



March 27, 2023 - Facility Master Planning Session #4



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
- Consensus on recommendations to the Board



A Comprehensive Plan



A Comprehensive Plan

Develop a comprehensive plan that identifies, prioritizes and addresses the needs of **Existing Facilities, Future Facilities**, and **Non-Attendance Centers / Facilities**.

Assumptions: Many assumptions must be made when working to identify a multi-year comprehensive plan. Two key assumptions (among many) include:

- **Enrollment Growth**
 - RSP enrollment projections were used for the years 2022-23 through 2031-32.
 - District created enrollment projections were used for the years 2032-33 through 2041-2042.

- **District Finances: Valuation Growth**
 - 8% annual Valuation growth
 - Past 10 year average has been 8.13%
 - Last year was 12.25%



Recommendations of Committee

By the end of tonight's meeting, we hope to be able to reach consensus on the following items:

1. Comprehensive Plan:

- a. The 2022-23 Facility Master Planning Committee recommends:
 - i. **The construction of a new 9-12 or 5-8** school to address enrollment pressures at the current Nile Kinnick Campus, and
 - ii. **The projected sequence of projects identified in the 9-12 or 5-8 comprehensive plan** that will address other needs identified throughout the district and in existing facilities.

2. Minburn Building:

- a. The 2022-23 Facility Master Planning Committee recommends: **Yes / No**
 - i. The district should seek to separate from ownership of the Minburn Building, with the preferred sequence of separation including:
 - 1. **Option 1:** Seek to sell the building to the City of Minburn.
 - 2. **Option 2:** Seek to sell the building through auction or real-estate sale.
 - 3. **Option 3:** Raze the building and determine next steps what to do with the land.



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



Third Meeting Components

1. Review of Prioritized Current Needs (Current Buildings)
2. Review of Prioritized Future Needs (Enrollment Growth)
3. District Finances and Bonding Capacity
4. Review of 10 Committee Identified Scenarios To Address Growth
5. Exploration of Cost Estimates For Each Scenario
6. Identification of Scenario(s) To Explore Further



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 dash 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 un conducive 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.

Click Image To Open Document

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

Scenario 1: New 7-8 Building (5-6 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 (6-8 Campus Nile Kinnick, PreSchool Moves to DeSoto)		Scenario 6: New 9-12 Building (6-8 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

(From 1/16/23 Facility Master Planning Meeting)

Priority 1

- ❑ MS/HS Capacity Issues Due To Enrollment Growth
- ❑ MS/HS choir, band, auditorium, wrestling, and fitness spaces.

Priority 2

- ❑ DeSoto 3rd Story
- ❑ DeSoto Cafeteria/Kitchen
- ❑ AE North Wings and HVAC

Priority 3

- ❑ Relocate Transportation Center Away for AE Campus

Priority 4

- ❑ AE Cafeteria / Kitchen
- ❑ DI 90s Wing
- ❑ DI Gym

Still to be added to the mix:

- DAC
- Minburn
- Athletic



Future Needs (Growth)

The committee identified the following two scenarios as preferred the options to address future enrollment pressure at the current Nile Kinnick MS/HS Campus.

1st Choice

Scenario 5:

- Construct New 9-12 Building
- Nile Kinnick Campus Serves Grade 5-8, With Minimal Remodeling Needed To Address Current Spaces
- Preschool Moves to DeSoto Building (Raze 3 Story Portion)

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

2nd Choice

Scenario 2:

- Construct New 5-8 Building
- Nile Campus Becomes Serves Grades 9-12, With Significant Construction, Updating and Remodeling Needed
- Preschool Moves to DeSoto Building (Raze 3 Story Portion)

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



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.



