



December 5, 2022 - Facility Master Planning Session #1



Welcome and Introductions



Why Are We Here?



ADM Mission

*"We are committed to engaging **ALL** students in a challenging and supportive environment that ensures **ALL** students learn at high levels"*





Student Focus

**Experiences and Opportunities
for Students**





Purpose Of Committee

Purpose: To develop recommendations for short and long range plans to address facility needs of the ADM Community School District.



Role Of Committee

Role: Board approved committee to provide recommendations to the Board. Meetings are subject to open records laws and open to the public for attendance and viewing.



Desired Outcomes

1. **Existing Facilities:** Identify and prioritize needs of **existing facilities** to **maximize experiences** and **opportunities for students** in a safe and modern learning environment.
2. **Future Facility Needs:** Identify and prioritize needs of **future facilities** and **grade configurations** to **maximize experiences** and **opportunities** for **students** in a safe and modern learning environment.
3. **Non-Attendance Centers:** Identify and prioritize **needs and future use** of the current **District Administration Center**, **decommissioned Minburn Elementary School**, **Transportation Center**, and **Athletic Facilities**.



Roadmap

Session #1

12/5/22

5:30-8:00

Current Facility Needs

- Student Focus
- Mission
- Committee Purpose
- Committee Role
- Context & History
- Review Current Spaces
- Review Current Needs
- Prioritize Needs

Session #2

1/16/23

5:30-8:00

Future Needs and Growth

- Enrollment Growth
- Projections
- Building Capacities
- Future Programming
- Context & History
- Possible Scenarios
- Review Needs
- Prioritize Needs

Session #3

3/2/23

5:30-8:00

Solutions and Non-Attendance Centers

- Current Needs
- Future Needs
- Refine Scenarios
- Review Solutions
- DAC Needs
- Minburn Building
- Transportation Building
- Athletic Facilities
- Safety and Security

Session #4

3/27/23

5:30-8:00

Priorities and Recommendations

- Review Solutions
- Prioritize Solutions
- Consensus on recommendations to the Board



An Opportunity To Shape The Future



#WeAreADM

Use your phone to go to: www.kahoot.it

Enter Passcode:



Context and History



Attendance Center Overview



ADM High School
(9-12)

Constructed: 1986
Additions: 2016



ADM Middle School
(7-8)

Constructed: 2006
Additions: 2016



DeSoto Intermediate
(5-6)

Constructed: 1922
Additions: 1990, 2015



Meadow View Elementary
(2-4)

Constructed: 2021
Additions: None



Adel Elementary
(PS-1)

Constructed: 1965
Additions: 1969, 1990,
2006, 2015



Non-Attendance Centers

Minburn Elementary School: Constructed 1960

- Decommissioned 2011-12 School Year

District Administration Center: Constructed 1914

- Additions: 1952
- Decommissioned 2011-12 School Year

Transportation Building:

- Additions: None





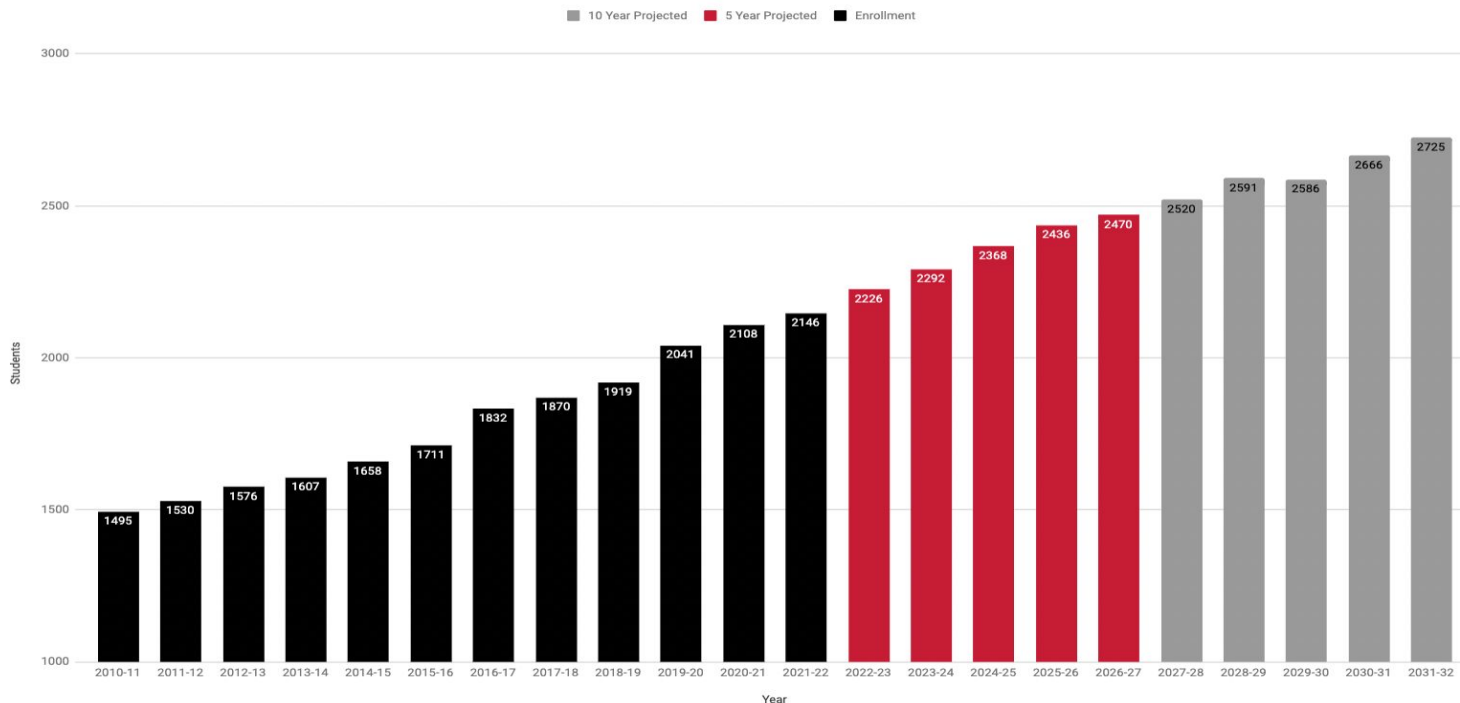
Context: Iowa Enrollment

In 2021: **48%** of Iowa districts reported declining enrollment





Context: ADM Enrollment



Facility Master Planning

- Considered 14 Options
- Recommended Additions to All Four Buildings

2013

2016

2018

2014
Bond
Passes

2015

2017

2019



Minburn Building

The 2013 Facility Master Planning Committee studied the building in Minburn and determined it not to be a practical option for growth. Some reasons included:

- Most of the enrollment **growth** was and continues to occur in the Adel area.
- The estimated costs in **2014** to renovate the Minburn building to be an attendance center exceeded **\$6,000,000**.
- The Minburn Building would only have a capacity of around **200 students** and **would not relieve enrollment pressures** throughout the district.



