



**March 2, 2023 - Facility Master Planning Session #3**



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

## Session #4 3/27/23

5:30-8:00

### Priorities and Recommendations

- Review Solutions
- Prioritize Solutions
- Safety and Security
- Consensus on recommendations to the Board



Reviewing Our Work



# First Meeting Components

1. Experiences and Opportunities For Students
2. Context and History
3. Kahoot! - Celebrate ADM
4. Building Assessments - Completed by FRK
5. Breakout Groups - Priorities Identified By Building



# Second Meeting Components

1. Review of Priorities Identified By Building
2. Future Needs: Enrollment Growth
3. Future Needs: Building Capacity Projections
4. Addressing Future Needs
  - a. MS/HS Additions - Ruled Out
  - b. New Middle School - Identified Pros and Cons
  - c. New High School - Identified Pros and Cons

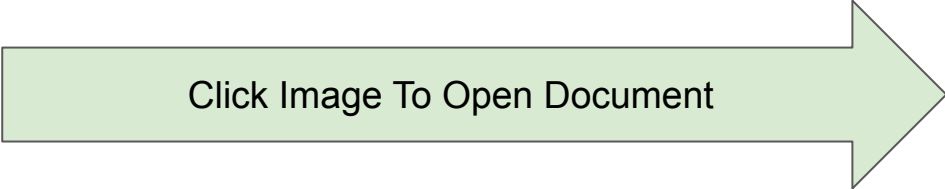


Current Needs / Future Needs



# Current Building Needs

The following priorities have been identified for each ADM Building that currently houses students:



Click Image To Open Document

## 2022-23 ADM Facility Master Planning Committee: Identified Needs (1/16/23)

### Adel Elementary (AE)

1. **North Classroom Wings and Bathrooms:** These spaces are dated, lack functionality, have safety concerns, and need to be modernized to maximize experiences and opportunities for students to learn in a safe and modern environment.
2. **Cafeteria and Kitchen:** The old gym currently serves as the cafeteria and is not an inviting space. The finishes are worn and need to be replaced. The kitchen is dated and is laid out poorly to serve students.
3. **Transportation Center (Move From Campus):** Sharing a campus with the transportation department brings increased traffic flow to the Adel Elementary campus, requires the sharing of a gravel parking lot with school buses, and creates tight maneuverability for staff vehicles and school buses.
4. **HVAC Systems:** The building has multiple HVAC systems that impact indoor air quality and create operational challenges.
5. **(4) Older Kindergarten Classrooms:** The four older kindergarten classrooms have a "sunken pit" area that experiences water entry during heavy rain. These pits could be filled and the casework and carpet replaced to provide a modern learning environment.
6. **Library:** The library has a "sunken pit" area that experiences water entry during heavy rain. This pit could be filled and casework and carpet replaced to provide a modern learning environment.

### DeSoto Intermediate (DI)

1. **3 Story Building:** The three story building is dated, lacks functionality in layout and finishes of classrooms, has dated bathrooms, is in need of masonry and concrete base repairs, and is not ADA compliant. The building is in need of a total window replacement and a plan to address HVAC air quality - as window air conditioner units are reaching their end of life. The boiler system that services the 3 story building needs to be replaced and dated electrical and mechanical systems run throughout the building.
2. **Cafeteria and Kitchen:** The cafeteria is small with an extraordinarily small kitchen and serving area. Students must cross building circulation patterns in very tight quarters to go to the lunchroom after getting meals and returning to the dish return following lunch. The lack of a proper kitchen and cafeteria space is placing constraints on the building schedule.
3. **General Music and Band Spaces:** The Band room lacks sufficient space for rehearsal and instrument storage. The general music/choir room (located in the 3 story building) is very small and dated. The music instruction spaces are not well suited for 5th and 6th grade students.
4. **Library:** The library space currently occupies the old gym of the 3 story building. This space is uncondusive for a library, with dated carpet and no windows for exterior lighting.
5. **1990s Wing:** The classrooms in the 1990s wing have dated finishes and are in need of updating to maximize experiences and opportunities for students to learn in a modern learning environment.
6. **Gymnasium:** The gymnasium is undersized, does not have air conditioning, and is not well suited for sub varsity sports.



# Future Needs (Growth)

The following scenarios were identified as possible solutions to address future needs related to enrollment growth and the constraints currently being experienced at ADM High School.