Comprehensive Plan: Scenario 2



Scenario 2 (New 5-8 Building)

Comprehensive Plan: New 5-8 Building and Other Projects					
Year	2025-2027	2027-2029	2027-2029	2029-2031	2031-2033
Student Attendance Changes		2027-28 5-8 Occupies New Building 2027-28 9-12 Occupy All of Nile Kinnick Campus	2028-29 Preschool Leaves AE and moves to DeSoto		
Project Name	New 5-8 Building	Nile Kinnick Project	DeSoto	Adel Elementary Project A	Transportation
Description	Project: New 1000 Student 5-8 Building Estimate Size: +/- 150,100 Sq. Ft. Notes: New 650 Seat Auditorium PE Fields, Practice Fields, Football Field, Asphalt Track, Site Development, Traffic, Parking	Project: Renovate Nile Kinnick Campus for 9-12 Grade Students Notes: choir, band, wrestling, fitness, library, HVAC, fit and finish, paving of east gravel parking lot. *9-12 Students will be on campus during significant construction and renovation.	Project: Raze 3 Story Portion of DeSoto Building Notes: Site Work Modify classroom wings for Preschool Use, Toilets	Project: Address AE North Wings Options Include: Remodel, New Constructed Wing(s), Etc. Note: All options to include preference for students to remain at the AE campus and not be moved to an alternate site during construction.	Project: New Transportation Center Other Notes: New Location
Sequence	1	2	3	4	5
Cost	55,200,000	Options Range From: \$9,350,000 - \$11,190,000	\$2,660,000	Options Range From: \$1,500,000 - \$8,500,000	\$3,670,000

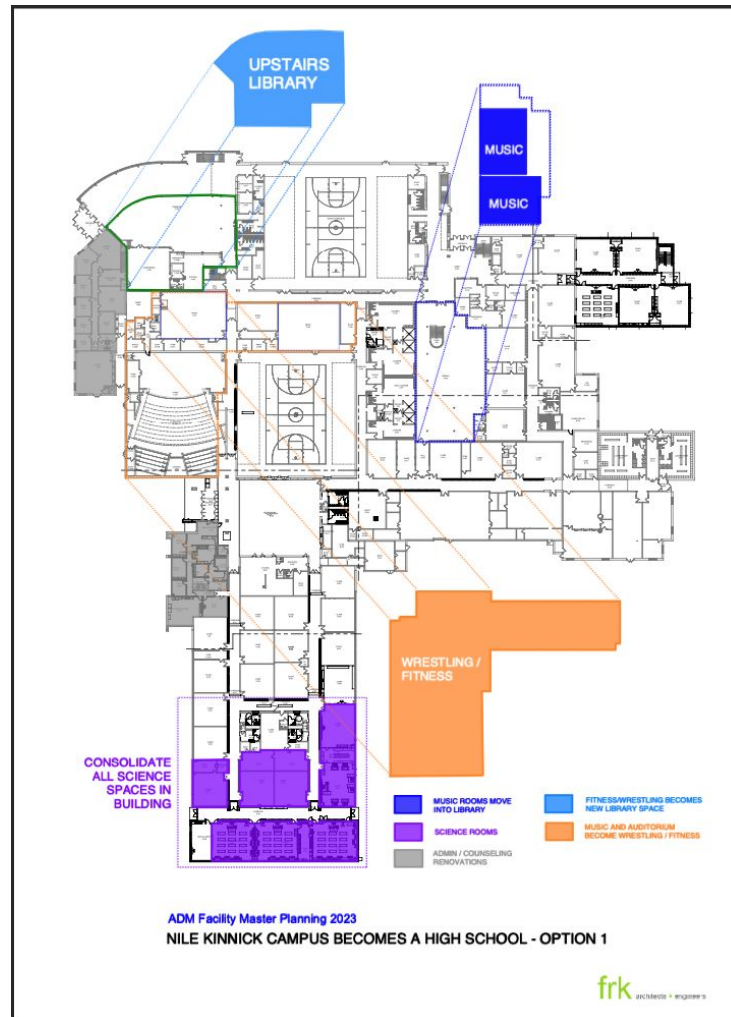
Remaining Projects: Timing and Details TBD					
TBD	TBD	TBD	TBD	TBD	TBD
Adel Elementary Project B	Stadium Seating Addition	Baseball and Softball Improvements	Hitting Facility	Minburn	DAC
Project: Remodel of cafeteria and kitchen Notes: This does not include paving the gravel parking lot to the northeast of the building.	Project: Add stadium seating Notes: Switch home and visitor stands sides, add additional seating to new home side, new press box	Project: Update Baseball and Softball Fields / Facilities Notes: Address baseball infield issues and softball fencing issues. Address toilet rooms, concessions, etc.	Project: Movement of hitting facility, currently housed at Minburn Notes: Timing determined by decisions about future use of Minburn Building. Options include movement to DAC, DeSoto Gym, or new facility at another location.	Project: Separate from district ownership of Minburn building. Tentative Process: Option 1: Sale to City of Minburn Option 2: Sale / Auction to Private Entity Option 3: Raze Building	Project: Address facility needs of DAC Notes: HVAC, tuckpointing, windows, gym roof