Old Middle School

The 2013 Facility Master Planning Committee studied the Old Middle School Building and determined it not to be a practical option for growth. Some reasons included:

- The estimated costs in **2014** to renovate the Old Middle School building to serve as an attendance center **exceeded \$9,000,000**.
- As part of the 2014 bond referendum, the building was **re-purposed** to serve as the new **District Administration Center** and was occupied in December of 2015.

Facility Master Planning

- Considered 14 Options
- Recommended Additions to All Four Buildings

2013

2016

2018

2014
Bond
Passes

2015

2017

2021

Additions Completed

- Adel Elementary
- DeSoto Intermediate

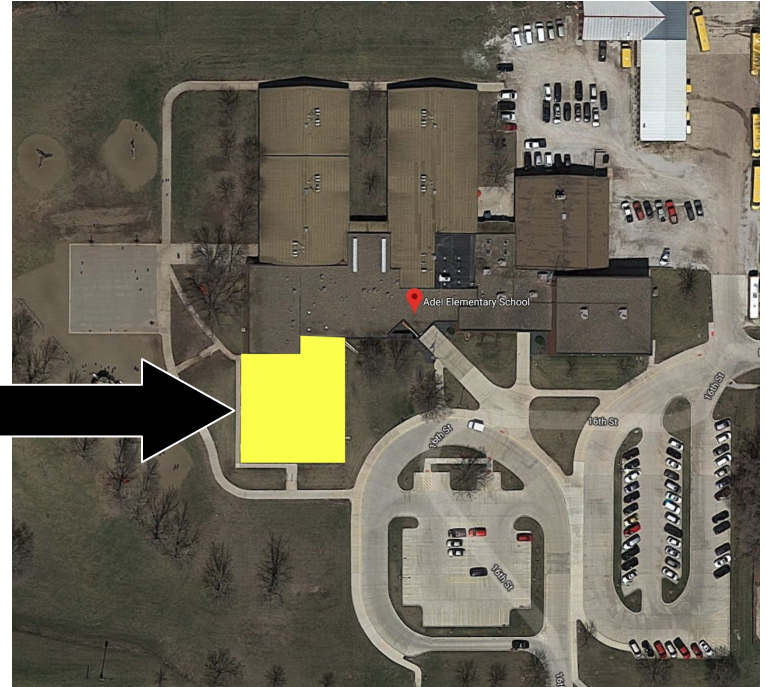
Facility Master Planning

- Stadium Renovation
- Hitting Facility
- BB/SB Facility Improvements



2015 Adel Elementary

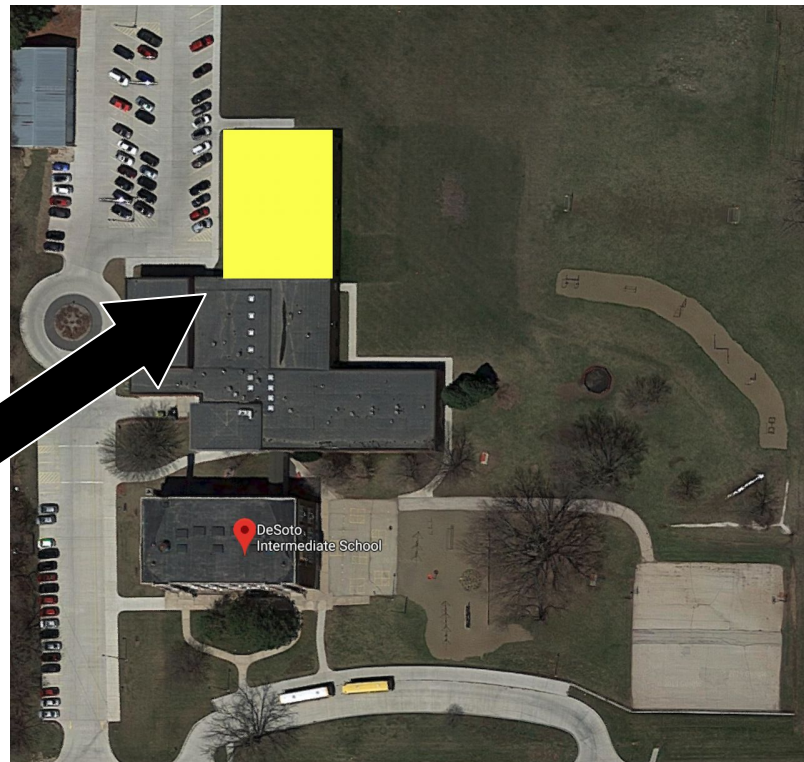
**6 Classroom
Addition**





2015 DeSoto Intermediate

**8 Classroom
Addition**





2015 Old Middle School

**District
Administration
Center (DAC)**



Facility Master Planning

- Considered 14 Options
- Recommended Additions to All Four Buildings

2013

Additions Completed

- Middle School
- High School

Renovations Completed

- ADM Tiger Stadium

2016

2018

2014
Bond
Passes

2015

2017

2021

Additions Completed

- Adel Elementary
- DeSoto Intermediate

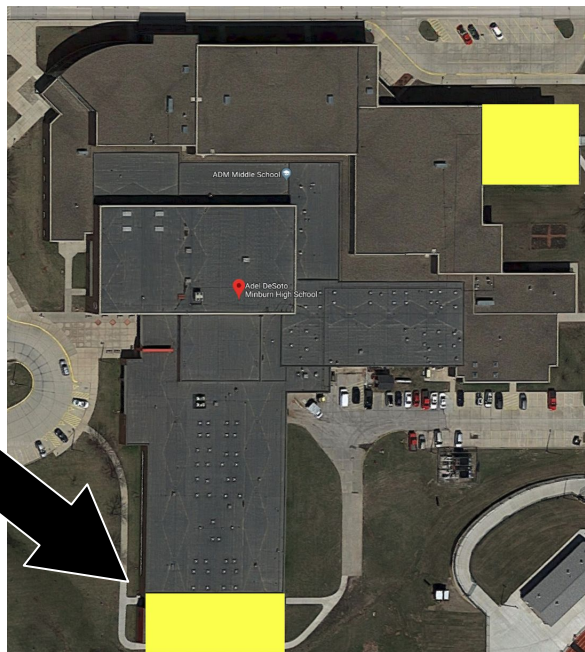
Facility Master Planning

- Stadium Renovation
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2016 MS / HS

**3 Classroom
Addition**



**8 Classroom
Addition**



Tiger Stadium



Facility Master Planning

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- Recommended Additions to All Four Buildings

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Additions Completed

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2017

2021

Additions Completed

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Facility Master Planning

- Stadium Renovation
- Hitting Facility
- BB/SB Facility Improvements

Open Enrollment Closed

- Reopened grades K-8 for 2022-23

Facility Master Planning

- Considered 14 Options
- Recommended Additions to All Four Buildings

2013

Additions Completed

- Middle School
- High School

Renovations Completed

- ADM Tiger Stadium

2016

Facility Master Planning

- Built Off 2013 Work
- Considered Multiple Options
- Recommended New Building

2018

2014
Bond
Passes

2015

Additions Completed

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Facility Master Planning

- Stadium Renovation
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- BB/SB Facility Improvements

