

WESTSIDE COMMUNITY SCHOOLS—FACILITIES MASTER PLAN



SUBMITTED TO:

WESTSIDE COMMUNITY SCHOOL BOARD

March 9, 2015

ACKNOWLEDGEMENTS

We would like to acknowledge and thank the following groups and individuals who have supported this effort with their knowledge, time, and opinions that helped create this Facilities Master Plan:

- Westside Community Schools Board of Education
- Westside Community Schools Administration, Educators and Staff
- Facilities Task Force Members
- School Community Clubs
- DLR Group
- Staff and Administration with Elkhorn, Bennington, Omaha, and Council Bluffs school districts along with architectural firms BCDM and RDG for facilitating tours.

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SECTION 1

EXECUTIVE SUMMARY

In 1946, three small rural Omaha school districts joined together to form one school district that would be guided by high principles of excellence, innovation, and community. For more than sixty years, Westside Community School District has used those principles to realize its mission “to meet the unique needs of all learners.”

The vision of the District is clear. “Westside Community Schools will relentlessly pursue innovative educational ideals and promise to personalize learning for every student. We invite the challenge of developing a community of learners who embrace a broader, richer definition of success.” In conjunction, the District’s schools shall provide a learning environment where students can integrate literacy skills, become creative and critical thinkers through authentic problem solving techniques and utilize state-of-the-art technologies. The environment must be a safe, dry, healthy, comfortable space that is adequate to support personalized learning pathways for students and staff to discover strengths while fostering community partnerships.

To foster this type of learning environment the District has received community support through levy overrides to invest in several educational enhancements. These enhancements include: smaller neighborhood schools, a modular schedule at the High School, 1-to-1 technology hardware for K-12 learners, continued commitment to provide special programs to the elementary level such as foreign language, music (band, strings and choir) and art, low class sizes, well-educated instructors, and a high ratio of Educational Assistants to students.

In May 2013 the Westside Community Board of Education commissioned DLR to assess the physical condition and functional adequacy of each building based on current design codes and criteria. Concurrently RSP was commissioned to provide a demographics and growth study for the district. In May 2014 DLR issued the final assessment report to Westside Community Schools. The District created a community Task Force in June 2014 and retained Project Advocates to help guide the Task Force through the evaluation process and prepare the final Facilities Master Plan.

The proposed three phase plan will move the District’s facilities forward into the next several decades and ensure that they will provide the learning environment necessary to achieve the District’s vision.

While this Facilities Master Plan recommends a three-phased bond approach to address the current deficiencies in the physical buildings and to plan for the future, this plan is conceptual in nature and recommends overall program space and renovation areas. Upon approval by the School Board and district voters, the School Board should utilize this plan to invest in a custom design and engineering solution for each school based on the budget established for each building in the Facilities Master Plan. Each school’s informed stakeholders will have the opportunity to participate in the design process for their building to meet the overall program needs and budget constraints.

Community Schools

Phase I includes a \$79.9 Million bond referendum to be placed on a mail-in ballot in May 2015. This work will be completed from FY 2015 through FY 2021. The funds from Phase I would be used to address immediate needs at K-8 schools; complete renovations and additions at Prairie Lane Elementary; construct new buildings at Swanson Elementary, Sunset Hills Elementary, and Oakdale Elementary, complete renovations and additions at Westside Middle School and create provisions to acquire land for future projects.

High Priority Facilities Needs	\$ 6,456,000
Renovations and Additions	\$ 30,212,000
New Elementary Schools	\$ 42,232,000
Land Acquisition	\$ 1,000,000
Total Recommended Phase I Bond	\$ 79,900,000

Based on an initial Phase I bond value of \$79.9 Million, with a 20 year note maturity, the owner of a home valued at \$150,000 would see the Westside Community Schools share of their property taxes for long-term debt retirement increase by approximately \$13.17/month.

Phase II of the Facilities Master Plan includes completing recommended upgrades and additions at Paddock Road, Hillside, Rockbrook, and Westbrook Elementary Schools; and constructing a new building at Westgate Elementary. It is recommended that Phase II work implementation to commence approximately 2023.

In **Phase III** of the Facilities Master Plan, a new Loveland Elementary would be constructed while Westside High School would receive the remainder of the upgrades and additions. It is recommended that Phase III work implementation to commence approximately 2028.

Quality Schools Positively Impact Property Values

Westside Community Schools is committed to a neighborhood school philosophy, which provides stability for the community and the school district. Maintaining neighborhood schools and upgrading these buildings, paired with high achievement, creates a quality school district. Residents with school-aged children, along with district property owners, benefit from high-quality schools.

The goal of the 15-year Facilities Master Plan is to provide safe, healthy, and modern learning spaces for students and staff. Implementing the Facilities Master Plan will support overall property values throughout the district.

Research and surveys linking property values to the quality of schools have been conducted in several metropolitan markets around the United States. School quality was determined using attributes such as standardized test score results, state school ratings systems, and average class size. While the magnitude varied, each study and survey documented the positive impact quality schools have on a community.

Most realtors agree that there is strong demand for quality schools from homebuyers. In an urban, land-locked location such as Westside Community Schools, this demand should sustain increased values and subsequent sales prices for the limited supply of available homes within the school district.

The following is an overview of the Facilities Master Plan as recommended by the Superintendent of Schools, District Staff and Facilities Task Force.

Facility	High Priority Improvements	Facilities Needs	Renovation & Addition	New School	Subtotal - Facilities Needs	Renovation & Addition	Phase I Budget
ELEMENTARY SCHOOLS							
Hillside Elementary	I	II	II		\$ 803,000	TBD	\$ 803,000
Loveland Elementary	I			III	\$ 486,000	TBD	\$ 486,000
Oakdale Elementary				I		\$ 14,504,000	\$ 14,504,000
Paddock Road Elementary	I	II	II		\$ 858,000	TBD	\$ 858,000
Prairie Lane Elementary	I	I	I		\$ 6,213,000	\$ 4,584,000	\$ 10,797,000
Rockbrook Elementary	I	II	II		\$ 1,205,000	TBD	\$ 1,205,000
Sunset Hills Elementary				I		\$ 13,824,000	\$ 13,824,000
Swanson Elementary				I		\$ 13,904,000	\$ 13,904,000
Westbrook Elementary	I	II	II		\$ 1,232,000	TBD	\$ 1,232,000
Westgate Elementary	I			II	\$ 657,000	TBD	\$ 657,000
MIDDLE SCHOOL							
Westside Middle	I	I	I		\$ 13,551,000	\$ 3,214,000	\$ 16,765,000
HIGH SCHOOL AND ALTERNATE SCHOOL							
Westside High		III	III		TBD	TBD	\$ -
Westside CCC	I	I	I		\$ 1,215,000	\$ 2,650,000	\$ 3,865,000
EARLY CHILDHOOD EDUCATION							
Underwood Hills	II				TBD		\$ -
ADMINISTRATIVE							
Westside ABC	II				TBD		\$ -
LAND ACQUISITION							
Land Acquisition			I			\$ 1,000,000	\$ 1,000,000
Bond Value Total							\$ 79,900,000

Phase I Bond - I

Phase II Bond - II

Phase III Bond - III

*All estimated costs are budgetary which include soft costs and anticipated escalation based on the Facilities Master Plan Schedule listed in section 3.

* Scope is identified per section 3 of this report and may be adjusted based upon final design and input from the review committee from each particular school or facility.

Westside
Community Schools



FACILITIES CAPITAL IMPROVEMENT PLANNING PROCESS

SECTION 2

FACILITIES BACKGROUND

Initial construction of the current school buildings was funded through several bonds, the last of which was approved in 1961.

Westside Community Schools Initial Construction Bond Timeline

Year	Initial Bond Amount	Escalated Bond Amount*	Description
1949	\$100K	\$1.5M	Land purchase, Loveland addition
1950	\$650K	\$9.3M	High School
1951	\$350K	\$4M	High School
1953	\$975k	\$12.2M	Elementary and Middle Schools
1954	\$287K	\$3.5M	Elementary and Middle Schools
1955	\$7.5M	\$86.2M	Elementary and Middle Schools
1961	\$6.0M	\$56.9M	Elementary and Middle Schools
Total	\$15.8M	\$173.7M	

*All Bond Amounts have been escalated to 2014 using the Engineering News Record Building Cost Index History (1915-2014)

Since 1997 system replacement and renovations needs have been funded through several bonds totaling approximately \$41.1M. However, at most of the Elementary Schools and the Middle School, major infrastructure systems such as HVAC, plumbing, roofing, and building envelope have outlived their useful life and must be replaced.