Nile Kinnick
to HS:

Option 1

\$9,350,000

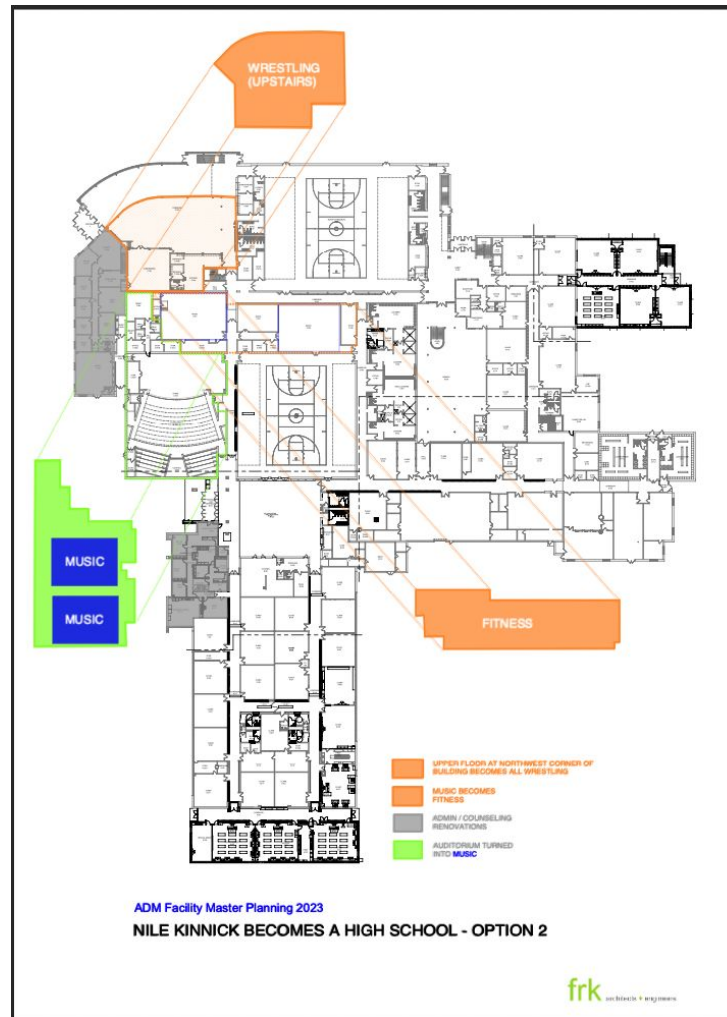




Nile Kinnick
to HS:

Option 2

\$8,450,000

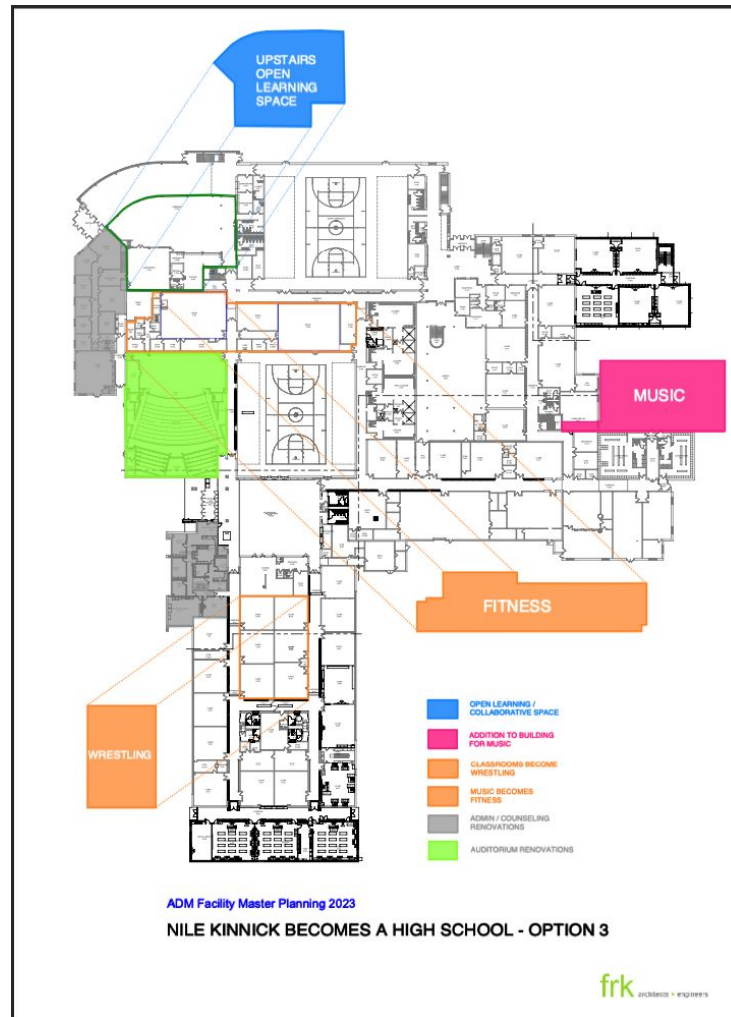




Nile Kinnick
to HS:

Option 3

\$10,150,000

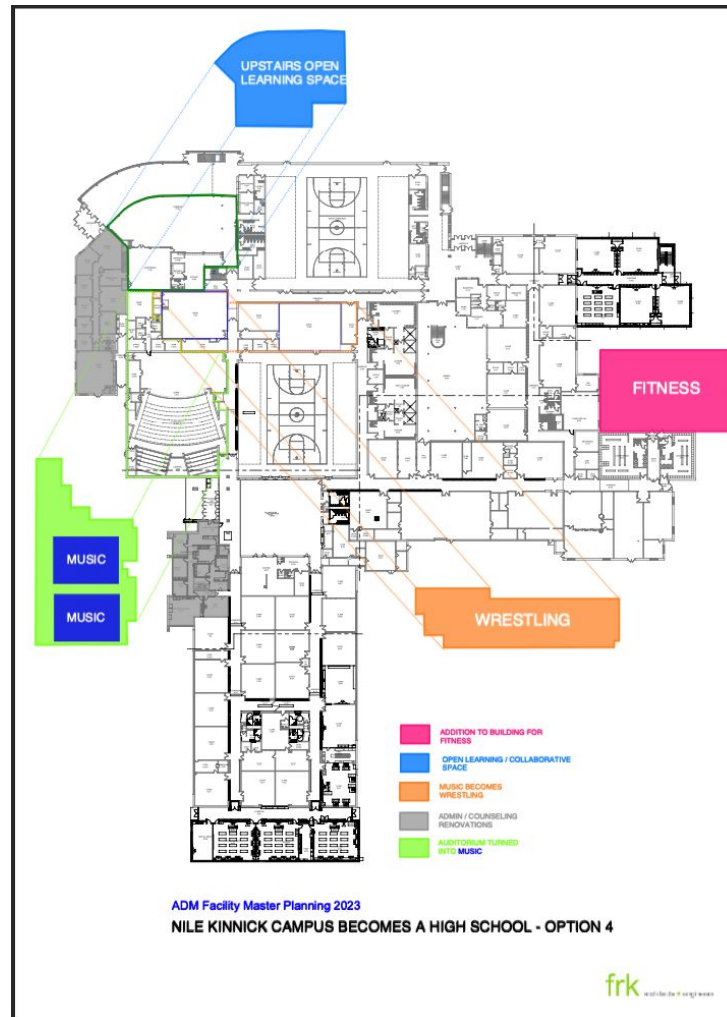




Nile Kinnick
to HS:

Option 4

\$11,190,000





Scenario 2: Building Capacities

	2027-28 Projected Enrollment	2027-28 Capacity	2041-42 Projected Enrollment	2041-42 Capacity
AE	342	487 (Desired Capacity) 562 (Functional Capacity)	428	487 (Desired Capacity) 562 (Functional Capacity)
MV	548	650 (Desired Capacity) 690 (Functional Capacity)	641	650 (Desired Capacity) 690 (Functional Capacity)
5-8 (New Building)	766	1000 (General Capacity)	1002	1000 (General Capacity)
HS (Nile Kinnick Campus)	738	1000 (General Capacity)	1086	1000 (General Capacity)
Total	2394	3137 / 3252	3157	3137 / 3252



Scenario 2 (New 5-8 Building)

Comprehensive Plan: New 5-8 Building and Other Projects					
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Student Attendance Changes		2027-28 5-8 Occupies New Building 2027-28 9-12 Occupy All of Nile Kinnick Campus	2028-29 Preschool Leaves AE and moves to DeSoto		
Project Name	New 5-8 Building	Nile Kinnick Project	DeSoto	Adel Elementary Project A	Transportation
Description	Project: New 1000 Student 5-8 Building Estimate Size: +/- 150,100 Sq. Ft. Notes: New 650 Seat Auditorium PE Fields, Practice Fields, Football Field, Asphalt Track, Site Development, Traffic, Parking	Project: Renovate Nile Kinnick Campus for 9-12 Grade Students Notes: choir, band, wrestling, fitness, library, HVAC, fit and finish, paving of east gravel parking lot. *9-12 Students will be on campus during significant construction and renovation.	Project: Raze 3 Story Portion of DeSoto Building Notes: Site Work Modify classroom wings for Preschool Use, Toilets	Project: Address AE North Wings Options Include: Remodel, New Constructed Wing(s), Etc. Note: All options to include preference for students to remain at the AE campus and not be moved to an alternate site during construction.	Project: New Transportation Center Other Notes: New Location
Sequence	1	2	3	4	5
Cost	55,200,000	Options Range From: \$9,350,000 - \$11,190,000	\$2,660,000	Options Range From: \$1,500,000 - \$8,500,000	\$3,670,000



Remaining Projects: Timing and Details TBD					
TBD	TBD	TBD	TBD	TBD	TBD
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Project: Remodel of cafeteria and kitchen Notes: This does not include paving the gravel parking lot to the northeast of the building.	Project: Add stadium seating Notes: Switch home and visitor stands sides, add additional seating to new home side, new press box	Project: Update Baseball and Softball Fields / Facilities Notes: Address baseball infield issues and softball fencing issues. Address toilet rooms, concessions, etc.	Project: Movement of hitting facility, currently housed at Minburn Notes: Timing determined by decisions about future use of Minburn Building. Options include movement to DAC, DeSoto Gym, or new facility at another location.	Project: Separate from district ownership of Minburn building. Tentative Process: Option 1: Sale to City of Minburn Option 2: Sale / Auction to Private Entity Option 3: Raze Building	Project: Address facility needs of DAC Notes: HVAC, tuckpointing, windows, gym roof





Draft Prioritized Needs

(From 1/16/23 Facility Master Planning Meeting)


Priority 1

-  MS/HS Capacity Issues Due To Enrollment Growth
-  MS/HS choir, band, auditorium, wrestling, and fitness spaces.