2017

Open Enrollment Closed

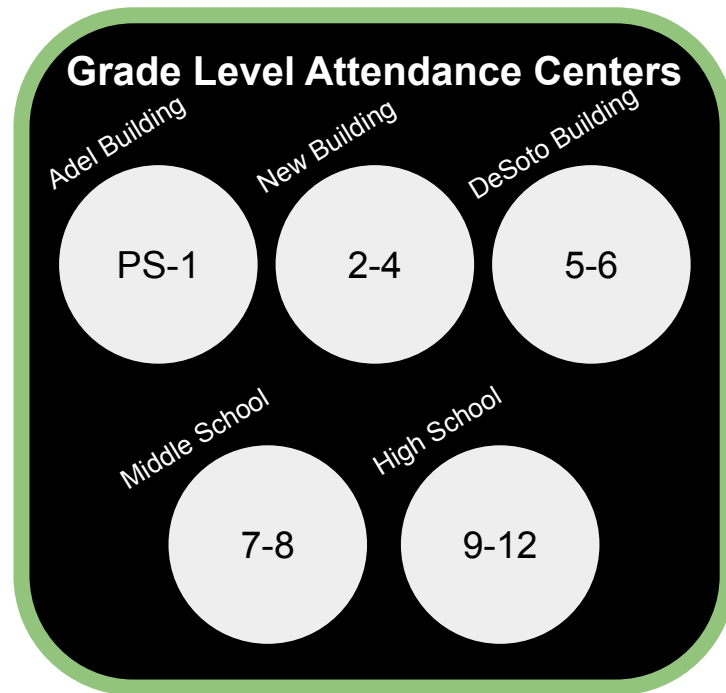
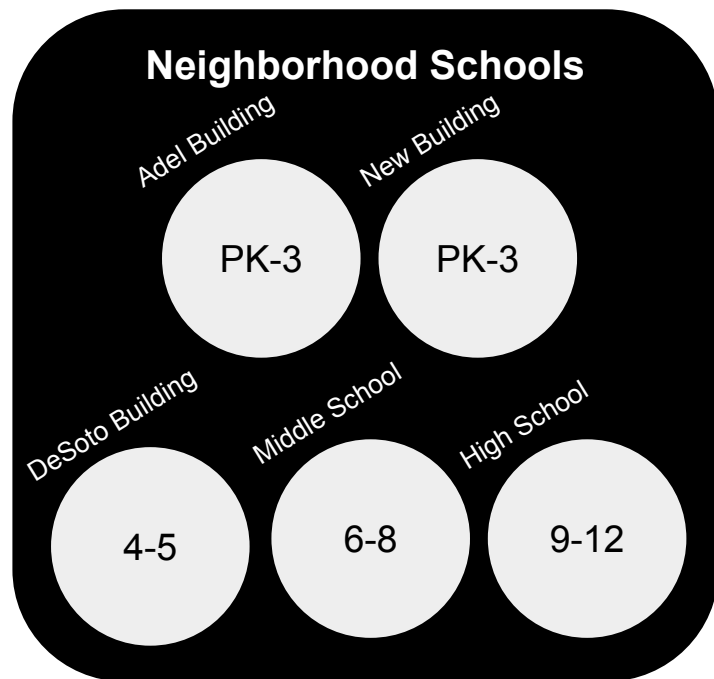
- Reopened grades K-8 for 2022-23

2021

2018 Committee: Ruled Out Additions

The 2018 Facility Master Planning Committee determined that another set of additions to increase capacity levels at Adel Elementary, DeSoto Intermediate, and the Middle School was not a viable option due to the projected enrollment increases and the pressure that increasing capacity at those buildings would have on service areas like the **cafeteria, library, traffic flow, parking, etc.**

Neighborhood vs Attendance Centers



FMP Committee Recommendation



Adel Elementary (PS-1)



New Building (2-4)



DeSoto Intermediate (5-6)



ADM Middle School (7-8)

Facility Master Planning

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Additions Completed

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Facility Master Planning

- Built Off 2013 Work
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2014
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Passes

2015

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Facility Master Planning

- Stadium Renovation
- Hitting Facility
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2017