In addition to addressing the physical building infrastructure, changes to how educational facilities are designed, constructed, and used have created the need to evaluate functional adequacy of the Westside Community Schools facilities. These changes include:

- Accessibility for people with disabilities
- Inclusion of exceptional education students within mainstream classrooms
- Increase in the number of students who are dropped off and picked up at school
- Security improvements such as video surveillance, controlled access, and building lock down
- Secure hardened locations in the facilities for storm events
- Programming for special classes such as art, music, and world language
- Increased use of collaborative and small group spaces for personalized learning
- Changes in technology used by students, teachers and staff

FACILITIES CONDITION ASSESSMENT

DLR completed an assessment of the current facilities and presented a report to the Board of Education in March 2014. DLR identified several building systems deficiencies with the following trends at most buildings:

- Several buildings require major work to replace roofing and building envelope systems.
- Based on estimated cost, approximately half of the identified deficiencies are related to HVAC, plumbing, electrical, and life safety systems.
- While all the schools are compliant with the Americans with Disabilities Act, providing more convenient accessible routes for the students and staff is priority. Most of this work is related to vertical transportation, site conditions, and restroom accessibility.
- Each building requires work to improve safety and efficiency for student drop-off and pick-up.
- Improvements are needed to keep up with security and technology infrastructure.
- The total estimated cost to address all building systems deficiencies is approximately \$91M, based on current market pricing and does not include provisions for escalation based on proposed construction timeline.

FACILITIES FUNCTIONAL PERFORMANCE ASSESSMENT

DLR completed an assessment of the current facilities and presented a report to the Board of Education in May 2014. DLR identified the following major program functional deficiencies:

- Current building layouts are not optimized for security.
- Many buildings do not have dedicated learning space for art, music, and world language.
- Eight of the ten elementary schools have combined gymnasiums/cafeterias. This creates major scheduling challenges for the staff to ensure all students have adequate time for lunch and physical education.
- Current facilities were not constructed or laid out for special needs learners with physical, behavioral, and/or learning disabilities.
- Currently there is limited to no space for teachers to break into small groups for math or reading so that curriculum can become more personalized and the teachers can work on appropriate curriculum that meets each student's learning level.
- Westside Middle School is overcrowded and functionally challenging to effectively and efficiently implement the Middle School Education Philosophy. An option to change grade configuration at the Middle School to sixth through eighth grades was presented, discussed, and not selected.

Westside
Community Schools

FACILITIES CAPACITY ASSESSMENT

After a peak enrollment of 10,002 students in 1970, the Westside Community Schools enrollment fell to a historic low of 4,000 students in 1988. In 1989 the Board of Education approved a measure to allow “Option” enrollment students to attend the district schools from outside of the district boundaries. In 1998 The Westside Community Board of Education set the optimum district enrollment of approximately 6,000 students which allowed the ten neighborhood elementary schools to remain open and permitted the High School to continue to offer robust educational and extracurricular programs. DLR presented several initial programming options for each school location based on the district enrollment maximum, current enrollment, and RSP demographic information.

- The current elementary school buildings are configured to support a total of 21 sections per grade level (K-6). Westbrook and Hillside are three section buildings. Loveland, Oakdale, Swanson, Paddock Road, Prairie Lane, Rockbrook, and Westgate are two section buildings. Sunset Hills is a one section building.
- Seven of the ten elementary schools have “bubble” classes where extra sections have been added to accommodate variable enrollment in different grades. Including “bubble” classes, the District currently supports a total of 22.43 sections per grade level.
- 7,325 sf of total portable classroom facilities are currently utilized at Westside Middle Schools, Hillside, Loveland, and Swanson Elementary schools to accommodate “bubble” classes and relieve over crowding.
- RSP anticipates that in-district (resident) enrollment will increase in the future. Based on RSP’s projections, Sunset Hills and Swanson will have more resident students than their current configuration can support.
- DLR recommended options to “right-size” the elementary school building configurations to balance total elementary enrollment with an ideal maximum class size. These recommendations were based on current school property boundaries with adequate size to add the building area necessary for an additional section. DLR identified Sunset, Swanson, Westgate and Westbrook Elementary schools as the sites that would be best suited for additional sections. This report suggests adding the sections to Sunset and Westgate Elementary schools. Adding a section to two of the four schools would “right-size” the district’s total number of sections to 23.

STAKEHOLDER AND COMMUNITY ENGAGEMENT

Westside Community Schools District created a Task Force in July 2014 to evaluate the DLR report information and make recommendations for the Facilities Master Plan. The Task Force consisted of various community members, district staff, educators and private sector business leaders who were organized into five committees: Academic, Safety & Security, Finance, Construction, and Communications. Project Advocates and district staff led multiple two-hour long meetings with the Task Force, reviewing and evaluating the deficiencies and options. The Task Force toured newly constructed and recently renovated elementary and middle schools in neighboring school districts to learn about current educational building design standards and assess the potential benefits of building new facilities and renovating existing buildings.

While reviewing and evaluating the deficiencies and options, the facilities Task Force considered multiple issues and constraints:

- Safety of students and staff
- Priority of system deficiencies at current buildings
- Priority of programmed space to quantify potential additional space at buildings
- Class sizes
- Estimated first cost for improvements
- On-going operational costs
- Site constraints of the building properties
- Examples of new construction and remodeled school buildings in the metro area
- Current and future curriculum and enrollment
- Westside Community Schools' mission statement, strategic plan and commitment to excellence
- Community, parent, and teacher desires
- Learning Community obligations
- Ability of facilities to adapt to unforeseen circumstances
- Inclusion, main-streaming, and accommodations for special needs learners
- Potential phased approach to issue bonds for financing the Facilities Master Plan

The Task Force provided the following recommendations which were considered in drafting the Westside Community Schools Facilities Master Plan:

- The Westside Community School District Superintendent recommended the Middle School grade configuration to remain seventh and eighth grades. This recommendation was reviewed and approved by the Westside Community School Board of Education at the November 3, 2014 board of education meeting. The Middle School education philosophy will be achieved by re-modeling of the facility and programming enhancement.
- The focus of the first two Facilities Master Plan phases will be to update the Elementary schools and update/relieve overcrowding at the Middle School.
- Security will remain a priority and will include controlled entrance vestibules, monitored exterior doors, and entrance/perimeter cameras.
- Hardened rooms will be provided at each building during major renovations.
- Most of the high-priority facility deficiencies identified by DLR will be addressed at every building during Phase 1 of the program.
- The total space allocated for elementary programming is prioritized as:
 - ◊ High = Classrooms, Art, Music, Food Service, and Physical Education
 - ◊ Medium = World Language, Special Learning, Student Services/Support, and Administration
 - ◊ Low = Early Childhood, Media Center, Custodial, Faculty/Staff Support, and Nurse
- Sunset Hills will be programmed as a new building with two sections and Westgate will be programmed as a new building with three sections to provide enrollment flexibility and optimized classroom size based on the following table of Elementary Schools enrollment, sections, and capacity:

Elementary Schools Enrollment, Sections, and Capacity

	Current Enrollment	Configured Sections	Configured Average Class Size	Actual Sections	Actual Class Size	Proposed Configured Sections	Proposed Average Class Capacity	Proposed Enrollment Capacity
Hillside	416	3.0	19.8	3.0	19.8	3.0	20	420
Loveland	294	2.0	21.0	2.14	19.6	2.0	20	280
Oakdale	318	2.0	22.7	2.29	19.9	2.0	20	280
Paddock Road	269	2.0	19.2	2.0	19.2	2.0	20	280
Prairie Lane	297	2.0	21.2	2.14	19.8	2.0	20	280
Rockbrook	308	2.0	22.0	2.14	20.5	2.0	20	280
Sunset Hills	151	1.0	21.6	1.14	18.9	2.0	20	280
Swanson	315	2.0	22.5	2.29	19.7	2.0	20	280
Westbrook	443	3.0	21.1	3.0	21.1	3.0	20	420
Westgate	301	2.0	21.5	2.29	18.8	3.0	20	420
Total	3,112	21.0	21.2	22.43	19.8	23.0	20	3,220

In their report, DLR provided initial programing options that included specific program space for every aspect of the curriculum as well as desired collaborative space for staff and students. The Task Force evaluated the needs/wants and made recommendations to balance these options with economic reality. Incorporating the Task Force recommendations into DLR's initial programing options resulted in the following reductions of additional building area and total estimated non-escalated program cost:

Description	Initial Programing Options	Task Force Recommendation	Difference
Elementary Building Additions (SF)	292,000	135,000	(157,000)
Total District Building Additions (SF)	426,000	169,000	(257,000)
Total Estimated Non-escalated Program	\$214,000,000	\$147,687,000	(\$66,313,000)

Based on community feedback, the Task Force steering committee recommended adding miscellaneous land acquisition in Phase I. Construction of a new 2-section building at the Loveland Elementary School site in the final phase of the plan to the overall program stated above.

