Committee Members Present: Ron Brenner, Jenny Felt, Nick Hasty, Eric Hetiz, Kevin Juhnke, Ben Madison, Shirley McAdon, Jim Peters, and Pat Steele

Committee Members Absent: Dave Baccus, Karen Jacobsen, John Kelly, Butch Ostrander, and Mike Pace

Others Present: Greg Dufoe, Jodi Banse, Kelli Book, Carole Erickson, Doug Gee, Lee Griebel, Kim Roby, Kim Timmerman, Tom Wollan, and Dave Briden

Welcome and Introductions:

Review of April 11th Meeting:
At the last meeting the committee developed guiding principles and looked at 3A school grade configurations.

Update on County Interest in Old Middle School Site
Superintendent Dufoe informed the committee about the county’s interest in using the old middle school site for county offices. This idea was first proposed to the Superintendent by one supervisor on April 1st and was brought to the county supervisors on April 16th. The County, City, and School have scheduled a joint meeting for Monday, April 29th in order to get more information. The County plans to make a decision on the site for their new offices by May 7th. Mr. Dufoe explained that it was impossible for the school to act on such a proposal so quickly. The timeline is too short. It is hoped that the County will hold off on the site decision so the school can go through the proper process for selling or disposing of the building.

Continue Options Review with Cost Estimates
Tom Wollan and Dave Briden from FRK Architects handed out several options with cost estimates for the committee to consider. Those options are:

- **Option A – Additions to Existing Attendance Centers**
  - Adel Elementary (PK-2)– site improvements & 6 classrooms ($3,630,000)
  - DeSoto Intermediate (3-5) – site improvements, 8 classrooms, other renovations & elevator ($5,031,000)
  - ADM MS (6-8) – possibly some site improvements & eventually 4 classroom addition ($965,000)
  - ADM HS (9-12) – 3 science classroom additions ($1,284,000)
The total for Option A is $10,910,000. This option has flexibility in expansions, can continue to monitor enrollment, and maintains existing grade configuration and existing building transitions. The consensus of the committee was to keep Option A as a viable option.

Mr. Wollan explained that these options do not include roofs, stadiums, or other capital improvement projects the District may need. These options only relate to enrollment. The numbers projected for future projects include a 3% inflation rate. He explained that site improvements were site circulation, bus drop off, and parking.

Mr. Brenner was concerned about the timeline on the options for the additions. Mr. Wollan reviewed the possible timeline for these projects. The planning committee could be ready to make a recommendation to the Board this summer. The Board hires design teams who work with user groups to draw up plans. Bids for construction could go out in early spring of 2014 and once the bids are awarded, the construction would take somewhere between 12 – 14 months. He also explained that some overcrowding can be handled for a short time when people know there is an end in sight.

Other concerns regarding sites for building were discussed briefly.

- **Option B1 – Attendance Center Modifications & Re-open Minburn School K-5**
  - Adel Elementary (PK-2) – site improvements ($1,700,000)
  - DeSoto Intermediate (3-5) – site improvements, other renovations & elevator ($2,670,000)
  - ADM MS (6-8) – possibly some site improvements & eventually 4 classroom addition ($965,000)
  - ADM HS (9-12) – 3 science classroom additions ($1,284,000)
  - Minburn (Kdg-5) – site improvements, renovation & eventually 4 classroom addition ($7,715,000)

The total for Option B1 is $14,334,000. This option adds bus time for elementary students, same grades in multiple buildings, additional administration required, and additional transportation costs. The consensus of the committee was to remove Option B1 as a viable option. The cost to re-commission the Minburn building is too high and the population growth isn’t in Minburn. Mr. Dufoe mentioned some other possible uses for the building – DMACC and a shared FFA/Agricultural program.

