



# ADEL DESOTO MINBURN

COMMUNITY SCHOOL DISTRICT  
MASTER PLANNING REPORT



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# INTRODUCTION

## ADM Community School District Master Planning Committee

The Adel DeSoto Minburn (ADM) School District has grown in student population consistently over the past years. As a result of the Master Planning report from 2013, the School District relieved some of the population pressures with multiple additions to its existing facilities and eventually built Meadow View Elementary School built in 2018. Ten years later and one of the highest academically ranked school districts in Iowa, ADM is feeling the same push on its school walls as more families establish their lives in the District. With frk architects + engineers, ADM Community School District performed a full evaluation of the existing academic facilities within the District, and organized a committee to suggest, prioritize, and concur on ideas for the future of ADM. The charge of the Master Planning Committee is as follows: to provide a final recommendation to the School Board based on the discussions had and decisions made during four visioning sessions.

The District initially met with frk architects + engineers to perform the Facilities Assessment which can be found at the ADM Community School District's website. Using this report, the committee had a concise understanding of the current conditions of each school building and support spaces. The Master Planning Committee was then comprised of members of the public, district administrators, teachers representing each school, and frk architects + engineers. The committee had informative input from Piper Sandler Companies for financial evaluations and RSP & Associates for an analysis on the District's demographics. Through four committee meetings, facility evaluations and tours, and an analytical approach to the School District's finances, the committee explored viable options for relocating students, expanding existing facilities, or adding a new building to their catalog. This report will expand on the process and the decisions made by the committee for the future of the ADM Community School District for the next 10 years.

### ADM Master Planning Committee Members:

- |                                      |                                     |
|--------------------------------------|-------------------------------------|
| » Thomas Book                        | » Sarah Knute, District Counselor   |
| » Cindy Carlson, District Teacher    | » Courtney LaMair, District Teacher |
| » Mitch Crozier                      | » Ben Madison                       |
| » Shanlyn Doll                       | » Jim Peters                        |
| » Ross Freeman                       | » Joe Stutelberg                    |
| » McKenzie Gettler, District Teacher | » Bart Whipps, District Teacher     |

### ADM Community School District Representatives:

- » Greg Dufoe, Superintendent of Schools
- » Travis Wilkins, Executive Director of Teaching & Learning & Communications
- » Eric Brown, Business Manager
- » Luke Asche, Director of Buildings and Grounds
- » Kim Anderson, Adel Elementary Principal
- » Jodi Banse, Meadow View Elementary Principal
- » Lee Griebel, ADM High School Principal
- » Amy Hemphill, DeSoto Intermediate Principal
- » Kim Timmerman, ADM Middle School Principal
- » Rod Wiebers, Activities Director
- » Heith Hockenberry, School Board Member
- » Nikki West, School Board Member

### frk architects + engineers:

- » Tom Wollan, Partner and Project Architect
- » Anna Lukens, Intern Architect

## Additional Resources:

### RSP & Associates Enrollment Analysis:

RSP & Associates, a demographic firm from Kansas City, provided an in-depth study of the enrollment projections for the next 10 years for the District in 2022. References to enrollment projections come from the RSP Enrollment Report. This report is available at the Facility Master Planning page at ADM Community School District's website.