The following factors were used to prioritize projects in developing specific scopes of work for the Facilities Master Plan Phases:

1. Providing safety of the students and staff which includes building security, life safety systems, and adequate shelter during severe weather events.
2. Providing a comfortable learning environment that is dry with adequate temperature control and indoor air quality.
3. Providing right-size classrooms for current enrollment; and flexibility for in-district enrollment growth.
4. Creating a building environment that supports the staff to realize the District's strategic plan.
5. Update all building systems including envelope, electrical, plumbing, and HVAC.

Westside
Community Schools



SECTION 3

FACILITIES CAPITAL IMPROVEMENT PLAN

MATRIX OF WORK –OVERALL

The following is an overview of Work that may be performed within the Facilities Master Plan as recommended by the Superintendent of Schools, District Staff, and Facilities Task Force.

Facility	Concrete / Masonry	Thermal & Moisture	Exterior Doors & Windows	Interior Doors & Windows	Ceilings and Floors	Equipment	ADA	Plumbing	HVAC Systems	Energy Efficiency	Electrical	Technology	Life Safety	Security	Site	Renovation & Addition	New School	Land
ELEMENTARY SCHOOLS																		
Hillside Elementary	II	II	II	II	II	II	I,II	II	II	II	II	II	II	I	II	II		
Loveland Elementary	I		I			I	I	I						I	I		III	
Oakdale Elementary																	I	
Paddock Road Elementary	I	II	I	II	II	II	II	II	II	II	II	II	I	I	II	II		
Prairie Lane Elementary	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I		
Rockbrook Elementary	II	II	I,II	II	II	II	II	II	II	II	II	II	II	I,II	I,II	II		
Sunset Hills Elementary																	I	
Swanson Elementary																	I	
Westbrook Elementary	II	II	I,II	II	II	II	II	I,II	II	II	II	II	II	I,II	II	II		
Westgate Elementary			I								I			I	I		II	
MIDDLE SCHOOL																		
Westside Middle	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I		
HIGH SCHOOL AND ALTERNATE SCHOOL																		
Westside High			III	III	III		III	III	III	III	III	III	III	III	III	III		
Westside CCC	I	I	I	I	I		I	I	I	I	I	I	I	I	I	I		
EARLY CHILDHOOD EDUCATION																		
Underwood Hills			II								II			II	II			
ADMINISTRATIVE																		
Westside ABC			II	II			II	II			II			II	II			
LAND ACQUISITION																		
Land Acquisition																		I

Phase I Bond - I

Phase II Bond - II

Phase III Bond - III

* Scope is identified per section 3 of this report and may be adjusted based upon final design and input from the review committee from each particular school or facility.

Westside
Community Schools

SCHEDULE NARRATIVE

The following Conceptual Schedule provides a roadmap to implement the Facilities Master Plan. The Schedule considers student and staff safety, prioritized facilities deficiencies, disruption to student learning, and community feedback.

PHASE I—2015 to 2021

- An improvement project will be completed at every District K-8 school building during Phase I
- High-priority needs will be addressed at the following buildings during the summer of 2016:
 - ◊ Hillside Elementary
 - ◊ Loveland Elementary
 - ◊ Paddock Road
 - ◊ Rockbrook Elementary
 - ◊ Westbrook Elementary
 - ◊ Westgate Elementary
 - ◊ Westside CCC
- Accommodations for a temporary 2-section school will be constructed at the Westside CCC from Winter 2015 to Summer 2016
- The following buildings will be remodeled:
 - ◊ Westside Middle (Summer 2016 to Summer 2019)
 - ◊ Prairie Lane Elementary (Summer 2020 to Summer 2021)
- New buildings will be constructed at the following schools:
 - ◊ Sunset Hills Elementary (Spring 2017 to Summer 2018)
 - ◊ Swanson Elementary (Summer 2018 to Spring 2020)
 - ◊ Oakdale Elementary (Summer 2016 to Spring 2018)

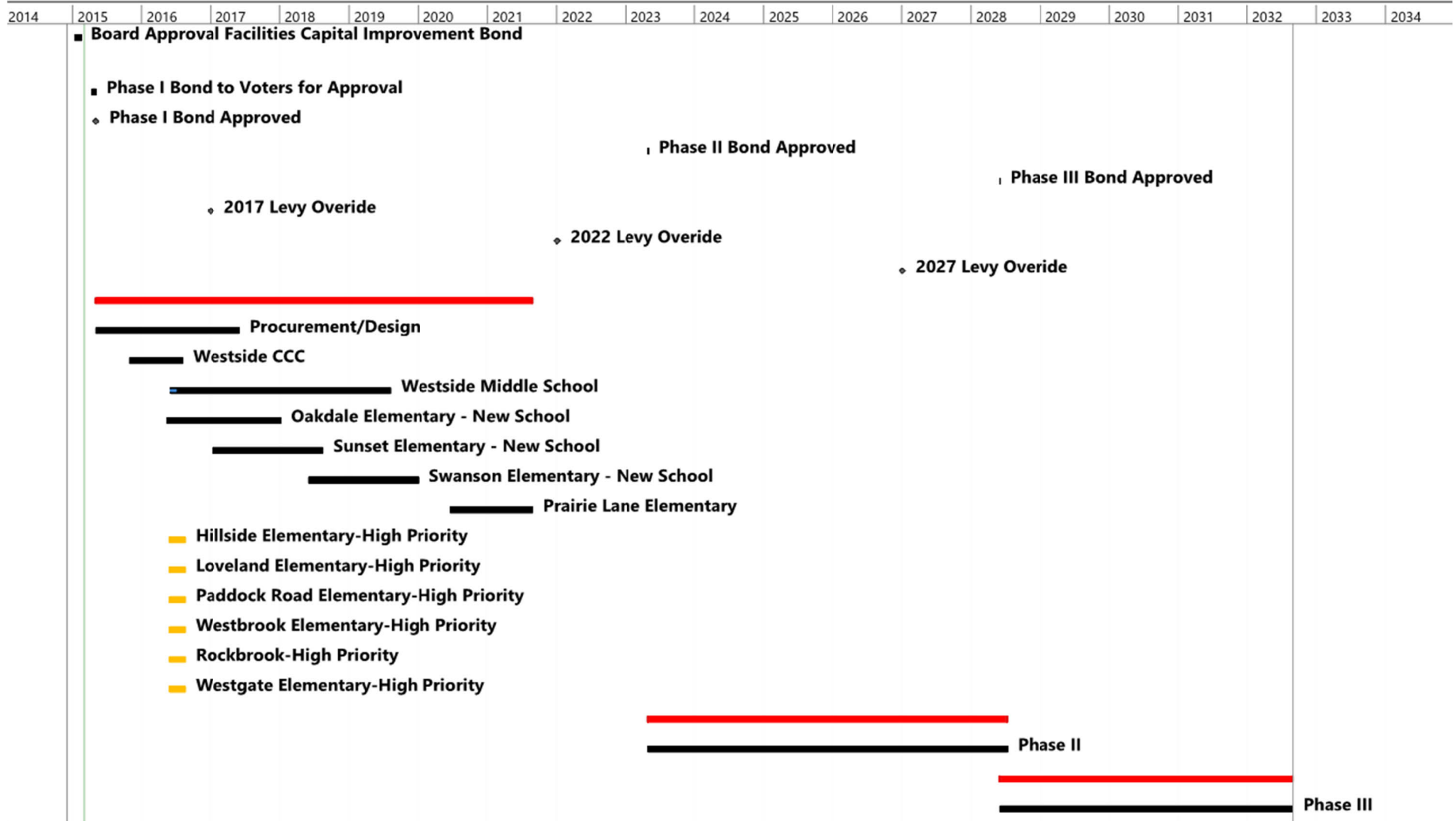
PHASE II—approximately 2023 to 2028

- High-priority needs will be addressed at the following buildings during the summer of 2016:
 - ◊ Underwood Hills
 - ◊ ABC Building
- The following buildings will be remodeled:
 - ◊ Paddock Road
 - ◊ Rockbrook Elementary
 - ◊ Hillside Elementary
 - ◊ Westbrook Elementary
- A new Westgate Elementary building will be constructed