- **Option B2 – Attendance Center Modifications & Re-open Minburn School Grade 5**
  - Adel Elementary (PK-2) – site improvements & 6 classroom addition ($3,630,000)
  - DeSoto Intermediate (3-4) – site improvements, other renovations & elevator ($2,670,000)
  - ADM MS (6-8) – possibly some site improvements & eventually 4 classroom addition ($965,000)
  - ADM HS (9-12) – 3 science classroom additions ($1,284,000)
• Minburn (5) – site improvements & renovation ($6,750,000)

The total for Option B2 is $15,299,000. This option adds bus time for elementary students, adds a building transition, shared staff difficulties, additional administration is required, and additional transportation costs. The consensus of the committee was to remove Option B2 as a viable option.

• Option C1 – Grade & Attendance Center Reconfiguration – New Elementary School
  o Adel Elementary (PK-5) – site improvements ($1,700,000)
  o DeSoto Intermediate (MS 6-7) – site improvements, & eventually other renovations and additions & elevator ($6,786,000)
  o ADM MS – (8-9) some possible site improvements
  o ADM HS (10-12) - 3 science classroom additions ($1,284,000)
  o New 600 Student Elementary (K-5) ($16,400,000-not including land purchase)

The total for Option C1 is $26,170,000. This option adds a building transition, additional administration required, same grades in multiple buildings and additional transportation costs. The consensus of the committee was to remove Option C1 as a viable option.

• Option C2 – Grade & Attendance Center Reconfiguration – New Elementary School
  o Adel Elementary (PK-5) – site improvements ($1,700,000)
  o DeSoto Intermediate (MS 6-8) – site improvements, & other renovations & elevator & eventually 4 classroom addition ($9,866,000)
  o ADM MS – repurposed for high school
  o ADM HS (9-12) – some site improvements
  o New 600 Student Elementary (K-5) ($16,400,000-not including land purchase)

The total for Option C1 is $27,986,000. This option would put same grades in multiple buildings, add transportation costs, and result in unused space at the high school. The consensus of the committee was to remove Option C2 as a viable option. It is too costly to repurpose DeSoto as a Middle School and the new elementary building could be over capacity in 10 years.

• Option D1-i – Grade & Attendance Center Reconfiguration – New 6th-8th Grade School on New Site
  o Adel Elementary (PK-2) – site improvements & 6 classroom addition ($3,630,000)
  o DeSoto Intermediate (3-5) – site improvements, renovations, elevator & 8 classroom addition ($5,031,000)
  o ADM MS – repurposed for high school
  o ADM HS – some site improvements
  o New 500 Student Middle School 6-8 ($16,890,000-not including land purchase)

The total for Option D1-i is $25,551,000. This option keeps the same grade configuration but adds transportation costs, and results in unused space at the high school. The consensus of the
committee was to keep Option D1-i as a viable option. There were some concerns about where a new 6-8 building would be located.

- **Option D1-ii – Grade & Attendance Center Reconfiguration – New 6th-8th Grade School on old Middle School site.**
  - Adel Elementary (Pk-2) – site improvements & 6 classroom addition ($3,630,000)
  - DeSoto Intermediate (3-5) – site improvements, renovations, elevator & 8 classroom addition ($5,031,000)
  - ADM MS – repurposed for high school
  - ADM HS – some site improvements
  - New 500 Student Middle School 6-8
    - A. Re-open old middle school & add new food service ($10,904,000)
    - B. Re-open old middle school gym & replace classroom wing ($18,489,000)
    - C. Raze old middle school & construct new building on site ($19,178,000)

The total for Option D1-ii A. is $19,565,000, D1-ii B. is $27,150,000, and D1-ii C. is $27,839,000. This option keeps the same grade configuration but would add a building transition, transportation costs, and result in unused space at the high school. The consensus of the committee was to keep Option D1-ii as a viable option.

