i><b>Project Milestones</b></i>
	<ul style="list-style-type: none"> <li>• 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.</li> </ul>
	<ul style="list-style-type: none"> <li>• Design completion – April 2024</li> <li>• Start construction – May 2024</li> <li>• Complete new school – December 2025</li> <li>• Move into new school – January 2026</li> <li>• Raze old school – June 2026</li> </ul>

	BUDGET	PROJECTED COST	COMMITTED COST
Construction	\$18,217,374	\$19,829,989	\$19,606,354
Soft Cost/FFE	\$2,541,738	\$2,593,955	\$1,724,870
Contingency	\$2,050,888	\$386,056	\$409,691
<b>PROJECT TOTAL</b>	<b>\$22,810,000</b>	<b>\$22,810,000</b>	<b>\$21,740,915</b>

### 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><b>Project Updates</b></i>		<i><b>Community Comments</b></i>	
<ul style="list-style-type: none"> <li>The old chiller has been demolished and exterior grading was completed.</li> <li>Footing work has begun.</li> <li>The month of December will focus on footings, concrete walls, structural steel, and skylight installation.</li> </ul>		<ul style="list-style-type: none"> <li>No new comments.</li> </ul>	
		<i><b>Project Milestones</b></i>	
		<ul style="list-style-type: none"> <li>Design completion – April 2024</li> <li>Start construction – May 2024</li> <li>Complete addition and renovation – May 2025</li> </ul>	
BUDGET		PROJECTED COST	COMMITTED COST
Construction	\$4,466,903	\$4,504,292	\$4,504,292
Soft Cost/FFE	\$433,097	\$636,187	\$485,879
Contingency	\$300,000	\$59,521	\$59,521
<b>PROJECT TOTAL</b>	<b>\$5,200,000</b>	<b>\$5,200,000</b>	<b>\$5,049,692</b>
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><b>Project Updates</b></i>	<i><b>Community Comments</b></i>
<ul style="list-style-type: none"> <li>The lower-level office area is complete.</li> <li>Elevator installation has begun and is scheduled for completion in December.</li> <li>Project Punchlist is scheduled for December.</li> <li>The new HVAC system is operational and being tested.</li> <li>Basement framing is complete.</li> <li>The month of December will focus on elevator completion, final finishes, punch list, and turnover.</li> </ul>	<i><b>Project Milestones</b></i>
	<ul style="list-style-type: none"> <li>Design completion – April 2024</li> <li>Start construction – May 2024</li> <li>Complete addition and renovation – December 2024</li> </ul>

	BUDGET	PROJECTED COST	COMMITTED COST
Construction	\$2,400,000	\$2,537,092	\$2,537,092
Soft Cost/FFE	\$250,000	\$285,814	\$277,466
Contingency	\$175,000	\$2,094	\$2,094
<b>PROJECT TOTAL</b>	<b>\$2,825,000</b>	<b>\$2,825,000</b>	<b>\$2,816,652</b>

### 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><b>Project Updates</b></i>	<i><b>Community Comments</b></i>
<ul style="list-style-type: none"> <li>Work is ongoing in the restrooms by the baseball field and the performance arts center. The schedule for these restrooms has been accelerated to be completed during the school year.</li> <li>Wall framing, MEP rough-ins, and drywall are complete.</li> <li>The month of December will focus on restroom tile, plumbing fixtures, and bathroom partition install.</li> </ul>	<i><b>Project Milestones</b></i>
	<ul style="list-style-type: none"> <li>Design completion – April 2024</li> <li>Start construction – May 2024</li> <li>Summer construction projects in 2024, 2025, 2026, and 2027</li> </ul>

	BUDGET	PROJECTED COST	COMMITTED COST
Construction	\$11,080,000	\$11,080,000	\$3,047,988
Soft Cost/FFE	\$1,740,000	\$1,740,000	\$837,824
Contingency	\$760,000	\$760,000	\$-
<b>PROJECT TOTAL</b>	<b>\$13,580,000</b>	<b>\$13,580,000</b>	<b>\$3,885,812</b>

### 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><b>Project Updates</b></i>	<i><b>Community Comments</b></i>
<ul style="list-style-type: none"> <li>BCDM continued design activities.</li> <li>The CMR selection process was completed in November and the recommendation will be presented to the BOE in December.</li> <li>The month of December will focus on continued design activities.</li> </ul>	<ul style="list-style-type: none"> <li>A community meeting is scheduled at Westbrook on November 19, 2024.</li> </ul>
	<i><b>Project Milestones</b></i>
	<ul style="list-style-type: none"> <li>Chiller Replacement – Summer of 2024</li> <li>Design completion – Spring of 2025</li> <li>Start construction – Spring of 2025</li> </ul>

	BUDGET	PROJECTED COST	COMMITTED COST
Construction	\$7,600,000	\$7,600,000	\$300,132
Soft Cost/FFE	\$860,000	\$860,000	\$544,458
Contingency	\$755,000	\$755,000	\$-
<b>PROJECT TOTAL</b>	<b>\$9,215,000</b>	<b>\$9,215,000</b>	<b>\$844,590</b>

### GENERAL INFORMATION

Architect:	BCDM
Construction Manager:	Boyd Jones
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><b>Project Updates</b></i>	<i><b>Community Comments</b></i>	
<ul style="list-style-type: none"> <li>Leo A. Daly presented the Design Development to the BOE in November.</li> <li>The month of December will focus on design development estimate and construction documents.</li> </ul>	<ul style="list-style-type: none"> <li>No new activities</li> </ul>	
	<th><i><b>Project Milestones</b></i></th>	<i><b>Project Milestones</b></i>
	<ul style="list-style-type: none"> <li>Design procurement kickoff – March 2024</li> <li>Design completion – March 2025</li> <li>Start construction – May 2025</li> <li>Complete addition – June 2026</li> </ul>	