PHASE III—approximately 2028 to 2032

- A new Loveland Elementary will be constructed
- Westside High School will undergo remaining renovations and upgrades

WESTSIDE COMMUNITY SCHOOLS - FACILITIES CAPITAL IMPROVEMENT BOND



Facilities Master Plan Phase I

The first phase of this Facilities Master Plan identifies the first bond referendum to be placed in a mail-in ballot in May 2015 in the amount of \$79,900,000. This work will be completed from FY 2015 through FY 2021. Phase I funds will be used to: address immediate needs at all schools related to replacing building systems that have outlived their expected lifespan; provide more convenient access with American with Disabilities Act, improve safety and efficiency for student drop off and pick up; upgrade security and technology infrastructure; create dedicated, but shared, learning space for art, music, world language, gymnasium and Cafeterias; modify layout for special needs learners with physical, behavioral, and/or learning disabilities; provide space for teachers and students to break into small groups; complete necessary repairs and structural modifications; and thermal and moisture protection. The remaining funds will be used to address space and functionality concerns at the Middle School and one (1) elementary school. Finally, replacement of three (3) elementary schools will update dated facilities to current standards.

The following is an overview of work that may be performed within Phase I of the Facilities Master Plan as recommended by the Superintendent of Schools, District Staff and Facilities Task Force.

Facility	Concrete / Masonry	Thermal & Moisture	Exterior Doors & Windows	Interior Doors & Windows	Ceilings and Floors	Equipment	ADA	Plumbing	HVAC Systems	Energy Efficiency	Electrical	Technology	Life Safety	Security	Site	Renovation & Addition	New School	Land	Grand Total
ELEMENTARY SCHOOLS																			
Hillside Elementary	II	II	II	II	II	II	I,II	II	II	II	II	II	II	I	II	II			\$ 803,000
Loveland Elementary	I		I			I	I	I						I	I		III		\$ 486,000
Oakdale Elementary																	I		\$ 14,504,000
Paddock Road Elementary	I	II	I	II	II	II	II	II	II	II	II	II	I	I	II	II			\$ 858,000
Prairie Lane Elementary	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I			\$ 10,797,000
Rockbrook Elementary	II	II	I,II	II	II	II	II	II	II	II	II	II	II	I,II	I,II	II			\$ 1,205,000
Sunset Hills Elementary																	I		\$ 13,824,000
Swanson Elementary																	I		\$ 13,904,000
Westbrook Elementary	II	II	I,II	II	II	II	II	I,II	II	II	II	II	II	I,II	II	II			\$ 1,232,000
Westgate Elementary			I								I			I	I		II		\$ 657,000
MIDDLE SCHOOL																			
Westside Middle	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I			\$ 16,765,000
HIGH SCHOOL AND ALTERNATE SCHOOL																			
Westside High			III	III	III		III	III	III	III	III	III	III	III	III	III			\$ -
Westside CCC	I	I	I	I	I		I	I	I	I	I	I	I	I	I	I			\$ 3,865,000
EARLY CHILDHOOD EDUCATION																			
Underwood Hills			II								II			II	II				\$ -
ADMINISTRATIVE																			
Westside ABC			II	II			II	II			II			II	II				\$ -
LAND ACQUISITION																			
Land Acquisition																	I		\$ 1,000,000
																			\$ 79,900,000

*All estimated costs are budgetary which include soft costs and anticipated escalation based on the Facilities Master Plan Schedule listed in section 3.

* Scope is identified per section 3 of this report and may be adjusted based upon final design and input from the review committee from each particular school or facility.

Facilities Master Plan Phase II

Phase II of the Facilities Master Plan will anticipate Facility Needs and Renovations/Additions for (4) four elementary schools: Hillside; Paddock Road; Rockbrook; and Westbrook; Underwood Hills; a new school at Westgate Elementary; and renovations at the ABC facility. All five (5) Elementary Schools in Phase II will have already received High Priority Improvements in Phase I to provide the Security, Fire & Life Safety, and structure to ensure the safety and security of the students and staff of each facility.

As listed in the DLR Facilities Report common improvements and upgrades to these facilities could include: replacement of heating and cooling systems; exterior windows and doors; interior windows and doors; technology upgrades; electrical, lighting, mechanical controls upgrades; ADA requirements; and interior finishes. Also included is increasing and reorganizing square footage to address capacity and functionality of the current schools.

Facilities Master Plan Phase III

Phase III of the Facilities Master Plan will anticipate Facility Needs and Renovations/Additions for Westside High School, and the replacement of Loveland Elementary with a new school. Loveland Elementary will have already received High Priority Improvements in Phase I to provide the Security, Fire & Life Safety, minor HVAC improvements and structure to ensure the safety and security of the students and staff.

During Phase III the High School will undergo renovations and additions that could include: building envelope; HVAC, technology, site and ADA upgrades, reconfiguration of journalism and art spaces, and addition of changing and makeup rooms and Drama classroom.

Westside
Community Schools

Year Constructed:	1954	7500 Western Avenue
Additions/Renovations:	1956, 1975, 1997, 2005	Omaha, NE 68114
Gross Building Area:	56,267 GSF	
Site Area:	8.8 Acres	
Number of Sections:	3	
Needs Priority Rank:	11	
Temporary Structures:	2,013 SF	
Phase I Project Value:	\$ 803,000	



Current Active Enrollment as of 10/10/2014

K	1	2	3	4	5	6	Total
52	58	62	60	61	61	62	416



Denotes Bubble Classes

FACILITY IMPROVEMENTS/RECOMMENDATIONS

- Implement high priority Improvements in Phase I
- Renovation/Additions to be completed in Phase II
 - ◊ Pick up and drop off improvements
 - ◊ Add boys restroom to upper level
 - ◊ Add restrooms to kindergarten classrooms
 - ◊ Right-size classrooms
 - ◊ Improve special education spaces
 - ◊ Introduce project based learning spaces
 - ◊ Replace portables
 - ◊ Create security vestibule at office
 - ◊ Replace HVAC system
 - ◊ Add Dedicated Art and Music/World Language space

FACILITY NEEDS - \$ 803,000

Security – doors access control, monitoring, cameras and entrance vestibule

Safety - Provide structurally reinforced safe area for students

Building Envelope – misc. repairs

FUNCTIONAL IMPROVEMENTS - Phase II

Proposed Functional Expansion Gross Area: 8,300 GSF

Proposed Total Gross Building Area: 64,600 GSF

Proposed Total Renovation Area: 37,000 GSF

Proposed Demolition Area: 0 GSF

Proposed Sections per Grade: 3

Year Constructed: 1954
Additions/Renovations: 1956, 1975, 1997, 2005
Gross Building Area: 56,267 GSF
Site Area: 8.8 Acres
Number of Sections: 3
Needs Priority Rank: 11
Temporary Structures: 2,013 SF
Phase I Project Value: \$ 803,000

7500 Western Avenue
Omaha, NE 68114



Boilers past useful life—need replacement



Mechanical ductwork needs to be replaced



Fan coil and dehumidifier - needs HVAC update



Multiple condensing units at building perimeter are prone to vandalism.