## ADM Facility Master Planning Committee Identified Scenarios 1/16/23

Scenario 1: New 7-8 Building (5-8 Stays In DeSoto)		Scenario 2: New 5-8 Building (PreSchool Moves to DeSoto)	
Building	Grade Levels	Building	Grade Levels
Adel Elementary	PS-1	Adel Elementary	PK-1
Meadow View Elementary	2-4	Meadow View Elementary	2-4
DeSoto Intermediate	5-6	DeSoto Intermediate	PS
New ADM Middle School	7-8	New ADM Middle School	5-8
ADM High School	9-12	ADM High School	9-12
Scenario 3: New 6-8 Building (5th Grade Stays In DeSoto)		Scenario 4: New 6-8 Building (PreSchool Moves to DeSoto, 5th Grade Moves to Meadow View)	
Building	Grade Levels	Building	Grade Levels
Adel Elementary	PS-1	Adel Elementary	PK-1
Meadow View Elementary	2-4	Meadow View Elementary	2-5
DeSoto Intermediate	5	DeSoto Intermediate	PS
New ADM Middle School	6-8	New ADM Middle School	6-8
ADM High School	9-12	ADM High School	9-12
Scenario 5: New 9-12 Building (8-8 Campus Nile Kinnick, PreSchool Moves to DeSoto)		Scenario 6: New 9-12 Building (8-8 Campus Nile Kinnick, Neighborhood Elementary Schools)	
Building	Grade Levels	Building	Grade Levels
Adel Elementary	PK-1	Adel Elementary	PS-5
Meadow View Elementary	2-4	Meadow View Elementary	K-5
DeSoto Intermediate	PS	DeSoto Intermediate	K-5
ADM Middle School	5-8	ADM Middle School	6-8
New ADM High School	9-12	New ADM High School	9-12
Scenario 7: New 9-12 Building (5-8 Campus Nile Kinnick, DI and AE both PK-1)			
Building	Grade Levels		
Adel Elementary	PS-1		
Meadow View Elementary	2-4		
DeSoto Intermediate	PK-1		
ADM Middle School	5-8		
New ADM High School	9-12		



# Draft Prioritized Needs

## Priority #1

- MS/HS: Capacity Due to Enrollment Projections
  - a. Address Music Spaces, Auditorium, Weight Room, Wrestling Room In This Process

## Priority #2

- DI: 3 Story
- DI: Cafeteria
- AE: North Wings / HVAC

## Priority #3

- Relocate: Transportation Building

## Other Priorities

- AE: Lunchroom
- AE: Library and Older Kindergarten Rooms
- DI: 90s Wing
- DI: Gym

Still to be added to the mix:

- DAC
- Minburn
- Athletic
- Transportation
- Safety and Security





District Finances



# District Finances

Click Image To Open Document

This document outlines the estimated amount of dollars available for the district in planning the next building project. Please note that this is only an estimate.

Realize the power of partnership.

### Adel DeSoto Minburn CSD, Iowa

Multi-Phase Financing Scenario  
February 13, 2023

THE SUMMARY BELOW IS NOT MEANT TO TAKE THE PLACE OF A MORE IN-DEPTH CONVERSATION SURROUNDING THE DISTRICT'S FINANCING SCENARIO. IT IS MEANT TO PROVIDE A FRAMEWORK FOR THE SUMMARY OF AVAILABLE RESOURCES THAT COULD BE COMMITTED TO CAPITAL IMPROVEMENTS WITHIN A MULTI-PHASE FINANCING SCENARIO.

#### Summary of Scenario

When considering the District's upcoming capital improvement financing plan, the District could take on a multi-phase funding approach to your capital improvement plan as part of one capital improvement plan. This is similar to the current approach being taken by Indianola School District for their high school renovation project. In this instance, the District recently voted a single bond referendum for projects that will be completed in two phases. The timing of the second phase is dependent on various assumptions regarding valuation growth, interest rates, etc.. Additionally, the second phase cannot be bid as part of the first phase.

#### Funding Component Summary (Project Funds)\*

Funding Component	Phase I	Phase II	Total
General Obligation Bonds (voted bonds)	21,009,832	7,653,409	28,663,241
PPEL Capital Loan Notes (voter PPEL)	0	0	0
State Tax Revenue Bonds (state parity)	25,000,568	0	25,000,568
Investments (construction fund interest @ 3%)	1,850,484	109,574	1,960,058
Cash Contribution from PPEL / SAVE	6,672,000	424,380	7,096,380
<b>Total</b>	<b>63,532,884</b>	<b>7,627,373</b>	<b>71,160,257</b>

\*Note: Project Funds are shown in future values and will need to factor in inflation expectations. For example, \$1.6 million of project in Phase II, might only represent \$5.6 million of projects in today's dollars.