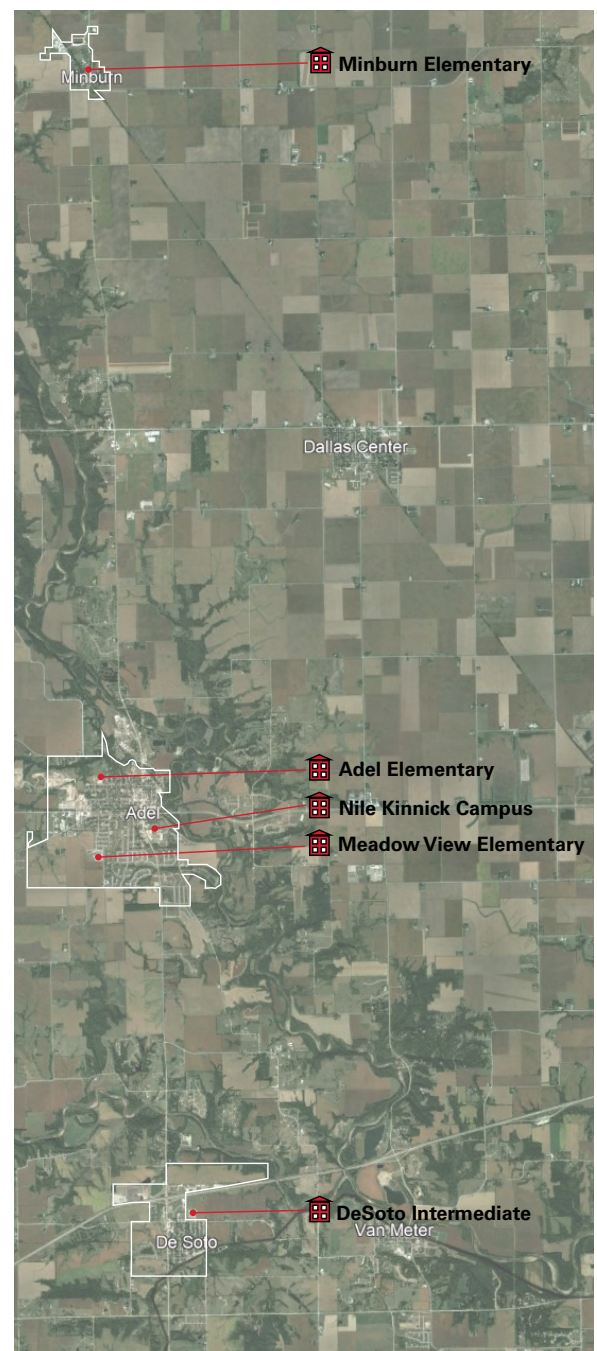
### Piper Sandler Financial Scenario:

Piper Sandler, a financial consultant in Des Moines, provided a strategic organization of ADM's finances. Using a multi-phased funding approach, Piper Sandler created a phased guide to funding the projects that were agreed upon by the Master Planning Committee. This guide organizes the decision making process of actions dedicated to the District for the next 10 years. This report is available at the Facility Master Planning page at ADM Community School District's website.

## Overview of the ADM School District Facilities:

The District has 7 Attendance Centers:

1. Adel Elementary
  - » Located in Adel
  - » Serves Preschool - 1st Grade
  - » 20 General Education Classrooms
2. Meadow View Elementary
  - » Located in Adel
  - » District's newest facility
  - » Serves 2nd - 4th Grade
  - » 30 General Education Classrooms
3. DeSoto Intermediate
  - » Located in DeSoto
  - » Serves 5th - 6th Grade
  - » 15 General Education Classrooms
4. ADM Middle School
  - » Located in Adel in Nile Kinnick with the High School
  - » Serves 7th - 8th Grade
  - » 15 General Education Classrooms
5. ADM High School
  - » Located in Adel in Nile Kinnick with the Middle School
  - » Serves 9th - 12th Grade
  - » 20 General Education Classrooms
  - » Campus contains athletic venues and auditorium
6. Decommissioned Minburn Elementary
  - » Located in Minburn
  - » Closed for 13 years
  - » Gymnasium still used for athletic program
7. Decommissioned Adel Middle School
  - » Located in Adel
  - » Closed for 13 years
  - » Gymnasium still used for athletic program
  - » Main floor renovated and currently used as District Administration Center.





## **ADM Master Planning Study Report**

This report is divided into two parts. 1. An in-depth analysis of the four visioning sessions held by the Master Planning Committee along with the decisions agreed upon by the committee. 2. A Facility Assessment Report, showing the evaluation of the District's current facilities. The Facility Assessment Report will be referenced throughout the visioning sessions. This report is available at the Facility Master Planning page at ADM Community School District's website.