Priority 2

-  DeSoto 3rd Story
-  DeSoto Cafeteria/Kitchen
-  AE North Wings and HVAC

Priority 3

-  Relocate Transportation Center Away for AE Campus

Priority 4

-  AE Cafeteria / Kitchen
-  DI 90s Wing
-  DI Gym



Scenario 2: Challenges

Significant construction and renovation would be needed to make the current 7-12 campus into a single 9-12 campus. Additionally, future capacity concerns remain with no ability to add-on to the Nile Kinnick campus.

1. **Programming Needs:**

- i. Music Spaces: Band Room, Choir Room - Addressed as best as possible at 9-12 campus
 - 1. Auditorium: New auditorium would be located at the one 5-8 building
- ii. Fitness: Weight Room - Addressed as best as possible at 9-12 campus
- iii. Wrestling: Wrestling Room - Addressed as best as possible at 9-12 campus

2. **Utilization of Space:**

- a. Significant challenges exist in maximizing the square footage of a building that has been designed to operate as two separate buildings (See options 1-4).

3. **Disruption of Construction:**

- a. Renovations to Nile Kinnick Campus would need to occur while 9-12 students are in the building.

- ## 4. **Future Capacity Issues:**
- If/when the Nile Kinnick Campus runs out of space to hold 9-12 students (projected to occur in late 2030's) there does not appear to be a simple solution to address this need.



Scenario 2: Implications

Other Implications and Thoughts From The Committee

- None of the Nile Kinnick renovations are ideal
- If we went this this option it would be important to try and keep athletics together in the remodel - possibly option 2.
- While not shown in the options, a reconsideration of use of administrations offices would need to be considered.
- Scenario 2 may not be the best option due to future growth and pressure at the HS level
- It is preferable to pursue a more aggressive approach to the Adel Elementary North wings in the options shown as part of scenario 2.



Break



Comprehensive Plan: Scenario 5



Scenario 5 (New 9-12 Building)

Comprehensive Plan: New High School and Other Projects										Remaining Projects: Timing and Details TBD			
Year(s)	2024	2025-2027	2027-2028	2028-2030	2029-2031	2030-2032	2030-2032	2031-2032	2031-2032	TBD	TBD	TBD	TBD
Student Attendance Changes	NA	NA	2027-28 9-12 Occupies New Building 2027-28 5-6 Leave DeSoto and Start Attending at Nile Kinnick	2028-29: Preschool Leaves AE and moves to DeSoto	NA	NA	NA	NA	NA	NA	NA	NA	NA
Project Name	Land For New High School	HS Project A	DeSoto	Adel Elementary Project A	HS Project B	Transportation	Renovate Nile Kinnick 5-8 Campus	Stadium At New High School	Baseball and Softball Fields At New High School	Adel Elementary Project B	Hitting Facility	Minburn	DAC
Project Description	Project: Acquire land for new high school	Project: New 800 Student High School Estimated Initial Size: +/- 158,000 Sq. Ft. Estimated Size After HS Project B: +/-172,000 Sq. Ft. Notes: 650 Seat Auditorium PE Fields, Practice Fields, Football Field, Asphalt Track, Site Development, Traffic, Parking	Project: Raze 3 Story Portion of DeSoto Building Notes: Site Work Modify classroom wings for Preschool Use, Toilets	Project: Address AE North Wings Options Include: Remodel, New Constructed Wing(s), Etc. Note: All options to include preference for students to remain at the AE campus and not be moved to an alternate site during construction.	Project: 200 Student Addition to the New High School	Project: New Transportation Center Other Notes: New Location	Project: Renovate and update the Nile Kinnick Campus Notes: HVAC, Interior Fit and Finish	Project: Convert practice field at new high school to main ADM HS Stadium Notes: Synthetic turf field, 2500 bleacher capacity, stadium lighting, press box, concessions, toilets, etc.	Project: New ballfields at new high school. Notes: Natural grass fields, bleachers, press boxes, lighting, concessions, toilets	Project: Remodel of cafeteria and kitchen Notes: This does not include paving the gravel parking lot to the northeast of the building.	Project: Movement of hitting facility, currently housed at Minburn Notes: Timing determined by decisions about future use of Minburn Building. Options include movement to DAC, DeSoto Gym, or new facility at another location.	Project: Separate from district ownership of Minburn building. Tentative Process: Option 1: Sale to City of Minburn Option 2: Sale / Auction to Private Entity Option 3: Raze Building	Project: Address facility needs of DAC Notes: HVAC, tuckpointing, windows, gym roof
Estimated Sequence	1	2	3	4	5	6	7	8	9				
Estimated Costs	\$2,500,00	\$58,000,000	\$2,660,000	Options Range From: \$1,500,000 - \$8,500,000	\$7,050,000	\$3,670,000	\$2,650,000	\$5,050,000	\$4,805,000				