#### Project Timing, Financing Impact, Key Assumptions\*

Funding Component	Phase I	Phase II
<b>Timing of Project</b>	Summer of 2024 - Summer of 2027	Summer of 2027 to Summer of 2028
General Obligation Bonds (voted bonds)	Extant \$4.05 debt try to 2047	Extant \$4.05 debt try to 2048
PPEL Capital Loan Notes (voter PPEL)	No borrowing impact; used PPEL for ongoing needs	
State Tax Revenue Bonds (state parity)	Increase total debt payments to \$1,988,000 through 2047 (75% of revenues)	
Investments	Invested funds at 3.00%	
Cash Contribution from PPEL / SAVE	Ability to commit cash and manage ongoing expenses (See Exhibit A)	
<b>Interest Rates Assumptions</b>	Approximately 0.50% higher than current rates throughout financing model	
Assessed Valuation Assumptions (Debt Limit)	6% valuation growth throughout, but 99.962% debt limit in July 2027	
Assessed Valuation Assumptions (Evy)	Growth at 100% of historical average through FY2028 (6.15%)	
Assessed Valuation Assumptions (Capital)	Growth at 81.6% of historical average after FY2028 (5.00%)	
Enrollment Assumptions (SAVE Capital)	Growth of 60 students/year through FY2024 and 50 students/year thereafter	
Rev. Per Student Assumptions (SAVE Capital)	State Tax Rev/Pop Growth at 1.50% through life of the authority	

\*As with any financing scenario, figures are subject to change based on variations within the input assumptions as noted, which could result in significant variances in debt payments, project funds, and ultimately change the timing of projects. Because of the compound effect of the various assumptions in the financing model, this model could result in more long-term variance in terms in project funds available.

Click Image To Open Document

This is an internal document for the District. This allows the District to budget other facility projects not included on the Facility Master Plan.

SAVE FUND PROJECTIONS													
SAVE Fund Projections Based on Formula Growth Each Year													
SAVE FUNDS	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
	Actual	Actual	Budgeted	Projection	Projection	Projection	Projection	Projection	Projection	Projection	Projection	Projection	Projection
<b>Beginning Fund Balance</b>	1,322,442	6,345,742	5,018,848	1,487,430	7,681,186	6,525,742	5,018,848	993,027	947,000	987,400	1,001,588	782,914	1,004,498
<b>Revenue Per Popul</b>	1,111	1,118	1,140	1,119	1,177	1,214	1,212	1,230	1,249	1,267	1,287	1,286	1,306
<b>Growth in Revenue Per Popul</b>	N/A	0.43%	2.00%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%
<b>Certified Enrollment</b>	1,911	2,004	2,010	2,111	2,171	2,217	2,261	2,307	2,353	2,400	2,448	2,497	2,547
<b>Growth in Enrollment</b>	N/A	5.16%	2.52%	5.26%	2.90%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
<b>Estimated Revenue Actual</b>	2,148,384	2,378,799	2,366,582	2,488,915	2,517,145	2,647,412	2,748,866	2,837,618	2,937,286	3,041,490	3,148,855	3,260,029	3,375,087
<b>Estimated Monthly Actual</b>	179,032	198,233	197,215	207,409	210,595	220,618	228,239	236,468	244,774	253,458	262,405	271,667	281,257
<b>SAVE Dollars (Formula Based Growth)</b>	1,850,441	1,295,256	2,366,582	2,488,915	2,517,145	2,647,412	2,748,866	2,837,618	2,937,286	3,041,490	3,148,855	3,260,029	3,375,087
<b>Interest</b>	38,159	21,179	20,000	20,100	20,300	20,900	20,400	20,500	20,600	20,711	20,814	20,918	21,023
<b>Total Revenues</b>	<b>1,958,600</b>	<b>2,416,535</b>	<b>2,366,582</b>	<b>2,498,055</b>	<b>2,537,345</b>	<b>2,667,713</b>	<b>2,769,266</b>	<b>2,858,233</b>	<b>2,958,394</b>	<b>3,062,201</b>	<b>3,169,669</b>	<b>3,280,957</b>	<b>3,396,110</b>
<b>Revenue Bonds - Mature FY29</b>	295,156	295,066	296,000	294,299	293,454	292,389	291,095	294,480	292,410	0	0	0	0
<b>New Revenue Bonds - New Building</b>	0	0	0	1,113,156	1,113,156	1,113,156	1,113,156	1,113,156	1,113,156	1,113,156	1,113,156	1,113,156	1,113,156
<b>Pay-Go Expenses</b>	0	0	0	7,829,205	742,796	434,987	0	0	0	0	0	0	0
<b>Elementary Projects</b>	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Meadow View Projects</b>	113,229	63,453	156,000	0	0	0	0	0	0	0	0	0	0
<b>Delmar Projects</b>	46,207	90,799	156,000	0	0	0	0	0	0	0	0	0	0
<b>Middle School Projects</b>	186,236	186,488	156,000	0	0	0	0	0	0	0	0	0	0
<b>High School Projects</b>	115,812	130,344	156,000	0	0	0	0	0	0	0	0	0	0
<b>Meadow View Construction</b>	51,075	3,885,200	0	0	0	0	0	0	0	0	0	0	0
<b>Midburn Projects</b>	13,328	12,236	156,000	0	0	0	0	0	0	0	0	0	0
<b>DAE Projects</b>	18,483	12,403	156,000	0	0	0	0	0	0	0	0	0	0
<b>Activities Projects</b>	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Summer Projects</b>	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Turf Replacement (Assigned)</b>	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Future Bonding/Other</b>	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Expenses</b>	<b>899,879</b>	<b>3,559,053</b>	<b>3,088,000</b>	<b>294,299</b>	<b>1,749,790</b>	<b>1,017,416</b>	<b>1,297,247</b>	<b>2,504,060</b>	<b>2,518,063</b>	<b>3,048,009</b>	<b>3,388,341</b>	<b>2,569,343</b>	<b>3,271,239</b>
<b>Assigned Balance (Turf Replacement)</b>	850,000	850,000	850,000	850,000	850,000	850,000	850,000	850,000	850,000	850,000	850,000	850,000	850,000
<b>Unassigned Fund Balance</b>	<b>5,111,364</b>	<b>4,168,468</b>	<b>4,647,430</b>	<b>6,843,186</b>	<b>7,675,742</b>	<b>16,095</b>	<b>816,000</b>	<b>97,990</b>	<b>97,990</b>	<b>151,588</b>	<b>47,006</b>	<b>244,498</b>	<b>369,315</b>
<b>Ending Fund Balance</b>	<b>6,161,364</b>	<b>5,018,848</b>	<b>5,497,430</b>	<b>7,689,186</b>	<b>8,525,742</b>	<b>1,019,005</b>	<b>993,027</b>	<b>947,000</b>	<b>987,400</b>	<b>1,001,588</b>	<b>782,914</b>	<b>1,004,498</b>	<b>1,219,315</b>