Year Constructed: 1954
Additions/Renovations: 1956, 1975, 1997, 2005
Gross Building Area: 56,267 GSF
Site Area: 8.8 Acres
Number of Sections: 3
Needs Priority Rank: 11
Temporary Structures: 2,013 SF
Phase I Project Value: \$ 803,000

7500 Western Avenue
Omaha, NE 68114



Portable Classrooms



Window and Kalwall - needs replacement

Westside
Community Schools

Year Constructed:	1932	8201 Pacific Street
Additions/Renovations:	1951, 1954, 1973, 1997, 1985	Omaha, NE 68114
Gross Building Area:	34,524 GSF	
Site Area:	2.5 Acres	
Number of Sections:	2	
Needs Priority Ranking:	1	
Temporary Structures:	2,013 SF	
Phase I Project Value:	\$486,000	



Current Active Enrollment as of 10/10/2014

K	1	2	3	4	5	6	Total
40	43	37	52	41	40	41	294



Denotes Bubble Classes

Currently, there is not enough space on the property to expand or rebuild an adequately sized school. The Board of Education and District Administration are reviewing this building for future expansion and renovation or for replacement. The District has made a commitment to keep neighborhood elementary schools, including Loveland.

FACILITY IMPROVEMENTS/RECOMMENDATIONS

- Implement high priority improvements in Phase I
- Construct new Elementary on same site in Phase III

FACILITY NEEDS - \$486,000

Building Envelope – misc. repairs

HVAC—misc. repairs to systems

Security – doors access control, monitoring, and cameras

Safety - Provide structurally reinforced safe area for students

Site – misc. repairs

FUNCTIONAL IMPROVEMENTS - PROPOSED NEW SCHOOL IN PHASE III

Proposed Total Gross Building Area: 0 GSF

Proposed Demolition Area: 0 GSF

Proposed Sections per Grade: 2

LOVELAND ELEMENTARY SCHOOL 3

Year Constructed:	1932	8201 Pacific Street
Additions/Renovations:	1951, 1954, 1973, 1997, 1985	Omaha, NE 68114
Gross Building Area:	34,524 GSF	
Site Area:	2.5 Acres	
Number of Sections:	2	
Needs Priority Ranking:	1	
Temporary Structures:	2,013 SF	
Phase I Project Value:	\$486,000	



Outside air intake—requires replacement



Portable Classrooms

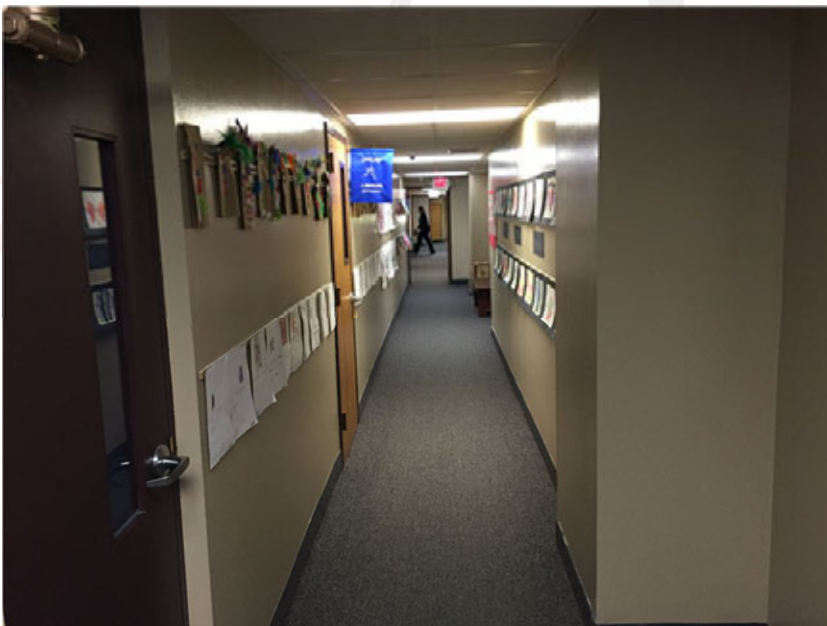


Boilers past useful life

Year Constructed:	1932	8201 Pacific Street
Additions/Renovations:	1951, 1954, 1973, 1997, 1985	Omaha, NE 68114
Gross Building Area:	34,524 GSF	
Site Area:	2.5 Acres	
Number of Sections:	2	
Needs Priority Ranking:	1	
Temporary Structures:	2,013 SF	
Phase I Project Value:	\$486,000	



Entrance corridor provides poor access control and visibility from office.



Narrow lower level corridor serves as storm shelter.

Year Constructed:	1871	9801 West Center Road
Additions/Renovations:	1950, 1954, 1957, 1963, 1979, 1996	Omaha, NE 68214
Gross Building Area:	42,478 GSF	
Site Area:	6 Acres	
Number of Sections:	2	
Needs Priority Rank:	2	
Temporary Structures:	0 SF	
Phase I Project Value:	\$14,504,000	



Current Active Enrollment as of 10/10/2014

K	1	2	3	4	5	6	Total
44	52	53	43	41	41	44	318

 Denotes Bubble Classes

FACILITY IMPROVEMENTS/RECOMMENDATIONS

- Construct new 2 section school on same site in Phase I
 - ◊ Preserve historic elements of the original site and building
 - ◊ Improve drop off and pick up safety
 - ◊ Improved convenience for ADA access
 - ◊ Re-organize Office/Administration at the main entrance for security
 - ◊ Right-size classrooms
 - ◊ Introduce project based learning areas
 - ◊ Improve security
 - ◊ Add special education spaces
 - ◊ Add separate gym and cafeteria
 - ◊ Add dedicated Art and Music/World Language space
 - ◊ Provide storm shelters as required by Building Code
- Students will be relocated to CCC while the new school is under construction.

PROJECT TOTAL - \$14,504,000

Proposed Functional Expansion Gross Area: 0 GSF

Proposed Total Gross Building Area: 54,600 GSF

Proposed Total Renovation Area: 0 GSF

Proposed Demolition Area: 42,478 GSF

Proposed Sections per Grade: 2

Year Constructed: 1871
 Additions/Renovations: 1950, 1954, 1957, 1963, 1979, 1996
 Gross Building Area: 42,478 GSF
 Site Area: 6 Acres
 Number of Sections: 2
 Needs Priority Rank: 2
 Temporary Structures: 0 SF
 Phase I Project Value: \$14,504,000

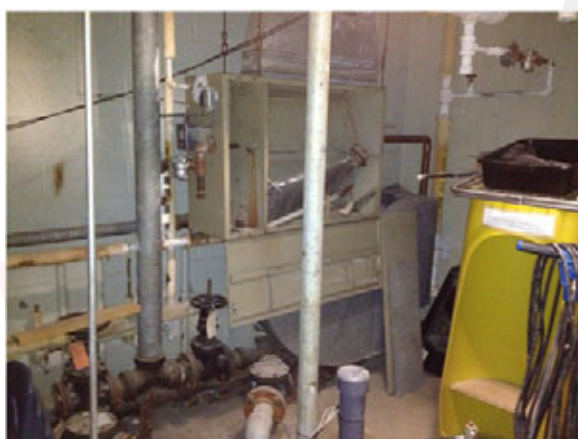
9801 West Center Road
 Omaha, NE 68214



Water damage at building main electrical switch



Single pane windows need to be replaced



Storm shelter (south) in mechanical room



Kalwall window systems need to be replaced

Year Constructed: 1871
 Additions/Renovations: 1950, 1954, 1957, 1963, 1979, 1996
 Gross Building Area: 42,478 GSF
 Site Area: 6 Acres
 Number of Sections: 2
 Needs Priority Rank: 2
 Temporary Structures: 0 SF
 Phase I Project Value: \$14,504,000

9801 West Center Road
 Omaha, NE 68214



Boilers past useful life require replacement



Ceiling tiles showing moisture & humidity damage



Dehumidifiers in several classrooms

PADDOCK ROAD ELEMENTARY SCHOOL 3

Year Constructed:	1961	3535 Paddock Road
Additions/Renovations:	1962, 1972, 2003	Omaha, NE 68108
Gross Building Area:	38,841 GSF	
Site Area:	9.1 Acres	
Number of Sections:	2	
Needs Priority Rank:	5	
Temporary Structures:	0 SF	
Phase I Project Value:	\$ 858,000	



Current Active Enrollment as of 10/10/2014

K	1	2	3	4	5	6	Total
34	38	38	41	36	39	43	269

Denotes Bubble Classes

FACILITY IMPROVEMENTS/RECOMMENDATIONS

- Implement high priority Improvements in Phase I
- Renovation/Additions to be completed in Phase II
 - ◊ Construct new gym
 - ◊ Introduce project -based learning areas
 - ◊ Reconfigure and expand administration area to include security vestibule
 - ◊ Improve special education areas
 - ◊ Improve ADA access (interior and exterior)
 - ◊ Upgrade HVAC systems
 - ◊ Improve drop off and pick up
 - ◊ Reduce quantity of exterior doors
 - ◊ Add dedicated Art and Music/World Language space
 - ◊ Students will remain in the building while the facilities are upgraded.