**Option D2-i – Grade & Attendance Center Reconfiguration – New 6th-7th Grade School on New Site**

- Adel Elementary (PK-2) – site improvements & 6 classroom addition ($3,630,000)
- DeSoto Intermediate (3-5) – site improvements, renovations, elevator & 8 classroom addition ($5,031,000)
- ADM MS – repurposed for 8-9 building
- ADM HS (10-12) – possibly some site improvements
- New 364 Student Middle School 6-7 ($12,600,000-not including land purchase)

The total for Option D2-i is $21,261,000. This option changes the grade configuration a bit, adds transportation costs and economy of scale is lacking for the size of school. It also adds a building transition. The consensus of the committee was to keep Option D2-i as a viable option.

- **Option D2-ii – Grade & Attendance Center Reconfiguration – New 6th-7th Grade School on Old Middle School Site**
  - Adel Elementary (PK-2) – site improvements & 6 classroom addition ($3,630,000)
  - DeSoto Intermediate (3-5) – site improvements, renovations, elevator & 8 classroom addition ($5,031,000)
ADM MS – repurposed for 8-9 building
ADM HS (10-12) – possibly some site improvements
New 359 Student Middle School 6-7
  - A. Re-open old middle school & add new food service ($10,904,000)
  - B. Re-open old middle school gym & replace classroom wing ($15,102,000)
  - C. Raze old middle school & construct new building on site ($14,888,000)

The total for Option D2-i A. is $19,565,000, D2-ii B. is $23,763,000 and D2-ii C. is $23,549,000. This option changes the grade configuration a bit, adds transportation cost and economy of scale is lacking for the size of school. It also adds a building transition. The cost to re-open is costly and classroom parity is an issue. The consensus of the committee was to keep Option D2-ii as a viable option.

- **Option E – Grade & Attendance Center Reconfiguration – Old Middle School as New Intermediate**
  - Adel Elementary (PK-1) – site improvements ($1,700,000)
  - DeSoto Intermediate (2-3) – site improvements, renovations, & elevator ($2,670,000)
  - ADM MS (6-8) – site improvements & eventually 5 classroom addition ($1,206,000)
  - ADM HS (9-12) – 3 science classroom addition ($1,284,000)
  - New 308 Student Intermediate School (4-5)
    - A. Re-open old middle school & add new food service ($10,904,000)
    - B. Re-open old middle school gym & replace classroom wing ($11,562,000)
    - C. Raze old middle school & construct new building on site ($11,940,000)

The total for Option E. A. is $17,764,000, E. B. is $18,422,000 and E. C. is $18,800,000. This option adds transportation costs, building transitions, additional administration, and economy of scale lacking for the size of school. The consensus of the committee was to remove Option E as a viable option.

- **Option F– Grade & Attendance Center Reconfiguration – Old Middle School as New Intermediate (4-5)**
  - Adel Elementary (PK-3) – site improvements ($1,700,000)
  - DeSoto Intermediate (PK-3) – site improvements, renovations, & elevator ($2,670,000)
o ADM MS (6-8) – possibly some site improvements & eventually 3 classroom addition ($724,000)

o ADM HS (9-12) – 3 science classroom addition ($1,284,000)

o New 308 Student Intermediate School (4-5)
  - A. Re-open old middle school & add new food service ($10,904,000)
  - B. Re-open old middle school gym & replace classroom wing ($11,562,000)
  - C. Raze old middle school & construct new building on site ($11,940,000)

The total for Option F. A. is $17,282,000, F. B. is $17,940,000 and C. C. is $18,318,000. This option has same grades in multiple buildings, adds transportation costs, building transitions, additional administration, and economy of scale is lacking for the size of school. The consensus of the committee was to remove Option F as a viable option.

Ben Madison asked if FRK could add Option G that would raze the old part of DeSoto and add on to the newer portion to make an elementary school for grades 2-5. That would alleviate space at the current elementary.

The options remaining will be looked at further at the next meeting scheduled on May 7, 2013 at 6:00 p.m.

The meeting adjourned at 7:56 p.m.