## ADM MISSION

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



# **FACILITY MASTER PLANNING: VISIONING SESSION 1**

ADM DISTRICT OFFICE  
DECEMBER 5, 2022

## Meeting introduction and organization:

The charge of the Master Planning Committee is as follows: to provide a recommendation to the school board based on the discussions had and decisions made during the four visioning sessions. The following roadmap lays out the intention of each visioning session.

# MASTERPLANNING 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

## Past Master Planning Efforts and Conclusions:

In 2013, ADM Community School created a master plan with frk architects + engineers. The recommendations of that master plan were voted on and eventually implemented throughout the following 10 years. The committee decided that both the Minburn Elementary building and the Former Middle School building, having been closed in 2010, should remain closed to use as educational spaces. Minburn would take an estimated \$6 million in 2013 to renovate into an appropriate educational space, and did not have the capacity enough to relieve enrollment pressures. The Old Middle School, now the District Administration Center, would cost \$9 million in 2013 to renovate into an appropriate educational space. These cost estimates were seen as too costly to turn either building back into educational spaces.

Also decided by the 2013 Master planning Committee, in 2015 Adel Elementary, gained a 6 classroom expansion to create a south wing to the building. DeSoto Intermediate gained an 8 classroom expansion. One floor of the Former Middle School was renovated to office space to hold the District Administration Center (DAC). In 2016, 8 classrooms were added to the Middle School and 3 to the High School and a full renovation of Tiger Stadium was completed.

2018 brought together another Master Planning Committee as the District continued to grow. The 2018 committee agreed that building additions were no longer a viable option as support spaces such as cafeterias, libraries, music programming, traffic patterns, etc., would also need to be expanded. Adding additional classrooms would allow more students, but would compromise other programming in the schools. It was agreed by the 2018 committee to shift the grade locations and build a new school which resulted in Meadow View Elementary School. Opening for Fall of 2021, Meadow View provided 30 more classrooms for the District with an additional 10 classrooms that have been pre-designed to be added at a later date if needed.



Tiger Stadium, Adel IA  
frk architects + engineers



## Future ADM Enrollment:

Based on the findings of the RSP Enrollment Report, the ADM Community School District is projected to grow over 500 students in the next 10 years. This amount of growth is the inspiration for the 2023 Master plan. The current facilities are feeling student population pressures already and will prove inadequate for the projected level of growth. See Figure 1.1