# Costs of the Scenarios



# Costs Projections

ADM Projects Cost Projections				Seven Scenarios								2/27/2023		
													frk architects + engineers	
	Project	New Construction	Cost	Land Acquisition	Cost	Renovation	Cost	Renovation	Cost	Renovation	Cost	GRAND TOTALS	Notes	
Scenario 1a	New 7-8 Building (5-6 stays in DeSoto)	New 7-8 Building at land by Meadow View	\$45,100,000	Not Required		DeSoto Scope: Renovate 3-Story, Food Service, Gym and Music	\$25,300,000			Nile Kinnick HS Renovation: Music, Kitchen, Wrestling, Fitness	\$8,100,000	\$78,500,000	New 7-8 Building has 650 seat theater	
Scenario 1b	New 7-8 Building (5-6 stays in DeSoto)	New 7-8 Building at land by Meadow View	\$45,100,000	Not Required		DeSoto Scope: Replace 3-Story, Food Service, Gym and Music	\$19,800,000			Nile Kinnick HS Renovation: Music, Kitchen, Wrestling, Fitness	\$8,100,000	\$73,000,000	New 7-8 Building has 650 seat theater	
Scenario 2	New 5-8 Building (PreSchool moves to DeSoto)	New 5-8 Building at land by Meadow View	\$55,200,000	Not Required		DeSoto Scope: raze 3-Story, modify classroom wings, site work	\$2,990,000			Nile Kinnick HS Renovation: Music, Kitchen, Wrestling, Fitness	\$8,100,000	\$66,290,000	New 5-8 Building has 650 seat theater	
Scenario 3	New 6-8 Building (5th Grade stays in DeSoto)	New 6-8 Building at land by Meadow View	\$50,900,000	Not Required		DeSoto Scope: Raze 3-Story, Cafeteria, Gym and Music	\$8,450,000			Nile Kinnick HS Renovation: Music, Kitchen, Wrestling, Fitness	\$8,100,000	\$67,450,000	New 6-8 Building has 650 seat theater	
Scenario 4	New 6-8 Building (PreSchool moves to DeSoto, 5th Grade moves to Meadow View)	New 6-8 Building at land by Meadow View	\$50,900,000	Not Required		DeSoto Scope: raze 3-Story, modify classroom wings, site work	\$2,990,000	Meadow View Addition: 6 classrooms	\$3,225,000	Nile Kinnick HS Renovation: Music, Kitchen, Wrestling, Fitness	\$8,100,000	\$65,215,000	New 6-8 Building has 650 seat theater	
Scenario 5	New 9-12 Building (5-8 Campus Nile Kinnick, PreSchool moves to DeSoto)	New 9-12 Building at new property	\$64,300,000	Required	Unknown	DeSoto Scope: raze 3-Story, modify classroom wings, site work	\$2,990,000	Nile Kinnick 5-8 Renovation: interior, HVAC	\$2,650,000			\$69,940,000	Includes site improvements and 650 seat theater; no stadium. Does not include land acquisition.	
Scenario 6a	New 9-12 Building (6-8 Campus Nile Kinnick, Neighborhood Elementary Schools)	New 9-12 Building at new property	\$64,300,000	Required	Unknown	DeSoto Scope: Renovate 3-Story, Food Service, Gym and Music	\$25,900,000	Nile Kinnick 6-8 Renovation: interior, HVAC	\$2,650,000	AE Renovations: Cafeteria, Restrooms	\$6,450,000	\$99,300,000	Includes site improvements and 650 seat theater; no stadium. Does not include land acquisition.	
Scenario 6b	New 9-12 Building (6-8 Campus Nile Kinnick, Neighborhood Elementary Schools)	New 9-12 Building at new property	\$64,300,000	Required	Unknown	DeSoto Scope: Replace 3-Story, Food Service, Gym and Music	\$21,250,000	Nile Kinnick 6-8 Renovation: interior, HVAC	\$2,650,000	AE Renovations: Cafeteria, Restrooms	\$6,450,000	\$94,650,000	Includes site improvements and 650 seat theater; no stadium. Does not include land acquisition.	
Scenario 7a	New 9-12 Building (5-8 Campus Nile Kinnick, DI and AE both PK-1)	New 9-12 Building at new property	\$64,300,000	Required	Unknown	DeSoto Scope: Renovate 3-Story, Cafeteria, Gym and Music	\$19,900,000	Nile Kinnick 5-8 Renovation: interior, HVAC	\$2,650,000			\$86,850,000	Includes site improvements and 650 seat theater; no stadium. Does not include land acquisition.	
Scenario 7b	New 9-12 Building (5-8 Campus Nile Kinnick, DI and AE both PK-1)	New 9-12 Building at new property	\$64,300,000	Required	Unknown	DeSoto Scope: Replace 3-Story, Food Service, Gym and Music	\$12,800,000	Nile Kinnick 5-8 Renovation: interior, HVAC	\$2,650,000			\$79,750,000	Includes site improvements and 650 seat theater; no stadium. Does not include land acquisition.	