Open Enrollment Closed

- Reopened grades K-8 for 2022-23

2019
Bond
Passes

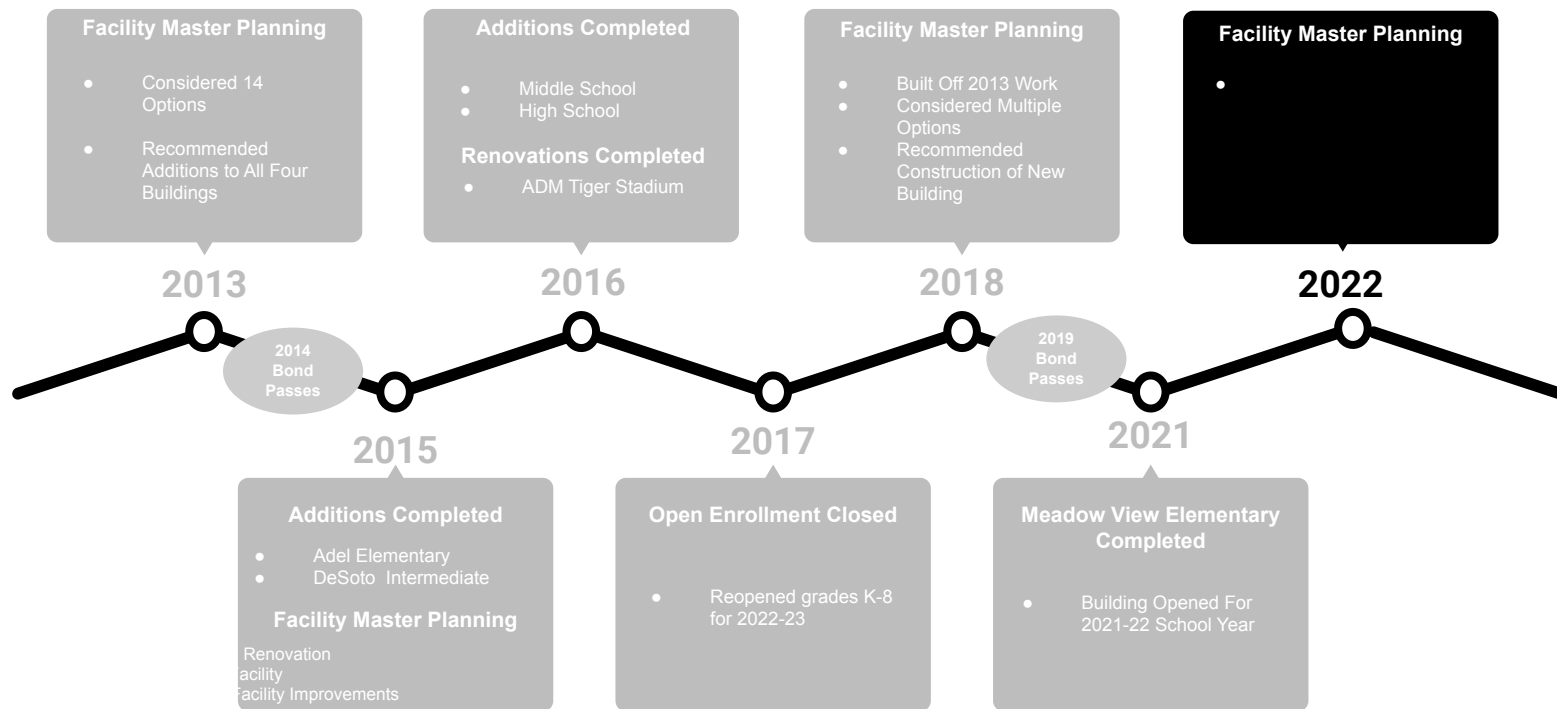
2021

Meadow View Elementary Completed

- Building Opened For 2021-22 School Year



Continued Planning





Recent Facility Projects

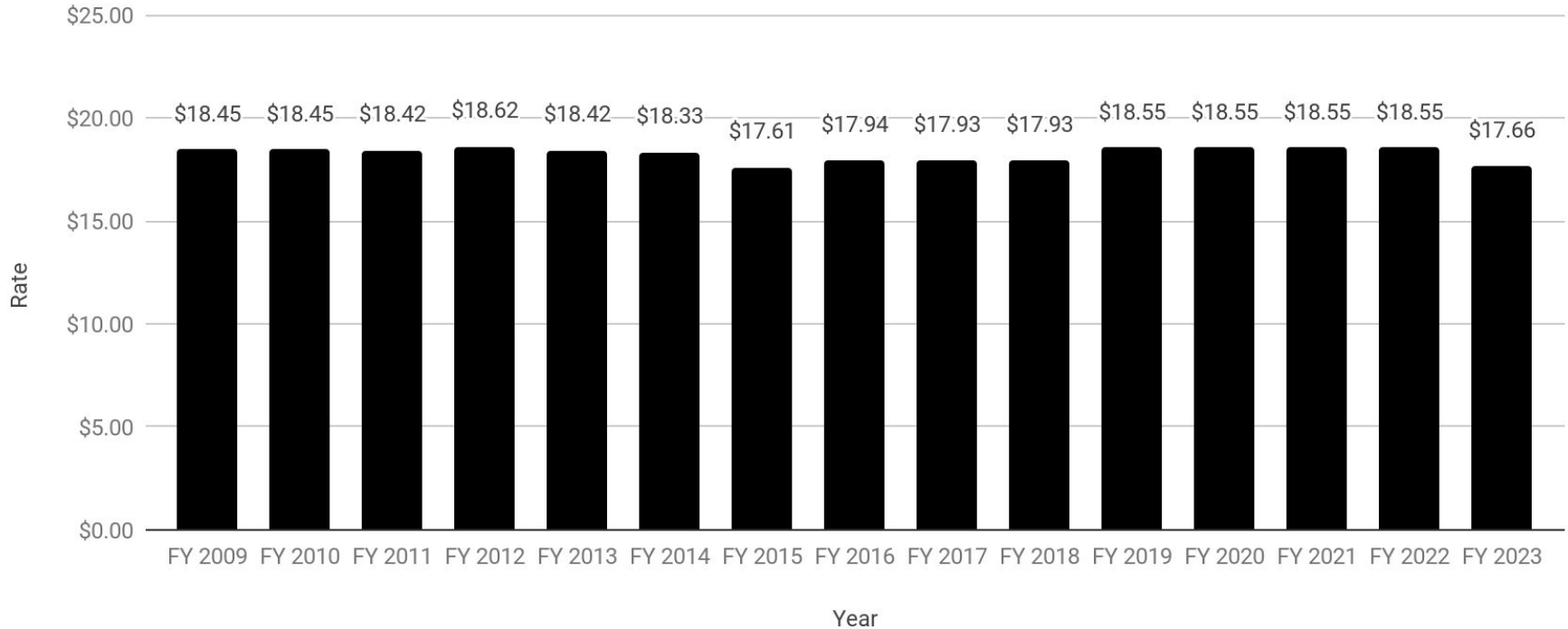
2014 Building Additions: \$13,500,000.00

2015 Stadium Renovations: \$4,000,00.00

2018 Meadow View Elementary: \$20,000,000.00



Tax Rate History





Committee Roadmap

Session #1

Current Facility Needs

- Student Focus
- Mission
- Committee Purpose
- Committee Role
- Context & History
- Review Current Spaces
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Future Needs and Growth

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Facility Assessments



Facility Assessments



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Current Reality: Building Assessments



Adel Desoto Minburn Community School District Facility Assessment Information

Adel Elementary

- Original building is one of the oldest in the District
- Lunch Room is inadequate
- Gravel parking lot
 - Shared with Transportation Building
 - Tight maneuverability
 - Paved parking would be preferable
- North classroom wings are showing their age
- Indoor air quality needs improvement in older sections of the building
- Dated Mech/Elect systems
- Multiple types of Mech systems
- Certain finishes in building need to be updated
- Building envelope items to address:
 - North wing windows/roof
 - North wing exterior finishes

OVERALL GRADE - B



Adel Desoto Minburn Community School District Facility Assessment Information

Meadow View Elementary

- Newest Building in the District
- Future Ready educational spaces
- Site circulation safe and secure
- Outdoor PE spaces adequate

OVERALL GRADE - A



Adel Desoto Minburn Community School District Facility Assessment Information

Desoto Intermediate

- 3 story wing is oldest building still used for educational purposes in the District
 - Not ADA compliant
 - No parity for room sizes
 - Educational functionality difficult
 - Fit and finishes need upgrades
 - Indoor air quality
- Kitchen/Cafeteria size and circulation does not work well
- Undersized gymnasium, no air conditioning
- Music education spaces are inadequate
- One access point to parent/visitor/teacher parking and circulation
- East wing is dated - finishes need updating, operable partitions not used
- Dated Mech/Elect systems
- Multiple types of Mech systems
- Building envelope items to address:
 - Masonry issues at 3 story and east wing
 - Window replacement at 3 story and east wing

OVERALL GRADE - C



Adel Desoto Minburn Community School District Facility Assessment Information

Middle School

- Internal circulation confusing
- Division between Middle School and High School program blurred
- Conference room is underneath weight room
- Lack of collaboration spaces
- 2 Story Commons is loud and is shared by High School
- Access to outdoor PE areas
- Undersized kitchen
- Site circulation is tight
- Noise issues in new rooms (hard surfaces)