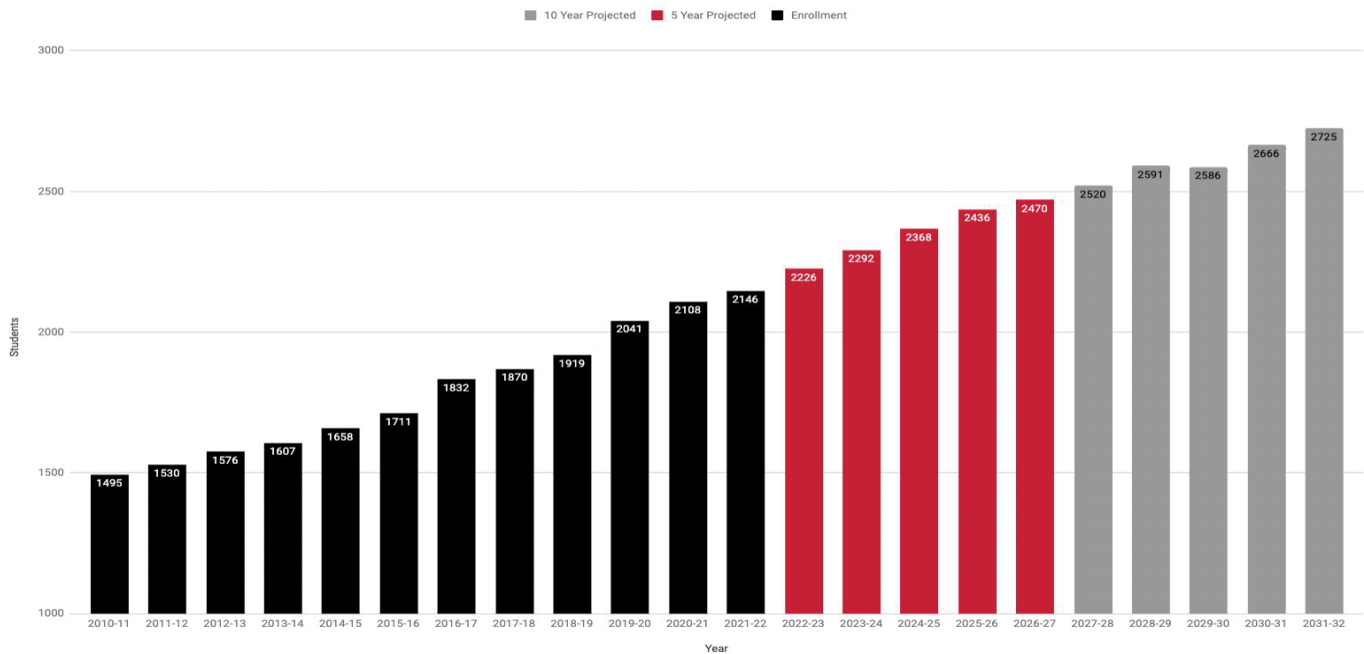


Figure 1.1  
RSP & Associates Enrollment Report

## Facility Assessment:

frk architects + engineers performed a thorough inspection and created a report detailing the current conditions of all academic buildings in the ADM Community School District. The full Facility Assessment is available at the ADM Community School District's website.

The assessment consisted of evaluating factors such as all surface conditions of every room, site access and condition, mechanical system(s) used in each building, and any exterior notable building conditions. Every room of every building in the District was evaluated with the exception of Minburn Elementary and Meadow View Elementary. Minburn is utilized as a batting and hitting facility for the high school baseball, softball, and golf teams and by the City of Minburn as a public library. Other sections of the building are not accessible or utilized by any party. Meadow View was completed in 2021 and follows the the most current building code compliance and educational best practices.

[illegible]

Figure 1.2  
frk architects + engineers

## Facility Assessment:

The key takeaways from the Facility Assessment:

### **Adel Elementary:**

- » Lunch Room is inadequate: 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.
- » Gravel parking lot:
  - » Shared with Transportation Building
  - » Tight maneuverability
  - » Paved parking would be preferable
- » North classroom wings are showing their age: 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
- » Indoor air quality needs improvement in older sections of the building
- » Dated Mech/Elect systems: The building has multiple HVAC systems that impact indoor air quality and create operational challenges
- » Certain finishes in building need to be updated such as carpets and ceilings
- » Interior reading nooks collect water during heavy rain: The four older kindergarten classrooms and the library 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
- » Building envelope items to address:
  - » North wing windows/roof
  - » North wing exterior finishes

### **Meadow View Elementary:**

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

### **DeSoto Intermediate:**

- » 3 story wing is oldest building still used for educational purposes in the District: 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.
  - » 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: 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.
- » Undersized gymnasium, no air conditioning
- » Music education spaces are inadequate: 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.

- » One access point to parent/visitor/teacher parking and circulation
- » East wing is dated – finishes need updating, operable partitions not used: 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.
- » Dated Mech/Elect systems and multiple types of mechanical systems
- » Building envelope items to address:
  - » Masonry issues at 3 story and east wing
  - » Window replacement at 3 story and east wing
- » Library: The library space currently occupies the old gym of the 3 story building. This space is inadequate for a library, with dated carpet and no windows for exterior lighting.

### **Middle School:**

- » Internal circulation is confusing
- » Division between Middle School and High School program blurred: The ADM MS/HS Campus is no longer big enough to accommodate the MS and HS students in separate buildings. This has resulted in blurred boundaries within the school and challenges in sharing multiple spaces between two buildings. The High School has started to use several classrooms within the Middle School to accommodate enrollment growth pressures.
- » Conference room is underneath weight room: The Weight Room is housed on the second floor directly above the Middle School commons. This results in noise, banging, and other challenges to the Middle School learning environment when the commons is being used by students. There is no middle school wrestling space on campus. Middle School wrestlers use the DAC.
- » 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)

