

Year Constructed:	1961	8601 Arbor Street
Additions/Renovations:	1970, 1975, 1988, 1995	Omaha, NE 68124
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	



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

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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

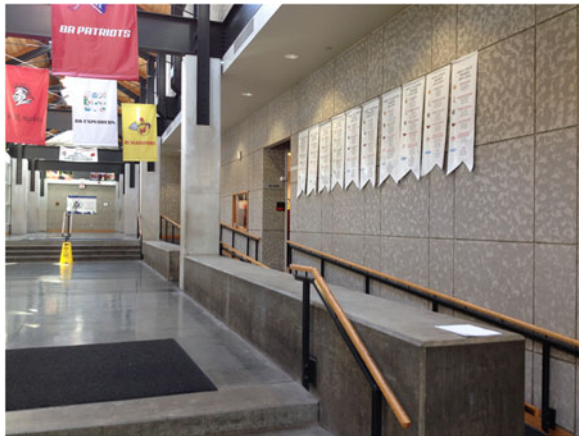


No air conditioning in gym

Westside
Community Schools

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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