Notes:  
 1) This is an opinion of project construction cost. frk a+e has no control over costs of labor, equipment or materials, or over the Contractor's method of pricing. This opinion of project cost is made on the basis of frk a+e's knowledge and experience. frk a+e can make no warranty, expressed or implied, as to the accuracy of these costs as compared to bid or actual costs.  
 2) Costs are "All In" (includes Construction Cost and All Soft Costs except land acquisition)



# Scenarios Cost Projections

1a.	New 7-8:	\$78,500,000
1b.	New 5-8:	\$73,000,000
2.	New 6-8:	\$66,290,000
3.	New 6-8:	\$67,450,000
4.	New 6-8:	\$65,215,000
<hr/>		
5.	New 9-12:	\$69,940,000
6a.	New 9-12:	\$99,300,000
6b.	New 9-12:	\$94,650,000
7a.	New 9-12:	\$86,850,000
7b.	New 9-12:	\$79,750,000



# Scenario 1a Cost Projection

Scenario 1: New 7-8 Building (5-6 Stays In DeSoto)	
Building	Grade Levels
Adel Elementary	PS-1
Meadow View Elementary	2-4
DeSoto Intermediate	5-6
New ADM Middle School	7-8
ADM High School	9-12

**Grand Total: \$78,500,000**  
(Renovate DI 3rd story rather than replace)

Notes:

- 1) This is an opinion of project construction cost. frk a+e has no control over costs of labor, equipment or materials, or over the Contractor's method of pricing. This opinion of project cost is made on the basis of frk a+e's knowledge and experience. frk a+e can make no warranty, expressed or implied, as to the accuracy of these costs as compared to bid or actual costs.
- 2) Costs are "All In" (includes Construction Cost and All Soft Costs except land acquisition)



# Scenario 1b Cost Projection

Scenario 1: New 7-8 Building (5-6 Stays In DeSoto)	
Building	Grade Levels
Adel Elementary	PS-1
Meadow View Elementary	2-4
DeSoto Intermediate	5-6
New ADM Middle School	7-8
ADM High School	9-12

**Grand Total: \$73,000,000**  
(Replace DI 3rd story rather than renovate)

Notes:

- 1) This is an opinion of project construction cost. frk a+e has no control over costs of labor, equipment or materials, or over the Contractor's method of pricing. This opinion of project cost is made on the basis of frk a+e's knowledge and experience. frk a+e can make no warranty, expressed or implied, as to the accuracy of these costs as compared to bid or actual costs.
- 2) Costs are "All In" (includes Construction Cost and All Soft Costs except land acquisition)