### **High School:**

- » Outdated teaching spaces
- » Division between middle school and high school program blurred: The high school is currently using classrooms that are part of the middle school in order to meet the educational demands and programming needs of the high school. This results in shared spaces with the middle school and an overall lack of space impacting both buildings.
- » Auditorium is dated and undersized (fit and finish, technology): The size, finishes, and functionality of the shared band and choir spaces are inadequate. The auditorium size is insufficient and the technology, fit, and finish of the space is dated. These spaces are in need of updating and improvements to maximize experiences and opportunities for students in a modern learning environment.
- » Lack of collaboration spaces
- » Inadequate music education facilities
- » Square foot total is significantly lower than a standard high school program: The overall square ft. per student is insufficient, resulting in tight classroom spaces, constricted traffic patterns in hallways and lack of space in other common areas.
- » Main front entrance is hard to find
- » Variety of mechanical systems – difficult to maintain
- » Wrestling room space is inadequate
- » Strength and conditioning spaces are inadequate: The Weight Room is housed on the second floor directly above the middle school commons. This results in noise, banging, and other challenges to the Middle School learning environment when the commons is being used by students. The wrestling room is also located on the 2nd floor above the MS commons and is small and in a poor location.
- » Lack of multipurpose activity space



## Takeaways:

Using these key takeaways, the committee was tasked with prioritizing the needs of each building and eventually determining which of these needs will be the final suggestion(s) of the committee. After analyzing all the takeaways from the Facility Assessment, the committee prioritized any concerns which will become a list of priorities from first to last for the next 10 years. See Figure 1.3 for the overall concerns about each building.



DeSoto Intermediate, 2015 Addition  
frk architects + engineers



## 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.

### ADM Middle School (MS)

1. **Shared Space:** The ADM MS/HS Campus is no longer big enough to accommodate the MS and HS students in separate buildings. This has resulted in blurred boundaries within the school and challenges in sharing multiple spaces between two buildings. The High School has started to use several classrooms within the Middle School to accommodate enrollment growth pressures.
2. **Music Spaces (Band, Choir, Auditorium):** The size, finishes, and functionality of the shared band and choir spaces are inadequate. The auditorium size is insufficient and the technology, fit, and finish of the space is dated. These spaces are in need of updating and improvements to maximize experiences and opportunities for students to learn in a modern learning environment.
3. **Weight Room Above Commons:** The Weight Room is housed on the second floor directly above the Middle School commons. This results in noise, banging, and other challenges to the Middle School learning environment when the commons is being used by students.
  - a. Note: There is no middle school wrestling space on campus. The middle school wrestlers use the DAC.

### ADM High School (HS)

1. **Classroom and Common Spaces:** The overall square ft. per student is insufficient, resulting in tight classroom spaces, constricted traffic patterns in hallways and lack of space in other common areas.
2. **# of Classrooms:** The high school is currently using classrooms that are part of the Middle School in order to meet the educational demands and programming needs of the High School. This results in shared spaces with the Middle School and an overall lack of space impacting both buildings.
3. **Music Spaces (Band, Choir, Auditorium):** The size, finishes, and functionality of the shared band and choir spaces are inadequate. The auditorium size is insufficient and the technology, fit, and finish of the space is dated. These spaces are in need of updating and improvements to maximize experiences and opportunities for students in a modern learning environment.
4. **Weight Room / Wrestling Room:** The Weight Room is housed on the second floor directly above the Middle School commons. This results in noise, banging, and other challenges to the Middle School learning environment when the commons is being used by students. The wrestling room is also located on the 2nd floor above the MS commons and is small and in a poor location.

Figure 1.3  
Facility Master Planning Committee

# **FACILITY MASTER PLANNING: VISIONING SESSION 2**

ADM DISTRICT OFFICE  
JANUARY 16, 2023

# VISIONING SESSION 2:

## Meeting introduction:

Kicking off the second visioning session, the Master Planning Committee reviewed the meeting content from visioning session 1. Reviewing the major concerns at ADM's existing facilities, the committee identified the main points of concern for the existing facilities and student population. The culmination of these discussions created the final list of priorities for the District. This goal of this visioning session was to give direction to Piper Sandler Financial and frk architects + engineers. Based on the decisions made by the committee, the consultants would be able to put together reasonable project proposals for the following visioning session.