FACILITY NEEDS - \$ 858,000

Building Envelope – repair balcony and other misc. repairs

Security – entrance vestibule, doors access control, monitoring, and cameras

Safety - Provide structurally reinforced safe area for students

FUNCTIONAL IMPROVEMENTS - Phase II

Proposed Functional Expansion Gross Area: 15,600 GSF

Proposed Total Gross Building Area: 54,500 GSF

Proposed Total Renovation Area: 14,800 GSF

Proposed Demolition Area: 0 GSF

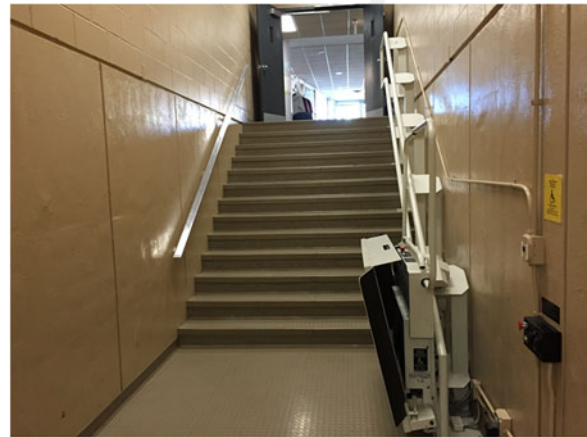
Proposed Sections per Grade: 2

PADDOCK ROAD ELEMENTARY SCHOOL 3

Year Constructed:	1961	3535 Paddock Road
Additions/Renovations:	1962, 1972, 2003	Omaha, NE 68108
Gross Building Area:	38,841 GSF	
Site Area:	9.1 Acres	
Number of Sections:	2	
Needs Priority Rank:	5	
Temporary Structures:	0 SF	
Phase I Project Value:	\$ 858,000	



Boilers nearing end of useful life



Lift from main school in narrow stair corridor.



Classroom egress deck corroded



Concrete deck needs immediate repair

Year Constructed:	1962	11444 Hascall Street
Additions/Renovations:	1962, 1963, 1967, 1992	Omaha, NE 68144
Gross Building Area:	44,686 GSF	
Site Area:	9.16 Acres	
Number of Sections:	2	
Needs Priority Rank:	6	
Temporary Structures:	0 SF	
Phase I Project Value:	\$10,797,000	



Current Active Enrollment as of 10/10/2014

K	1	2	3	4	5	6	Total
36	39	36	41	44	57	44	297

Denotes Bubble Classes

FACILITY IMPROVEMENTS/RECOMMENDATIONS

- Renovation/Additions to be completed in Phase I
 - ◊ Construct new gym
 - ◊ Introduce project based learning space
 - ◊ Relocate administrative office to main entrance for increased security
 - ◊ Improve special education areas
 - ◊ Upgrade HVAC systems
 - ◊ Improve drop off and pick up
 - ◊ Optimize classroom layouts
 - ◊ Renovate existing restrooms
 - ◊ Provide new restrooms in early childhood and kindergarten classrooms
 - ◊ Install new windows and building envelope improvements
 - ◊ Reduce quantity of exterior doors
 - ◊ Add dedicated Art and Music/World Language space
 - ◊ Provide storm shelters as required by Building Code

FACILITY NEEDS - \$6,213,000

- Building Envelope – misc. repairs and replacements
- Electrical – replace switchboard
- Security – doors access control, monitoring, and cameras
- Site – misc. sidewalks, rail, stair repairs and configuration

FUNCTIONAL IMPROVEMENTS - \$4,584,000

- Proposed Functional Expansion Gross Area: 13,200GSF
- Proposed Total Gross Building Area: 57,900 GSF
- Proposed Total Renovation Area: 21,500 GSF
- Proposed Demolition Area: 8,400 GSF
- Proposed Sections per Grade: 2

PRAIRIE LANE ELEMENTARY SCHOOL

3

Year Constructed:	1962	11444 Hascall Street
Additions/Renovations:	1962, 1963, 1967, 1992	Omaha, NE 68144
Gross Building Area:	44,686 GSF	
Site Area:	9.16 Acres	
Number of Sections:	2	
Needs Priority Rank:	6	
Temporary Structures:	0 SF	
Phase I Project Value:	\$10,797,000	



Single pane window needs to be replaced



Kiln in boiler room (typical at most Elementary schools)



Classroom door propped open for ventilation
(security issue typical at several Elementary schools)

Year Constructed:	1959	2514 S 108th Street
Additions/Renovations:	1962, 1982	Omaha, NE 68144
Gross Building Area:	40,387 GSF	
Site Area:	6.5 Acres	
Number of Sections:	2	
Needs Priority Rank:	8	
Temporary Structures:	0 SF	
Phase I Project Value:	\$1,205,000	



Current Active Enrollment as of 10/10/2014

K	1	2	3	4	5	6	Total
39	41	38	41	60	44	45	308

Denotes Bubble Classes

FACILITY IMPROVEMENTS/RECOMMENDATIONS

- Implement high priority items in Phase I
- Renovations/Additions to be completed in Phase II
 - ◊ Construct new gym
 - ◊ Introduce project based learning
 - ◊ Relocate administration office to main entrance for security
 - ◊ Improve special education areas
 - ◊ Upgrade HVAC systems
 - ◊ Improve drop off and pick up
 - ◊ Improvements to the Media Center
 - ◊ Relocate early childhood to optimize logistics
 - ◊ Provide more convenient ADA access
 - ◊ Introduce more natural light to learning areas
 - ◊ Add dedicated Art and Music/World Language space
 - ◊ Separate gym and cafeteria

FACILITY NEEDS - \$1,205,000

Building Envelope – misc. repairs
 ADA Compliance – replace lift, add lift at stage
 Security – doors access control, monitoring, cameras, and entrance vestibule
 Safety - Provide structurally reinforced safe area for students
 Site – misc. repairs and configuration

FUNCTIONAL IMPROVEMENTS - Phase II

Proposed Functional Expansion Gross Area: 15,600 GSF
 Proposed Total Gross Building Area: 54,500 GSF
 Proposed Total Renovation Area: 16,600 GSF
 Proposed Demolition Area: 0 GSF
 Proposed Sections per Grade: 2

Year Constructed: 1959
Additions/Renovations: 1962, 1982
Gross Building Area: 40,387 GSF
Site Area: 6.5 Acres
Number of Sections: 2
Needs Priority Rank: 8
Temporary Structures: 0 SF
Phase I Project Value: \$1,205,000

2514 S 108th Street
Omaha, NE 68144



Lift from main school in narrow stair



Boiler nearing end of useful life



Classrooms have small windows, limited natural light

SUNSET HILLS ELEMENTARY SCHOOL

3

Year Constructed:	1956	9503 Walnut Street
Additions/Renovations:	1982, 1997	Omaha, NE 68124
Gross Building Area:	26,862 GSF	
Site Area:	11.5 Acres	
Number of Sections:	1	
Needs Priority Rank:	7	
Temporary Structures:	0 SF	
Phase I Project Value:	\$13,824,000	



Current Active Enrollment as of 10/10/2014

K	1	2	3	4	5	6	Total
19	23	26	20	22	22	19	151

Denotes Bubble Classes

FACILITY IMPROVEMENTS/RECOMMENDATIONS

- Construct new two-section school to eliminate bubble classes in the District in Phase I
 - Optimize site size and layout
 - Improve drop off and pick up safety
 - Provide more convenient ADA access
 - Relocate Office/Administration to the main entrance for security
 - Right-size classrooms
 - Introduce project based learning areas
 - Improve security
 - Provide special education spaces
 - Add dedicated Art and Music/World Language space
 - Separate gym and cafeteria
 - Provide storm shelters as required by Building Code
- Students will remain in the building while the new facility is constructed on site.