OVERALL GRADE - B



Adel Desoto Minburn Community School District Facility Assessment Information

High School

- Outdated teaching spaces
- Division between Middle School and High School program blurred
- Auditorium is dated (fit and finish, technology)
- Auditorium size is inadequate
- Lack of collaboration spaces
- Inadequate music education facilities
- Square foot total is significantly lower than a standard High School program
- Main front entrance hard to find
- Variety of mechanical systems - difficult to maintain
- Wrestling room space is inadequate
- Strength and conditioning spaces are inadequate
- Lack of multipurpose activity space

OVERALL GRADE - B



Break



Current Reality: Group Prioritization



Digging Deeper: Tour Opportunities



Review Desired Outcomes



Desired Outcomes

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Next Meeting



Session #2

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Adel Elementary Photos

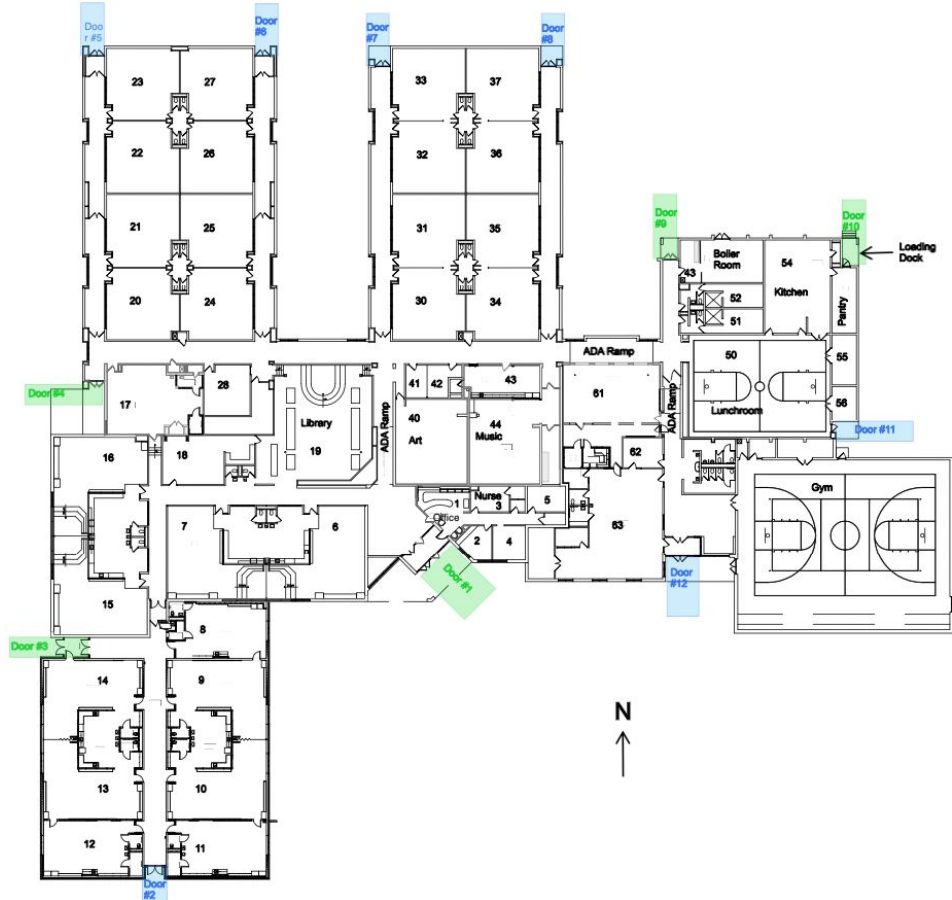


Adel Elementary: Building Layout





Adel Elementary: Building Floor Plan





Adel Elementary: North Wings Dated Classrooms





Adel Elementary: North Wings Dated Classrooms







Adel Elementary: North Wings HVAC







Adel Elementary: Lunch Room / Kitchen





Adel Elementary: Shared Gravel Parking Lot





Adel Elementary: Mechanical Systems



Adel Elementary: Electrical Systems



DeSoto Intermediate Photos

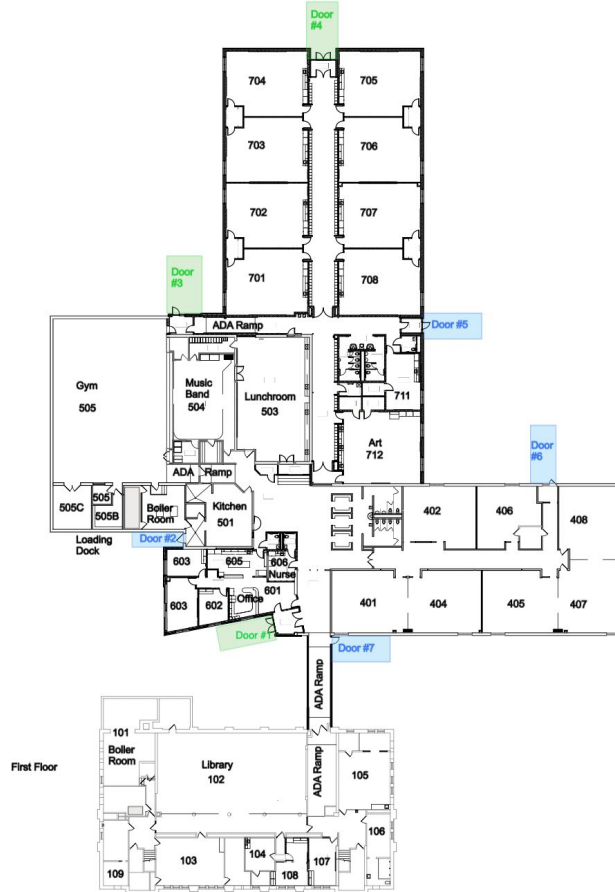


DeSoto Intermediate: Building Floor Plans





DeSoto Intermediate: Building Floor Plans



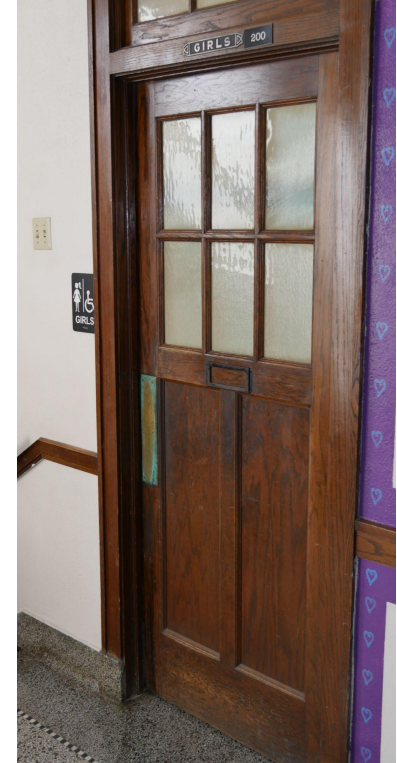


DeSoto Intermediate: 3 Story Hallways





DeSoto Intermediate: 3 Story Restrooms



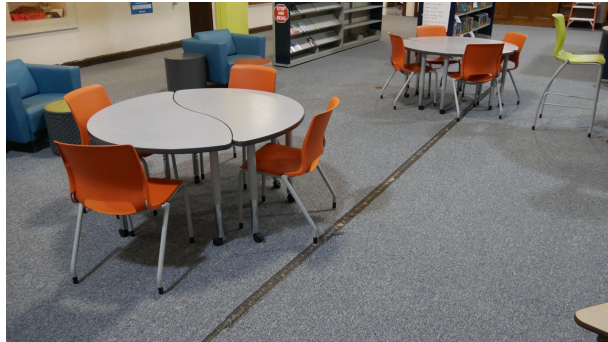


DeSoto Intermediate: 3 Story Interior Finishes





DeSoto Intermediate: 3 Story - Library







DeSoto Intermediate: 3 Story Classroom





DeSoto Intermediate: 3 Story Staff Lounge