The visioning session started by re-reviewing the current facilities and the list of concerns made from the staff of each building. The administrators of the District presented on the enrollment projections for the upcoming 10 years, Figure 2.1.

ADM Community Schools Forecasted Enrollment By Level

Period	Year	PS	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Enrollment Totals			
																	ES	MS	HS	District
Past	2017/18	42	23	134	163	147	152	153	149	151	135	120	130	129	118	124	1,114	255	501	1,870
	2018/19	41	26	143	144	165	151	154	153	150	155	137	124	137	125	114	1,127	292	500	1,919
	2019/20	45	25	170	146	151	173	153	173	165	155	163	136	124	134	128	1,201	318	522	2,041
	2020/21	41	26	182	171	148	149	176	160	172	164	160	164	131	126	138	1,225	324	559	2,108
First 5-Year	2021/22	41	26	143	185	169	154	157	178	166	170	172	170	160	128	127	1,219	342	585	2,146
	2022/23	50	26	165	147	188	172	157	162	182	169	177	176	168	157	130	1,249	346	631	2,226
	2023/24	50	26	158	170	150	192	173	162	166	186	177	183	175	165	159	1,247	363	682	2,292
	2024/25	75	26	178	163	173	153	193	178	166	169	194	182	180	171	167	1,305	363	700	2,368
	2025/26	100	26	171	183	165	176	154	199	183	169	177	201	181	177	174	1,357	346	733	2,436
Last 5-Year	2026/27	100	26	166	176	186	169	179	160	204	187	178	182	199	179	179	1,366	365	739	2,470
	2027/28	100	26	174	168	181	192	175	192	167	205	202	185	178	193	182	1,375	407	738	2,520
	2028/29	100	26	181	183	174	187	200	186	199	173	217	208	186	174	197	1,436	390	765	2,591
	2029/30	100	26	169	188	189	176	188	206	189	201	178	220	203	180	173	1,431	379	776	2,586
	2030/31	100	26	185	173	193	196	185	201	214	196	212	183	218	203	181	1,473	408	785	2,666
	2031/32	100	26	176	188	177	200	200	196	208	218	210	220	184	215	207	1,471	428	826	2,725

Source: RSP & Associates, LLC 2021/22 Student Forecast Model

Figure 2.1  
RSP & Associates

## Building Capacities:

Each building in the District was analyzed for its potential capacity based on available space and particular programming. Specific examples of programming, such as Kindergarten classrooms demanding a singular bathroom within the classroom space or the extra-curriculars high school students are allowed, create spaces and classrooms that cater only to one program.

The current and future capacities are as follows:

**Adel Elementary:** (Kindergarten - 1st grade, Pre-school not included) Currently holds 312 students with a projection of 364 students by 2032. Adel Elementary can functionally hold 495 students in 2032, assuming the preschool is no longer held in the building. Adel Elementary is projected to be able to accommodate the next 10 years of growth if the building footprint does not decrease.

**Meadow View Elementary:** (2nd - 4th grade) Currently holds 517 students with a projection of 577 students by 2032. Meadow View Elementary can functionally hold 690 students in 2032. Meadow View Elementary is projected to be able to accommodate the next 10 years of growth if the building footprint does not change. An addition has been designed to completion for an additional 10 classroom wing to be added onto Meadow View Elementary at any time if need be.

**DeSoto Intermediate:** (5th - 6th grade) Currently holds 344 students with a projection of 404 students by 2032. DeSoto Intermediate can functionally hold 576 students in 2032. The three story wing of the building, which holds a large percentage of DeSoto Intermediate's students, poses significant concern for the its future useful life. The three story

wing is in need of costly updates to become a code compliant educational facility. DeSoto Intermediate is projected to be able to accommodate the next 10 years of growth if the building footprint does not decrease. [SEE VISIONING SESSION 4]

**ADM Middle School:** (7th - 8th grade) Currently holds 346 students with a projection of 428 students by 2032. The ADM Middle School can functionally hold 507 students in 2032. ADM Middle School is projected to be able to accommodate the next 10 years of growth without changing the building footprint. This is only possible as long as the middle school has access to ALL of the middle school classroom spaces and is not sharing with the high school.