PROJECT TOTAL - \$13,824,000

Proposed Functional Expansion Gross Area: 0 GSF

Proposed Total Gross Building Area: 54,600 GSF

Proposed Total Renovation Area: 0 GSF

Proposed Demolition Area: 26,862 GSF

Proposed Sections per Grade: 2

SUNSET HILLS ELEMENTARY SCHOOL

3

Year Constructed: 1956
Additions/Renovations: 1982, 1997
Gross Building Area: 26,862 GSF
Site Area: 11.5 Acres
Number of Sections: 1
Needs Priority Rank: 7
Temporary Structures: 0 SF
Phase I Project Value: \$13,824,000

9503 Walnut Street
Omaha, NE 68124



Storm Shelter in boiler room



Boiler room - Storm shelter



Very narrow, single loaded corridors



Deteriorated stair concrete needs repair

Year Constructed:	1958	8601 Harney Street
Additions/Renovations:	1981, 1993, 1998	Omaha, NE 68114
Gross Building Area:	33,445 GSF	
Site Area:	12 Acres	
Number of Sections:	2	
Needs Priority Rank:	3	
Temporary Structures:	764 SF	
Phase I Project Value:	\$13,904,000	



Current Active Enrollment as of 10/10/2014

K	1	2	3	4	5	6	Total
39	47	40	46	39	55	49	315



Denotes Bubble Classes

FACILITY IMPROVEMENTS/RECOMMENDATIONS

- Construct new 2 section school on same site as existing school in Phase I
 - ◊ Optimize site size and layout
 - ◊ Improve drop off and pick up safety
 - ◊ Provide more convenient ADA access
 - ◊ Right-size classrooms
 - ◊ Introduce project based learning areas
 - ◊ Improve security
 - ◊ Provide special education spaces
 - ◊ Add dedicated Art and Music/World Language space
 - ◊ Separate gym and cafeteria
 - ◊ Add classroom space to replace portables
 - ◊ Provide storm shelters as required by Building Code
- Students will be relocated to CCC while the new school is under construction.

PROJECT TOTAL - \$13,904,000

Proposed Functional Expansion Gross Area: 0 GSF

Proposed Total Gross Building Area: 54,600 GSF

Proposed Total Renovation Area: 0 GSF

Proposed Demolition Area: 33,445 GSF

Proposed Sections per Grade: 2

SWANSON ELEMENTARY SCHOOL

3

Year Constructed:	1958
Additions/Renovations:	1981, 1993, 1998
Gross Building Area:	33,445 GSF
Site Area:	12 Acres
Number of Sections:	2
Needs Priority Rank:	3
Temporary Structures:	764 SF
Phase I Project Value:	\$13,904,000

8601 Harney Street
Omaha, NE 68114



Single pane windows need to be replaced.



Portable Classroom



HVAC condensing unit is at end of expected life



Exposed piping in hallway with condensation damage

Community Schools

WESTBROOK ELEMENTARY SCHOOL 3

Year Constructed:	1959	1312 Robertson Drive
Additions/Renovations:	2005	Omaha, NE 68114
Gross Building Area:	95,921 GSF	
Site Area:	13.5 Acres	
Number of Sections:	3	
Needs Priority Rank:	10	
Temporary Structures:	0 SF	
Phase I Project Value:	\$1,232,000	

**Current Active Enrollment as of 10/10/2014**

K	1	2	3	4	5	6	Total
56	68	65	60	62	67	65	443



Denotes Bubble Classes

FACILITY IMPROVEMENTS/RECOMMENDATIONS

- Implement high priority Improvements in Phase I
- Renovations/Additions to be completed in Phase II
 - ◊ Create drop off and pick up at main entrance
 - ◊ Right-size classrooms (kindergarten)
 - ◊ Add restrooms to kindergarten rooms
 - ◊ Improve special education spaces
 - ◊ Introduce project-based learning spaces
 - ◊ Relocate office/admin to create security vestibule at entrance
 - ◊ Replace HVAC system
 - ◊ Dedicated Art and Music/World Language space

FACILITY NEEDS - \$1,232,000

Building Envelope—misc. repairs

Plumbing— add overflow roof drains

Security – doors access control, monitoring, cameras, and entrance vestibule

Safety - Provide structurally reinforced safe area for students

Site—misc. repairs and configuration

FUNCTIONAL IMPROVEMENTS - Phase II

Proposed Functional Expansion Gross Area: 4,400 GSF

Proposed Total Gross Building Area: 100,4000 GSF

Proposed Total Renovation Area: 36,000 GSF

Proposed Demolition Area: 600 GSF

Proposed Sections per Grade: 3

WESTBROOK ELEMENTARY SCHOOL 3

Year Constructed: 1959
Additions/Renovations: 2005
Gross Building Area: 95,921 GSF
Site Area: 13.5 Acres
Number of Sections: 3
Needs Priority Rank: 10
Temporary Structures: 0 SF
Phase I Project Value: \$1,232,000

1312 Robertson Drive
Omaha, NE 68114



Boiler is past expected lifespan



Single pane windows need to be replaced

Westside
Community Schools

Year Constructed:	1956	7802 Hascall Street
Additions/Renovations:	1961, 1965, 1971, 1975 (Rebuilt following tornado), 1996, 1997	Omaha, NE 68124
Gross Building Area:	49,979 GSF	
Site Area:	19.4 Acres	
Number of Sections:	2	
Needs Priority Rank:	9	
Temporary Structures:	0 SF	
Phase I Project Value:	\$657,000	



Current Active Enrollment as of 10/10/2014

K	1	2	3	4	5	6	Total
40	58	36	34	38	44	51	301

Denotes Bubble Classes

FACILITY IMPROVEMENTS/RECOMMENDATIONS

- Implement high priority items in Phase I
- Construct new three section school to eliminate bubble classes in the District in Phase II
 - ◊ Optimize site size and layout
 - ◊ Improve drop off and pick up safety
 - ◊ Provide more convenient ADA access
 - ◊ Relocate Office/Administration to the main entrance for security
 - ◊ Right-size classrooms
 - ◊ Introduce project based learning areas
 - ◊ Improve security
 - ◊ Provide special education spaces
 - ◊ Add dedicated Art and Music/World Language space
 - ◊ Separate gym and cafeteria

FACILITY NEEDS - \$657,000

Building Envelope – misc. repairs

Security – doors access control, monitoring, cameras, and entrance vestibule

Safety - Provide structurally reinforced safe area for students

FUNCTIONAL IMPROVEMENTS - Phase II

Proposed Functional Expansion Gross Area: 0 GSF

Proposed Total Gross Building Area: 69,000 GSF

Proposed Total Renovation Area: 0 GSF

Proposed Demolition Area: 50,000 GSF

WESTGATE ELEMENTARY SCHOOL 3

Year Constructed:	1956	7802 Hascall Street
Additions/Renovations:	1961, 1965, 1971, 1975 (Rebuilt following tornado), 1996, 1997	Omaha, NE 68124
Gross Building Area:	49,979 GSF	
Site Area:	19.4 Acres	
Number of Sections:	2	
Needs Priority Rank:	9	
Temporary Structures:	0 SF	
Phase I Project Value:	\$657,000	



Required to pass through one classroom to get to another classroom



Lunch tables in gym

Westside
Community Schools

Year Constructed:	1961
Additions/Renovations:	1970, 1975, 1988, 1995
Gross Building Area:	168,067 GSF
Site Area:	18.9 Acres
Needs Priority Rank:	13
Temporary Structures:	3,115 SF
Phase I Project Value:	\$ 16,765,000
Current Enrolment:	972 Students

8601 Arbor Street
Omaha, NE 68124



FACILITY IMPROVEMENTS/RECOMMENDATIONS

- Renovation/Additions to be completed in Phase I
 - ◊ Create building that supports “Middle School Philosophy”
 - ◊ Right-size classrooms
 - ◊ Improve Circulation
 - ◊ Improve Special education spaces
 - ◊ Break-down scale of the building for smaller student communities
 - ◊ Right-size food service and cafeteria space
 - ◊ Improve science labs
 - ◊ Replace portables
 - ◊ Students will remain in the building while the facilities are upgraded.