	BUDGET	PROJECTED COST	COMMITTED COST
Construction	\$2,600,000	\$2,600,000	\$-
Soft Cost/FFE	\$540,000	\$540,000	\$286,350
Contingency	\$255,000	\$255,000	\$-
<b>PROJECT TOTAL</b>	<b>\$3,395,000</b>	<b>\$3,395,000</b>	<b>\$286,350</b>

### GENERAL INFORMATION

Architect: Leo A. Daly  
 Construction Manager: Meco-Henne  
 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><b>Project Updates</b></i>	<i><b>Community Comments</b></i>
<ul style="list-style-type: none"> <li>BVH will present the Design Development plans to the BOE in December.</li> <li>The month of December will focus on the design development estimate and construction documents.</li> </ul>	<ul style="list-style-type: none"> <li>Important to provide a flexible solution in Phase II, to allow for the future potential Phase III work.</li> <li>Minimize impact to adjacent neighbors' views.</li> <li>A community meeting is scheduled at Rockbrook on November 7, 2024.</li> </ul>
	<i><b>Project Milestones</b></i>
	<ul style="list-style-type: none"> <li>Design Procurement kickoff – March 2024</li> <li>Design completion – March 2025</li> <li>Start construction – May 2025</li> <li>Complete Addition – June 2026</li> </ul>

	BUDGET	PROJECTED COST	COMMITTED COST
Construction	\$2,600,000	\$2,600,000	\$-
Soft Cost/FFE	\$540,000	\$540,000	\$260,745
Contingency	\$255,000	\$255,000	\$-
<b>PROJECT TOTAL</b>	<b>\$3,395,000</b>	<b>\$3,395,000</b>	<b>\$260,745</b>

### GENERAL INFORMATION

Architect: BVH  
 Construction Manager: Prairie Const.  
 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.

<b><i>Project Updates</i></b>	<b><i>Community Comments</i></b>
<ul style="list-style-type: none"> <li>Design activities continued in November and a design review was completed.</li> <li>Construction drawings are in progress and will be completed in December.</li> </ul>	<b><i>Project Milestones</i></b>
	<ul style="list-style-type: none"> <li>Design completion – March 2025</li> <li>Start construction – May 2025</li> <li>Complete renovations – June 2026</li> </ul>

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

### 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><b>Project Updates</b></i>	<i><b>Community Comments</b></i>
<ul style="list-style-type: none"> <li>Award of the door additions at West Campus was completed in November.</li> </ul>	
	<i><b>Project Milestones</b></i>
	<ul style="list-style-type: none"> <li>Design technology solutions – April 2024 to July 2024</li> <li>Install recommendations – October 2024 to January 2025</li> </ul>

	BUDGET	PROJECTED COST	COMMITTED COST
Construction	\$419,000	\$321,986	\$230,925
Soft Cost/FFE	\$318,500	\$415,514	\$284,931
Contingency	\$12,500	\$12,500	\$-
<b>PROJECT TOTAL</b>	<b>\$750,000</b>	<b>\$750,000</b>	<b>\$515,856</b>

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

## LOVELAND ELEMENTARY



### Summary:

Based upon a facilities task force that was completed in December of 2022, Loveland Elementary will be replaced by a new two-section school located on the same site as the current Loveland Elementary School (8201 Pacific Street, Omaha NE, 68114). The current Loveland Elementary School will be decommissioned and razed prior to the start of the new school. Students will relocate to the swing school during the project.

This new school will be approximately 54,500 sf and incorporate historical attributes and/or materials from the existing elementary school. It will include: a separate cafeteria and gymnasium, dedicated elective classroom space, improved drop off and pick up access, upgraded security and entrance vestibules, improved ADA access, and the construction of FEMA-rated storm shelters. The new elementary school will need to be designed to allow project-based learning areas. It must also provide a safe, healthy, and secure environment for educators, learners, and staff.

<i><b>Project Updates</b></i>	<i><b>Community Comments</b></i>
<ul style="list-style-type: none"> <li>Site survey was completed in the fall of 2024.</li> <li>The Design RFP will be issued in January 2025.</li> </ul>	
	<i><b>Project Milestones</b></i>
	<ul style="list-style-type: none"> <li>Start Design – March 2025</li> <li>Start Construction – June 2026</li> <li>Complete new school – December 2027</li> <li>Move into new school – January 2028</li> </ul>

	BUDGET	PROJECTED COST	COMMITTED COST
Construction	\$18,717,374	\$18,717,374	\$-
Soft Cost/FFE	\$2,641,738	\$2,641,738	\$96,960
Contingency	\$1,920,888	\$1,920,888	\$-
<b>PROJECT TOTAL</b>	<b>\$23,280,000</b>	<b>\$23,280,000</b>	<b>\$96,960</b>

### GENERAL INFORMATION

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

# 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 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	03/10/24	03/16/25	04/16/25	04/19/25	04/23/25	04/25/25	05/12/25	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	01/13/25	10/07/24	10/14/24	11/14/24	11/18/24	11/22/24	11/26/24	12/09/24	03/24/25	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	11/18/24	09/16/24	09/17/24	10/18/24	10/23/24	10/30/24	11/01/24	11/04/24	03/24/25	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	03/24/25	SR/DB	BM/SR
Underwood Hills						08/19/24				HARD BID IN FEBRUARY OF 2025. AWARD MARCH 2025							03/24/25		
Loveland	01/06/25	01/13/25	02/05/25	02/07/25	02/13/25	02/18/25	05/12/25	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	