**ADM High School:** (9th - 12th grade) Currently holds 631 students with a projection of 826 students by 2032. ADM High School can functionally hold 765 students by 2032. The high school classes have started bleeding into the middle school spaces. This is causing less space available to the middle school. ADM High School is currently over the maximum capacity based on access to general education classrooms. This has been mitigated by converting classrooms for different programming options and moving into the middle school spaces. As both the middle school and high school continue to grow, this option has become less and less feasible.

## Capacities per Student:

To further understand the necessary space required for a functional learning environment, frk architects + engineers presented to the committee, industry standards and goals for school spaces. The ADM high school poses the greatest concern for future growth. Classes have remained functional and sized appropriately at the expense of ADM Middle School. Even with the additions to both the middle school and high school, the definition between the two schools has blurred in the most recent academic years. Giving enough space to students and teachers benefits the entire academic process.

Calculating out the spaces utilized by the students, with factors accounting for multi-use spaces such as the music rooms and the library, the ADM High School is currently allotting 155 square feet per student with a projected 119 square feet per student in 2032. The national average ranges from 160-170 square feet per student. See Figure 2.2.

ADM High School	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
Total Square Feet	98100	98100	98100	98100	98100	98100	98100	98100	98100	98100
Grade 9 Projected Enrollment	176	183	182	201	182	185	208	220	183	220
Grade 10 Projected Enrollment	168	175	180	181	199	178	186	203	218	184
Grade 11 Projected Enrollment	157	165	171	177	179	193	174	180	203	215
Grade 12 Projected Enrollment	130	159	167	174	179	182	197	173	181	207
Total 9-12 Projected Enrollment	631	682	700	733	739	738	765	776	785	826
ADM HS Square Feet Per Student	155	144	140	134	133	133	128	126	125	119
<b>Comparable High Schools</b>										
Ballard High School (Current Estimate)		334								
North Polk High School (Current Estimate)		255								
Carlisle High School (Current Estimate)		236								
Bonderant High School (Current Estimate)		225								
Carroll High School (Current Estimate)		218								
Average		253.6								
<b>Larger Metro Schools</b>										
DCG High School (Current Estimate)									259	
Johnston High School (Current Estimate)									206	
Waukee High School (Current Estimate)									288	
Waukee Northwest High School (Current Estimate)									298	
Norwalk High School (Current Estimate)									291	
Average									268.4	
<b>Other Metrics</b>										
A4LE (formerly CFPI) Recommended		225								
North Carolina 2016 Target		181								
2006 National Average HS Square Feet Per Student		167								
2008 National Center for Ed States		160								
Average		183.3								

**Note:** Calculations of ADM square feet per student include all locker rooms, weight room, wrestling room, common spaces, auditorium, 50% of band room, 50% of vocal music room, and 50% of library.

Figure 2.2



## Developing Priorities:

At this point in the visioning session the Master Planning Committee had discussions looking back at the list of facility priorities. Providing acceptable square footage per student became a key topic discussion. Based on the growth projections for the ADM Community School District, the current use of shared spaces in the Nile Kinnick building will not be feasible in a few short years.

The committee was tasked with brainstorming scenarios for the future of the District and asked whether or not a new building would solve the majority of the committee's concerns.

## Scenario Options:

Knowing and agreeing on the intended priorities, the committee was offered three future scenarios as planning guides for the District to tackle as many of the priority concerns as possible. The example scenarios are as follows:

- » Additions to any of the buildings to relieve enrollment pressures
- » Building a new Middle School
- » Building a new High School

Additions to any of the buildings as a solution to enrollment pressures was unanimously rejected by the committee. The 2018 Facility Master Planning Committee also unanimously rejected this idea. Looking at the site footprint of each building, there is not obvious area to expand any of the existing buildings. Each building has reached its capacity for usable core spaces meaning, if additional classrooms were added to an existing building, then support spaces such as cafeterias, music rooms, or physical education spaces would also need to be expanded.