# Scenario 2 Cost Projection

Scenario 2: New 5-8 Building (PreSchool Moves to DeSoto)	
Building	Grade Levels
Adel Elementary	PK-1
Meadow View Elementary	2-4
DeSoto Intermediate	PS
New ADM Middle School	5-8
ADM High School	9-12

**Grand Total: \$66,290,000**  
(Raze DI 3rd Story)

Notes:

- 1) This is an opinion of project construction cost. frk a+e has no control over costs of labor, equipment or materials, or over the Contractor's method of pricing. This opinion of project cost is made on the basis of frk a+e's knowledge and experience. frk a+e can make no warranty, expressed or implied, as to the accuracy of these costs as compared to bid or actual costs.
- 2) Costs are "All In" (includes Construction Cost and All Soft Costs except land acquisition)





# Scenario 3 Cost Projection

Scenario 3: New 6-8 Building (5th Grade Stays In DeSoto)	
Building	Grade Levels
Adel Elementary	PS-1
Meadow View Elementary	2-4
DeSoto Intermediate	5
New ADM Middle School	6-8
ADM High School	9-12

**Grand Total: \$67,450,000**  
(Raze DI 3rd Story)

Notes:

- 1) This is an opinion of project construction cost. frk a+e has no control over costs of labor, equipment or materials, or over the Contractor's method of pricing. This opinion of project cost is made on the basis of frk a+e's knowledge and experience. frk a+e can make no warranty, expressed or implied, as to the accuracy of these costs as compared to bid or actual costs.
- 2) Costs are "All In" (includes Construction Cost and All Soft Costs except land acquisition)



# Scenario 4 Cost Projection

Scenario 4: New 6-8 Building (PreSchool Moves to DeSoto, 5th Grade Moves to Meadow View)	
Building	Grade Levels
Adel Elementary	PK-1
Meadow View Elementary	2-5
DeSoto Intermediate	PS
New ADM Middle School	6-8
ADM High School	9-12

**Grand Total: \$65,215,000**  
(Raze DI 3rd Story)

Notes:

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# Scenario 5 Cost Projection

Scenario 5: New 9-12 Building (5-8 Campus Nile Kinnick, PreSchool Moves to DeSoto)	
Building	Grade Levels
Adel Elementary	PK-1
Meadow View Elementary	2-4
DeSoto Intermediate	PS
ADM Middle School	5-8
New ADM High School	9-12

**Grand Total: \$69,940,000**  
(Raze DI 3rd Story)

Notes:

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- 2) Costs are "All In" (includes Construction Cost and All Soft Costs except land acquisition)



# Scenario 6a Cost Projection

Scenario 6: New 9-12 Building (6-8 Campus Nile Kinnick, Neighborhood Elementary Schools)	
Building	Grade Levels
Adel Elementary	PS-5
Meadow View Elementary	K-5
DeSoto Intermediate	K-5
ADM Middle School	6-8
New ADM High School	9-12

**Grand Total: \$99,300,00**  
(Renovate DI 3rd story rather than replace)

Notes:

- 1) This is an opinion of project construction cost. frk a+e has no control over costs of labor, equipment or materials, or over the Contractor's method of pricing. This opinion of project cost is made on the basis of frk a+e's knowledge and experience. frk a+e can make no warranty, expressed or implied, as to the accuracy of these costs as compared to bid or actual costs.
- 2) Costs are "All In" (includes Construction Cost and All Soft Costs except land acquisition)



# Scenario 6b Cost Projection

Scenario 6: New 9-12 Building (6-8 Campus Nile Kinnick, Neighborhood Elementary Schools)	
Building	Grade Levels
Adel Elementary	PS-5
Meadow View Elementary	K-5
DeSoto Intermediate	K-5
ADM Middle School	6-8
New ADM High School	9-12

**Grand Total: \$94,650,00**  
(Replace DI 3rd story rather than renovate)

Notes:

- 1) This is an opinion of project construction cost. frk a+e has no control over costs of labor, equipment or materials, or over the Contractor's method of pricing. This opinion of project cost is made on the basis of frk a+e's knowledge and experience. frk a+e can make no warranty, expressed or implied, as to the accuracy of these costs as compared to bid or actual costs.
- 2) Costs are "All In" (includes Construction Cost and All Soft Costs except land acquisition)



# Scenario 7a Cost Projection

Scenario 7: New 9-12 Building (5-8 Campus Nile Kinnick, DI and AE both PK-1)	
Building	Grade Levels
Adel Elementary	PS-1
Meadow View Elementary	2-4
DeSoto Intermediate	PK-1
ADM Middle School	5-8
New ADM High School	9-12

**Grand Total: \$86,850,000**  
(Renovate DI 3rd story rather than replace)

Notes:

- 1) This is an opinion of project construction cost. frk a+e has no control over costs of labor, equipment or materials, or over the Contractor's method of pricing. This opinion of project cost is made on the basis of frk a+e's knowledge and experience. frk a+e can make no warranty, expressed or implied, as to the accuracy of these costs as compared to bid or actual costs.
- 2) Costs are "All In" (includes Construction Cost and All Soft Costs except land acquisition)



# Scenario 7b Cost Projection

Scenario 7: New 9-12 Building (5-8 Campus Nile Kinnick, DI and AE both PK-1)	
Building	Grade Levels
Adel Elementary	PS-1
Meadow View Elementary	2-4
DeSoto Intermediate	PK-1
ADM Middle School	5-8
New ADM High School	9-12

**Grand Total: \$79,750,000**  
(Replace DI 3rd story rather than renovate)

Notes:

- 1) This is an opinion of project construction cost. frk a+e has no control over costs of labor, equipment or materials, or over the Contractor's method of pricing. This opinion of project cost is made on the basis of frk a+e's knowledge and experience. frk a+e can make no warranty, expressed or implied, as to the accuracy of these costs as compared to bid or actual costs.
- 2) Costs are "All In" (includes Construction Cost and All Soft Costs except land acquisition)



# Notes About Scenarios

## Scenario 5 - \$69,940,000 (1st preference of all groups)

### Notes and Rationale:

- Addresses committee's primary concern of capacity at the MS and HS levels for many years.
- Addresses the weight room, fitness, fine arts, and other current needs prioritized by the committee.
- Provides expanded programming opportunities at the HS level while also expanding programming opportunities at the 5-8 level.
- Alleviates high school drivers and increased traffic at the current challenging intersection on hwy 169.
- Allows for new construction and traffic flow to be designed appropriately.
- Constructs a new auditorium on the new HS campus, something that would not happen with scenario 2.
- Addresses many of the current needs at the DI building and maximizes the newer portions of this building for continued use by preschool.

### Other Notes:

- The committee would like more information about the long term cost of this scenario related to eventual stadium construction, baseball / softball fields, etc.
- The district would need to consider what to do with land already owned by Meadow View Elementary.

## Scenario 2 - \$66,290,000 (2nd preference of all groups)

### Notes and Rationale:

- Addresses committee's primary concern of capacity at the MS and HS levels for several years. However, there is a concern of how long the Nile Kinnick Campus will be large enough to support outdoor 9-12 athletics (stadium, baseball fields, softball field, etc.)
- Addresses the weight room, fitness, fine arts, and other current needs prioritized by the committee through renovation at the current Nile Kinnick Campus. However, the renovation will to maximae and provide desired 9-12 facilities in the Nile Kinnick campus will take creativity and will result in a new auditorium not on the HS campus.
- Allows the district to use the land already owned by Meadow View Elementary for the construction of a new 5-8 building. However, some committee members expressed concerns about addition additional traffic to that neighborhood.
- Provides expanded programming opportunities at the 5-8 grade levels through the construction of a new building.
- Addresses many of the current needs at the DI building and maximizes the newer portions of this building for continued use by preschool.

### Other Notes:

- With 9-12 students staying on the Nile Kinnick Campus, traffic concerns would still exist related to hwy 169 intersection.

## Other Scenarios

### Notes

- In general, the committee had concerns with the costs to either renovate the 3 story portion of DI or raze and replace the 3 story portion of DI and did not feel these were the best options and/or use of taxpayer dollars for the long term investment facilities.
- In general, the committee felt that maximizing DI as a preschool center would allow the newer portions of the building to be maximized in an important and needed way.
- The committee had concerns about adding 5th grade to MV (scenario 4) and the implications on capacity at that building in the future.
- The committee had concerns about having 5th grade as a stand along grade level at DI (scenario 3), along with the transportation costs of maintaining one grade level at that building.
- The committee was not interested in exploring neighborhood schools (scenarios 6 and 7) due to costs and implications of drawing boundary lines for attendance.





# Scenarios To Explore Further

 2nd Choice	1a.	New 7-8:	\$78,500,000	No
	1b.	New 7-8:	\$73,000,000	No
	2.	New 5-8:	\$66,290,000	Yes
	3.	New 6-8:	\$67,450,000	No
	4.	New 6-8:	\$65,215,000	No
<hr/>				
 1st Choice	5.	New 9-12:	\$69,940,000	Yes
	6a.	New 9-12:	\$99,300,000	No
	6b.	New 9-12:	\$94,650,000	No
	7a.	New 9-12:	\$86,850,000	No
	7b.	New 9-12:	\$79,750,000	No



Non-Attendance Center Needs



# Minburn Building

## Context:

- 2012: Decommissioned
- 2013: Studied by Facility Master Planning Committee and determined not to be used as a student attendance center.
  - Most of the enrollment growth was and continued 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](#).
  - If renovated, the Minburn Building would only have a capacity of around 200 students and would not relieve enrollment pressures throughout the district.
- 2018: Studied by Facility Master Planning Committee and determined not to be used as a student attendance center.
- 2022: Facility Assessment identified continued significant issues that need to be addressed if the district maintains possession of the building.
- 2023: Current Use
  - District Storage
  - Hitting Facility
  - Minburn Public Library

## Question: What is the will of the 2022-23 Facility Master Planning Committee related to the Minburn Building?

- Does the committee recommend that the district separate from ownership of the building or maintain ownership of the building? What additional Information is needed?