TOTAL PROJECT—\$16,765,000

FACILITY NEEDS

Building Envelope – misc. repairs, including repairs to roof and sinking cafeteria slab

Electrical – replace switchboard

Security – doors access control, monitoring, and cameras

Site – misc. repairs and configuration.

FUNCTIONAL IMPROVEMENTS

Proposed Functional Expansion Gross Area: 15,000 GSF

Proposed Total Gross Building Area: 183,000 GSF

Proposed Total Renovation Area: 75,600 GSF

Proposed Demolition Area: 4,000 GSF

Year Constructed: 1961
 Additions/Renovations: 1970, 1975, 1988, 1995
 Gross Building Area: 168,067 GSF
 Site Area: 18.9 Acres
 Needs Priority Rank: 13
 Temporary Structures: 3,115 SF
 Phase I Project Value: \$ 16,765,000

8601 Arbor Street
 Omaha, NE 68124



Deteriorated concrete soffit with exposed rebar



Science lab does not have water available



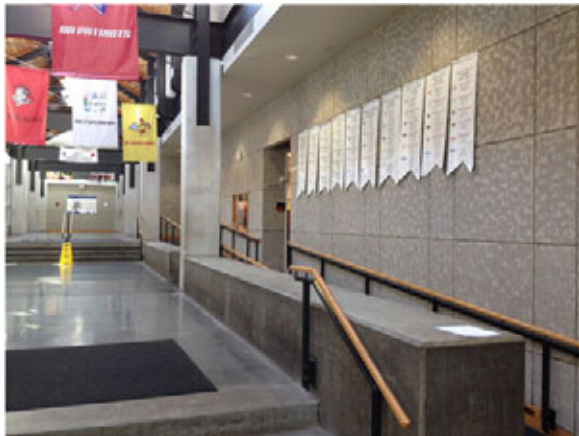
Boilers past useful life—need replacement



No air conditioning in gym

Year Constructed:	1961
Additions/Renovations:	1970, 1975, 1988, 1995
Gross Building Area:	168,067 GSF
Site Area:	18.9 Acres
Needs Priority Rank:	13
Temporary Structures:	3,115 SF
Phase I Project Value:	\$ 16,765,000

8601 Arbor Street
Omaha, NE 68124



Principal's office has no sight lines to main entrance



Several under-utilized common areas between classrooms could be converted into collaborative space

Westside
Community Schools

Year Constructed:	1951	8701 Pacific Street
Additions/Renovations:	1954,1969,1973,1977,1985,1998,2009	Omaha, NE 68114
Gross Building Area:	376,923 GSF	
Site Area:	28.75Acres	
Needs Priority Rank:	14	
Temporary Structures:	0 SF	
Phase I Project Value:	\$ 0	
Current Enrollment:	1,876 students	



FACILITY OVERVIEW AND RECOMENDATION

- Renovations/Additions to be completed in Phase III
 - ◊ Maintenance (Building envelope and HVAC)
 - ◊ Program improvements and renovation
 - ◊ Add black box theater
 - ◊ Upgrade drama classroom
 - ◊ Provide changing and makeup rooms
 - ◊ Reconfigure art department to improve classroom functionality
 - ◊ Reconfigure journalism spaces

FACILITY NEEDS - Phase III

Building Envelope – misc. repairs, partial roof replacement

Security – doors access control, monitoring, and cameras

Site – misc. repairs and configuration.

FUNCTIONAL IMPROVEMENTS - Phase III

Proposed Functional Expansion Gross Area: 5,300 GSF

Proposed Total Gross Building Area: 382,200 GSF

Proposed Total Renovation Area: 7000 GSF

Proposed Demolition Area: 0 GSF

Proposed Sections per Grade: N/A

Year Constructed: 1963
 Additions/Renovations: 1972,1983
 Gross Building Area: 82,427 GSF
 Site Area: 13.8 Acres
 Needs Priority Rank: 4
 Temporary Structures: 0 SF
 Phase I Project Value: \$3,865,000
 Current Enrollment: 70-80 Students

3534 S 108th Street
 Omaha, NE 68144



FACILITY IMPROVEMENTS/RECOMMENDATIONS

- Renovation/Additions to be completed in Phase I
 - ◊ Implement high priority Improvements in Phase I
 - ◊ Build out space for 2 section Elementary School - Temporary Relocation
 - ◊ Improve site layout
 - ◊ ADA compliance upgrades
 - ◊ Students will remain in the building while the facilities are upgraded.

FACILITY NEEDS - \$1,215,000

Building Envelope – misc. repairs

Electrical – upgrade electric

Security – doors access control, monitoring, and cameras

Site – misc. repairs and configuration

Fit out – Convert CCC to 2 section Elementary School temporary

FUNCTIONAL IMPROVEMENTS - \$2,678,000

CCC to be renovated to act as temporary Elementary School during renovations

Build out CCC for 2 section school

Year Constructed: 1961
 Additions/Renovations: 1987
 Gross Building Area: 27,222 GSF
 Site Area: 8 Acres
 Needs Priority Rank: 12
 Temporary Structures: 0 SF
 Phase I Project Value: \$ 0

9030 Western Avenue
 Omaha, NE 68114



FACILITY IMPROVEMENTS/RECOMMENDATIONS

- Implement high priority items in Phase II
- No additional work to be performed

FACILITY NEEDS - Phase II

Building Envelope – misc. repairs

Electrical – replace switchboard

Security – doors access control, monitoring, and cameras

Site – misc. repairs and configuration

FUNCTIONAL IMPROVEMENTS - N/A

Proposed Functional Expansion Gross Area: 0 GSF

Proposed Total Gross Building Area: 27,222 GSF

Proposed Total Renovation Area: 0 GSF

Proposed Demolition Area: 0 GSF

Proposed Sections per Grade: N/A

ADMINISTRATION BOARD CURRICULUM FACILITY 3

Year Constructed:	1972	909 S 76th Street
Additions/Renovations:	1984,1998	Omaha, NE 68114
Gross Building Area:	14,820 GSF	
Site Area:	Acres	
Needs Priority Rank:	15	
Temporary Structures:	0 SF	
Phase I Project Value:	\$ 0	



FACILITY OVERVIEW AND RECOMENDATION

- Implement high priority items in Phase II
- No additional work to be performed

FACILITY NEEDS - Phase II

Building Envelope – doors, window, misc. repairs

Security – doors access control, monitoring, and cameras

Site – misc. repairs and configuration

FUNCTIONAL IMPROVEMENTS - N/A

Proposed Functional Expansion Gross Area: 0 GSF

Proposed Total Gross Building Area: 14,820 GSF

Proposed Total Renovation Area: 0 GSF

Proposed Demolition Area: 0 GSF

Proposed Sections per Grade: N/A

Bubble Class - Identifies a section within a elementary school in which an additional class had to be added to that particular grade level above what the school's current designed configuration due to enrollment and demographic volatility.

DLR - An Architectural and Engineering firm (DLR group) contracted to provide the Facilities Assessment Report to the Westside Community School District.

Escalation - Anticipated changes in the construction cost over a period of time, calculated by examining the changes in price index measures for a good or service.

FY - Abbreviation for Fiscal Year, 12 month time period from January 1st to December 31st of the same year.

Hardened Room - A room within the structure with the ability to serve as a shelter during a storm event

Middle school Education Philosophy - An education philosophy based on small educational communities made up of teachers and learners. This allows for smaller class sizes, seamless integration of curriculum/ instruction/ assessment, and collaborative interactions with classmates and educators while promoting a sense of belonging of all.

Option Student - Westside Community School District student who does not reside within the current boundaries of the school district.

RSP - An Engineering and consultant firm (RSP & Associates LLC) contracted to provide the Demographic assessment and forecasting report to the Westside Community School District.

Section - Number of classes per grade level for a particular school. A (1) section school has (1) Kindergarten class, (1) 1st grade class, (1) second grade class, (1) third grade class, (1) fourth grade class, (1) fifth grade class, and (1) sixth grade class.

Soft Costs - Cost associated with Program Management, Architectural Design, Mechanical, Electrical, Structural, and Civil Engineering, Building permit fees, utility fees, and Furniture/ Fixtures and Equipment (FF&E).

Westside
Community Schools

WESTSIDE COMMUNITY SCHOOLS—FACILITIES MASTER PLAN