Scenario 5: Building Capacities



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Priority 2

-  DeSoto 3rd Story
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-  AE North Wings and HVAC

Priority 3

-  Relocate Transportation Center Away for AE Campus

Priority 4

-  AE Cafeteria / Kitchen
-  DI 90s Wing
-  DI Gym



Scenario 5: Challenges / Implications

1. **Sequencing:** The new High School would need to be built in two stages due to costing and debt limit.
1. **Future Capacity Issues:** If/when the new High School reaches capacity, an addition would be necessary to meet this need.
2. **Other Implications and Thoughts From the Committee** (Positive or Negative)
 - The benefit of this scenario and building a new high school is clear
 - This scenario allows Adel Elementary to be addressed one year earlier
 - Considering the investment in both scenarios, the new high school solves more issues
 - A new high school makes more sense
 - The Nile Kinnick Campus will make a great 5-8 building
 - A new high school will flow much better than a remodeled Nile Kinnick Campus
 - The new high school scenario is around 3.8-6.0 millions more than scenarios 2 (new 5-8); it is more expensive but the new high school scenario is better.
 - The new high school scenario provides an opportunity to address some public safety and student safety concerns about traffic congestion with the current Nile Kinnick Campus



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



Minburn Building Discussion

Identified Next Steps:

1. **Option 1:** Seek to sell the building to the City of Minburn.
2. **Option 2:** Seek to sell the building through auction or real-estate sale.
3. **Option 3:** Raze the building and determine next steps with what to do with the land.
 - Cost Projections to Raze Building
 - i. Raze Entire Complex: \$1,250,000
 - ii. Keep Hitting Facilities, Restrooms, and Entry: \$2,019,000
 - iii. Keep Library, Restroom, and Entry: \$1,487,000
 - iv. Keep Hitting Facility, Library, Restrooms, and Entry: \$2,333,000

Note: It is unclear of ADM's legal ability to raze a portion of the building and keep a portion of the building due to this building no longer being an attendance center.



Minburn Building Discussion

Notes from Committee Discussion:

- The best option is option 1 - sell to the city
- Options 1 and 2 are best
- The district should follow the steps as listed in order of options
- There is some concern about selling the building to a private entity and then their plan fall through



Recommendation



Recommendations of Committee

By the end of tonight's meeting, we hope to be able to reach consensus on the following items:

1. Comprehensive Plan:

- a. The 2022-23 Facility Master Planning Committee recommends:
 - i. **The construction of a new 9-12** school to address enrollment pressures at the current Nile Kinnick Campus, and
 - ii. **The projected sequence of projects identified in the 9-12 comprehensive plan** that will address other needs identified throughout the district and in existing facilities.

2. Minburn Building:

- a. The 2022-23 Facility Master Planning Committee recommends: **Yes**
 - i. The district should seek to separate from ownership of the Minburn Building, with the preferred sequence of separation including:
 - 1. **Option 1:** Seek to sell the building to the City of Minburn.
 - 2. **Option 2:** Seek to sell the building through auction or real-estate sale.
 - 3. **Option 3:** Raze the building and determine next steps what to do with the land.



Next Steps



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



Facility Master Plan to Board

A comprehensive Facility Master Plan will be generated and provided to the Board for their review and consideration. It is anticipated that the report will be ready for the board in May or June.



Thank You!