# Notes About Minburn Building Discussion

## Notes From The Committee:

- It is challenging to find non-profit organizations who can take on the cost of maintaining a building of this size and address some of the ongoing needs of the building.
- While the district has worked to identify other educational partners who could help maximize the building, those efforts have not been successful.
- It would be most beneficial to the school to find an interested party who would utilize the building and be a tax paying entity.
- The committee would like more information about the annual operating costs to maintain the building
- The committee would like more information about scenarios for how/where the hitting facility would be relocated if the district were to part with the building.

## Possible Next Steps:

- The district should continue to engage with the community to identify if there are viable options or interest in how the building could be used.
- If the district is unable to identify a community partner, the option would exist to attempt to sell or auction the building and property.
- If an interested party is unable to be found, the district should identify demolition costs for different scenarios:
  - Raze the whole building
  - Raze the building but keep the gym
  - Raze the building but keep the library
  - Raze the building but keep the library and gym



# Other Remaining Needs

## **Adel Elementary:**

- North Wings, Cafeteria, HVAC, Old Kindergarten Rooms (Pit), Library (Pit),

## **District Administration Center:**

- Window A/C units are inadequate
- Gymnasium roof needs to be replaced
- Wrestling room is an insufficient size
- All windows on the building need to be replaced
- Parapet at top of building is chipping and dropping material from roof onto the ground
- Wood cladding at the food pantry entrance needs to be repainted or replaced with a different material
- West entry needs to be refurbished or replaced

## **Transportation Building:**

- Location
- Size

## **Athletic Facilities**

- Football stadium bleachers and capacity
  - Short term limited capacity expansion could occur with small additional set of bleachers.
  - Limited options exist to address full capacity needed due to current limitations of topography.
  - Future solution could include moving home stands to south side of stadium.



# Desired Outcomes

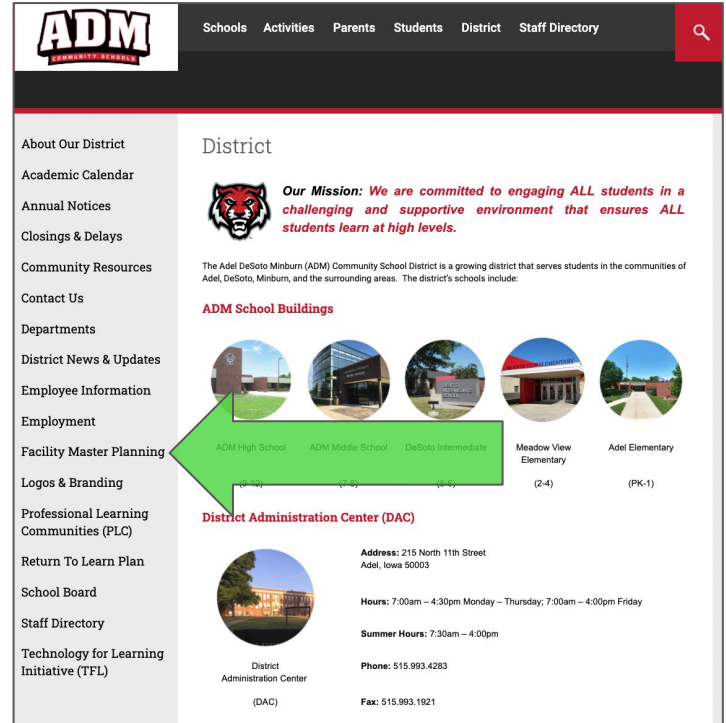
1. **Existing Facilities:** Identify and prioritize needs of **existing facilities** to **maximize experiences** and **opportunities for students** in a safe and modern learning environment.
2. **Future Facility Needs:** Identify and prioritize needs of **future facilities** and **grade configurations** 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** and **decommissioned Minburn Elementary School**.



Next Meeting: 3/2/23



# Where to Access Information







# 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

## Session #4 3/27/23

5:30-8:00

### Priorities and Recommendations

- Review Solutions
- Prioritize Solutions
- Safety and Security
- Consensus on recommendations to the Board