DeSoto Intermediate: Choir Classroom





DeSoto Intermediate: 3 Story Windows





DeSoto Intermediate: 3 Story Windows





DeSoto Intermediate: 3 Story Windows / Finishes





DeSoto Intermediate: 3 Story Windows / Finishes





DeSoto Intermediate: 3 Story Cement / Masonry





DeSoto Intermediate: 3 Story Masonry





DeSoto Intermediate: Kitchen





DeSoto Intermediate: Cafeteria





DeSoto Intermediate: Gymnasium



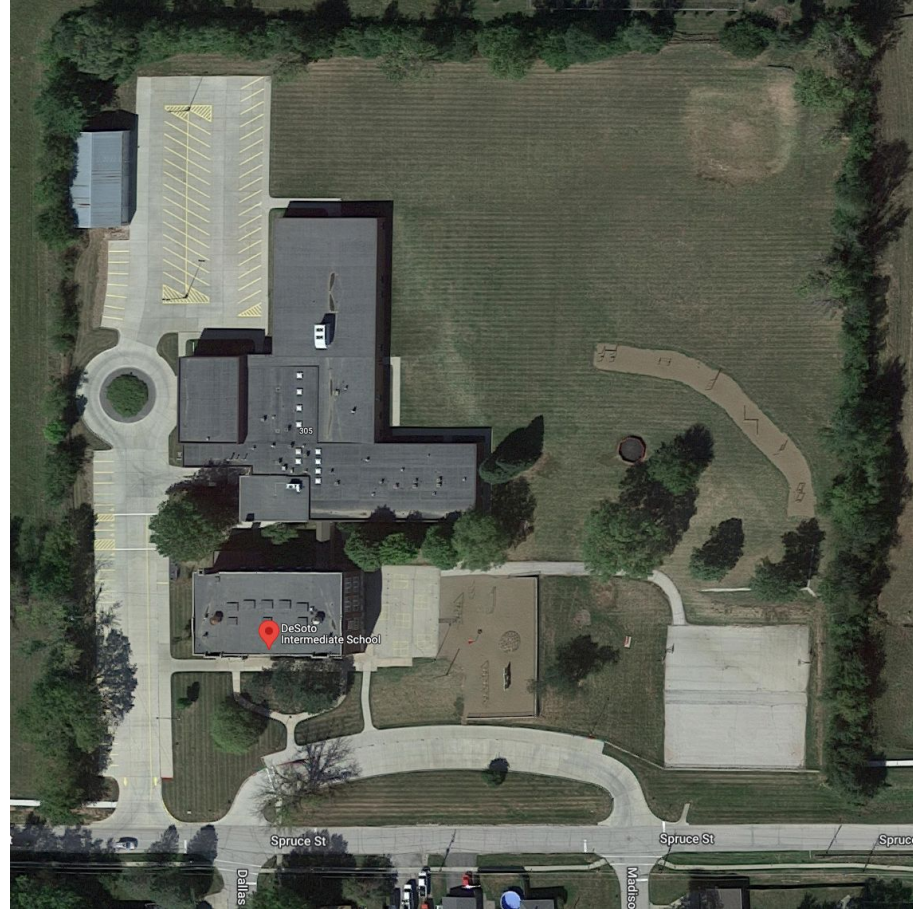


DeSoto Intermediate: 90s Wing Classroom





DeSoto Intermediate: Building Access





DeSoto Intermediate: Mechanical



DeSoto Intermediate: Electrical

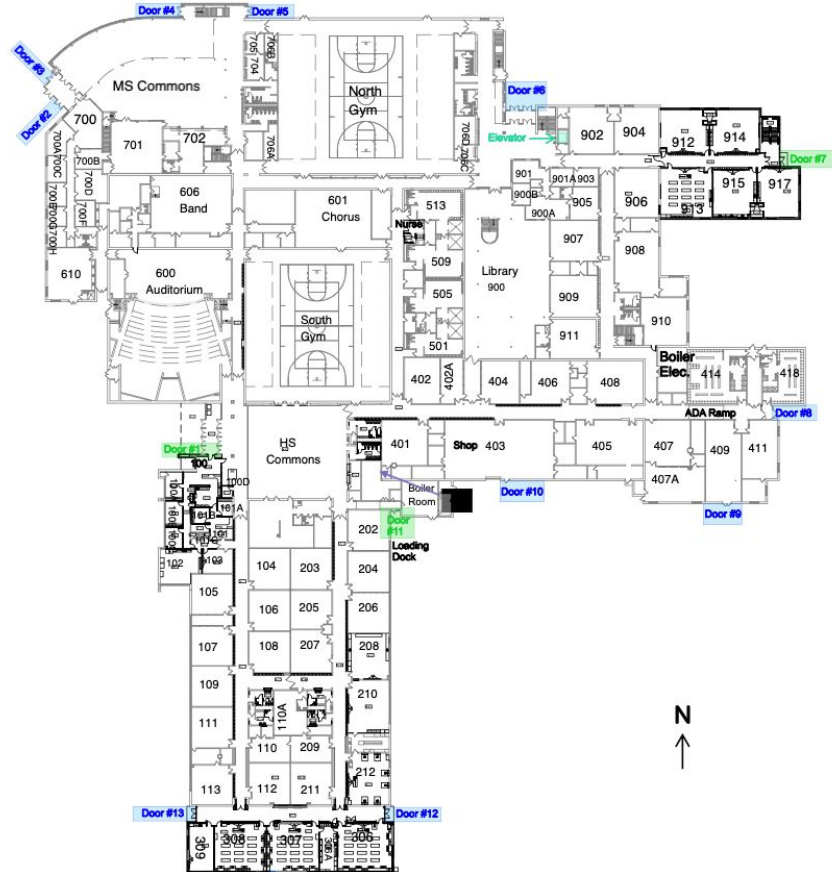


ADM Middle School Photos



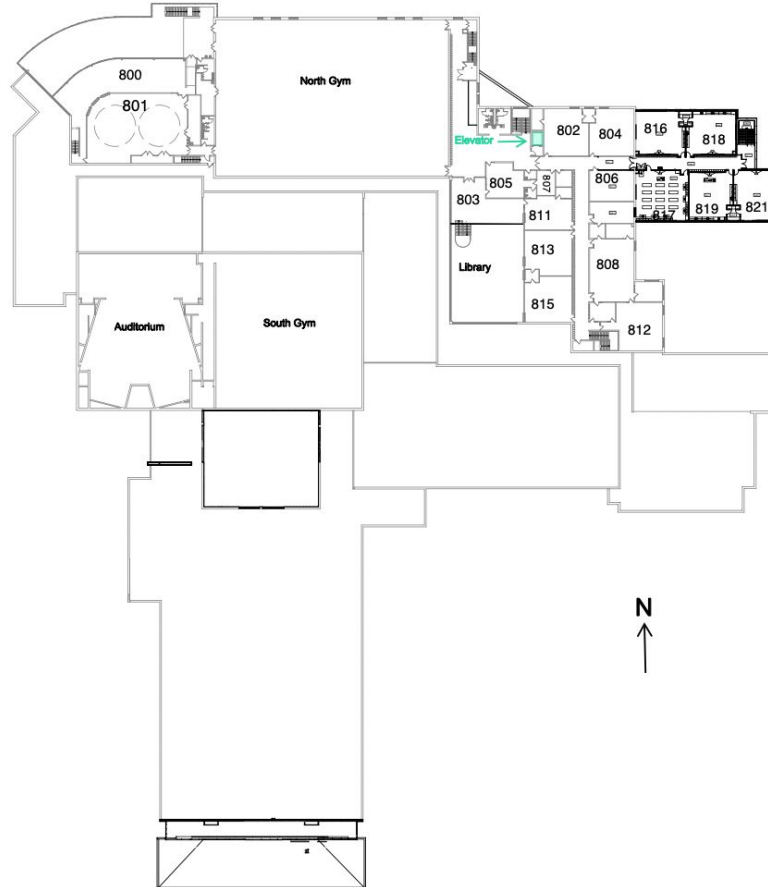
Middle School: Building Layout





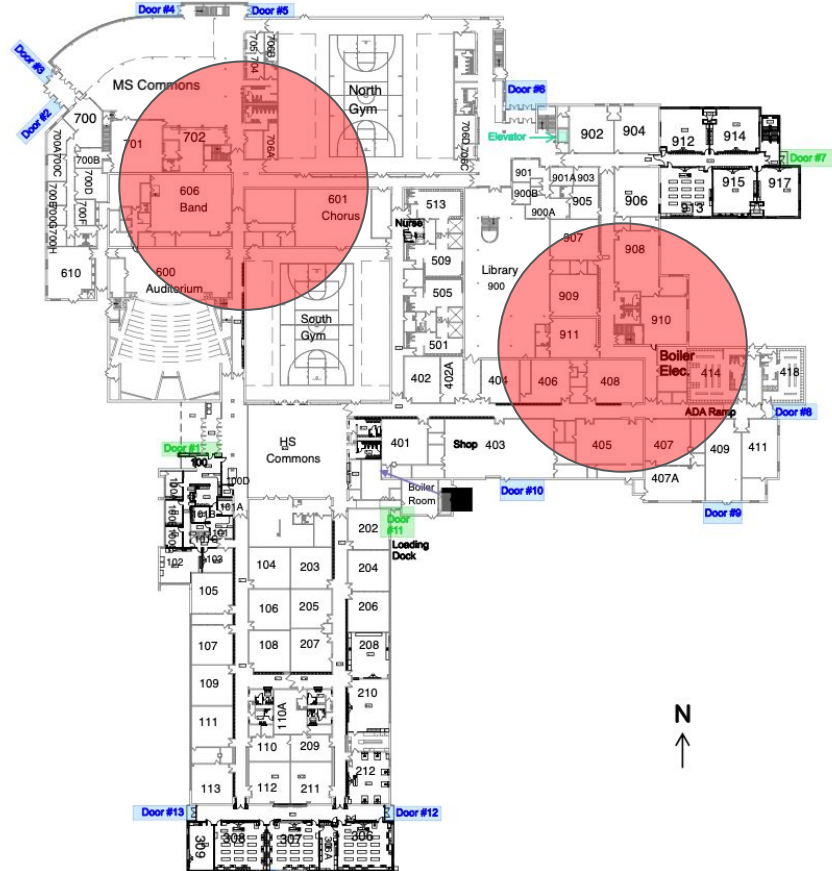


Middle School: Building Floor Plan - 2nd Floor



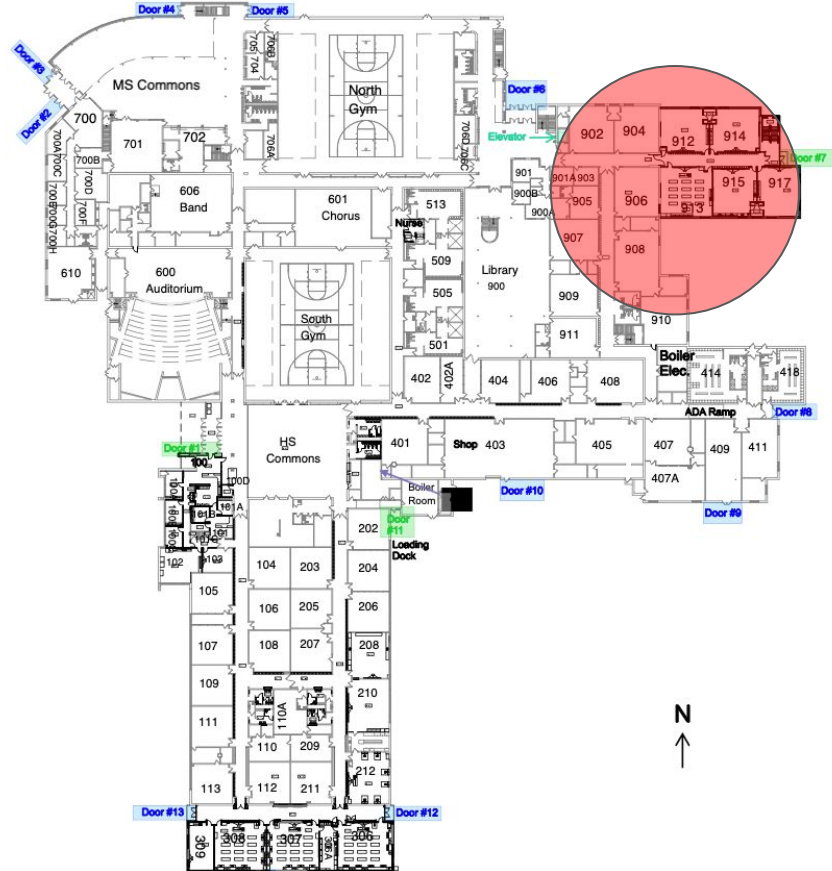


Middle School: Blurred Spaces With HS





Middle School: Confined Internal Circulation





Middle School: New Rooms Noise / Hard Surfaces



Middle School: HS Weight Room Above Commons





Middle School: Kitchen



ADM High School Photos

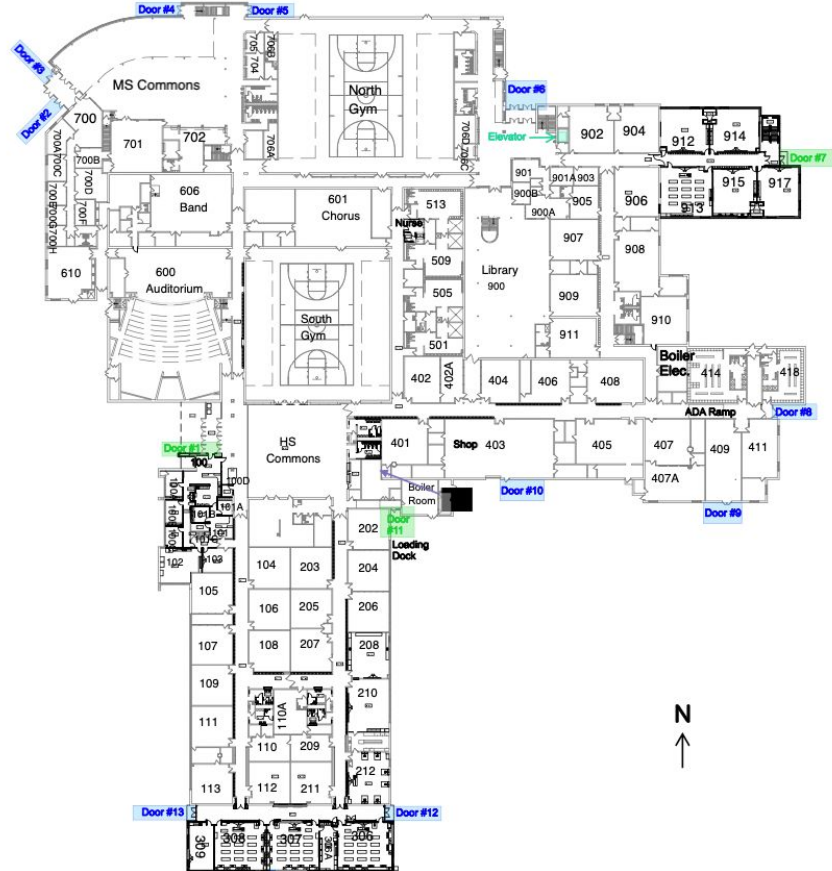


High School: Building Layout





High School: Building Floor Plan



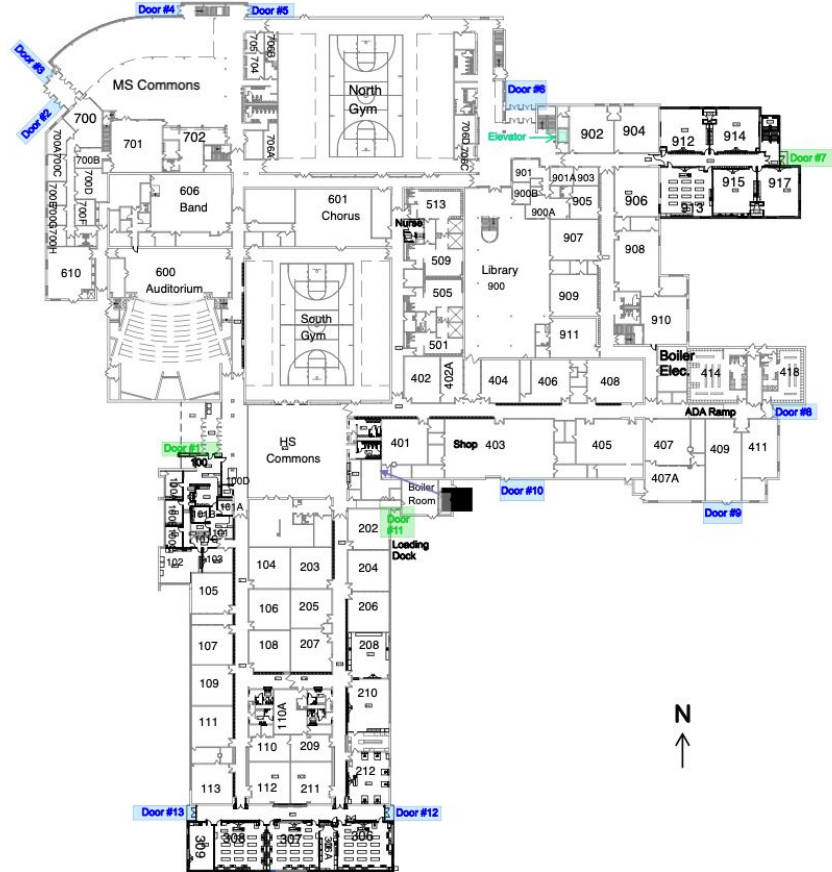


High School: Outdated Teaching Spaces





High School: Division Between MS and HS





High School: Auditorium Size, Features, Finish



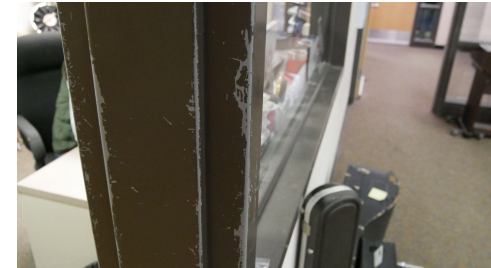


High School: Auditorium Fit, Features, Tech.





MS/HS: Inadequate Band Spaces





MS/HS: Inadequate Choir Spaces



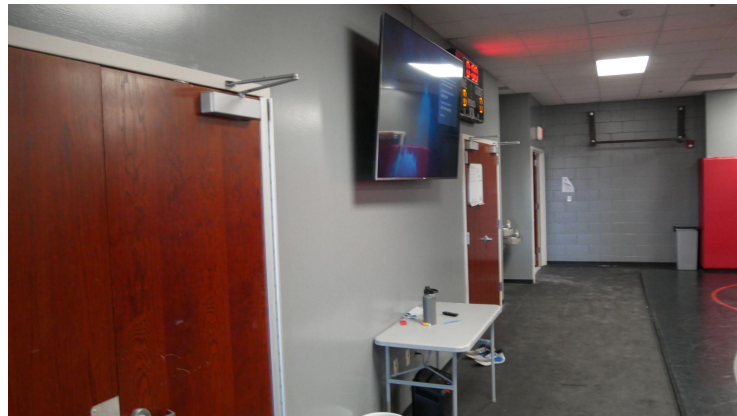


High School: Low Square Feet Per Student





High School: Inadequate Wrestling Room





High School: Inadequate Strength and Conditioning





High School: Lunch Room and Kitchen





High School: Main Entrance Hard To Find





High School: Multiple Mechanical Systems