Building a new middle school or high school were both considered viable options by the committee as solutions to some or most of the prioritized concerns of the existing conditions. The scenarios recognized multiple hurdles that became apparent in the new construction options. If ADM Community School District were to build a new middle school, they would be able to use the existing plot of land at the Meadow View campus. Some of the outdoor athletics spaces would need to be rearranged, but that site has enough space to share with another building. If the District decides on building a new high school, the District would need to buy property large enough for this, (around 40-50 acres.)

Another main consideration that was brought up in all the scenario options was distribution of students. Building a new school of any grade in this District will allocate students to different buildings in Adel or DeSoto. A new middle school or high school would allow students from the Nile Kinnick Campus to separate between the new schools, but would also allow for the other schools to address their current concerns. Some of these concerns can be mitigated by moving other grades between the buildings within the District.

These scenarios are academic specific and do not refer to non-attendance centers still used by the District such as the Minburn Elementary campus, the transportation facility and the District Administration Center (DAC.) Solutions for these spaces were addressed after making decisions about the student academic spaces. The 7 scenarios the committee came up with are organized in Figure 2.3.

## 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 (5-8 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		

Figure 2.3

## New Middle School Options:

### Scenario 1:

- » Adel Elementary continues to host Preschool - 1st grade.
- » Meadow View Elementary continues to host 2nd - 4th grades.
- » DeSoto Intermediate continues to host 5th - 6th grades.
- » New Middle School will host 7th - 8th grades. High School (9th - 12th grades,) takes over the entire Nile Kinnick campus.

### Scenario 2:

- » Adel Elementary hosts Prekindergarten - 1st grade.
- » Meadow View Elementary continues to host 2nd - 4th grades.
- » DeSoto Intermediate hosts only Preschool.
- » New Middle School will host 5th - 8th grades. High School (9th - 12th grades,) takes over the entire Nile Kinnick campus.

### Scenario 3:

- » Adel Elementary continues to host Preschool - 1st grade.
- » Meadow View Elementary continues to host 2nd - 4th grades.
- » DeSoto Intermediate hosts only 5th grade.
- » New Middle School will host 6th - 8th grades. High School (9th - 12th grades,) takes over the entire Nile Kinnick campus.

### Scenario 4:

- » Adel Elementary hosts Prekindergarten - 1st grade.
- » Meadow View Elementary hosts 2nd - 5th grades.
- » DeSoto Intermediate hosts only Preschool.
- » New Middle School will host 6th - 8th grades. High School (9th - 12th grades,) takes over the entire Nile Kinnick campus.

## New High School Options:

### Scenario 5:

- » Adel Elementary hosts Prekindergarten - 1st grade.
- » Meadow View Elementary continues to host 2nd - 4th grades.
- » DeSoto Intermediate hosts only Preschool.
- » Middle School (5th - 8th grades,) take over the entire Nile Kinnick campus. New High School hosts 9th - 12th grades.

### Scenario 6:

- » Adel Elementary hosts Preschool - 5th grades.
- » Meadow View Elementary hosts Kindergarten - 5th grades.
- » DeSoto Intermediate hosts Kindergarten - 5th grades. Middle School (6th - 8th grades,) takes over the entire Nile Kinnick campus.
- » New High School hosts 9th - 12th grades. Entire District utilizes neighborhood elementary schools.

### Scenario 7:

- » Adel Elementary hosts Preschool - 1st grade.
- » Meadow View Elementary hosts 2nd - 4th grades.
- » DeSoto Intermediate hosts Prekindergarten - 1st grade.
- » Middle School (5th - 8th grades,) takes over the entire Nile Kinnick campus.
- » New High School hosts 9th - 12th grades.

# **FACILITY MASTER PLANNING: VISIONING SESSION 3**

ADM DISTRICT OFFICE  
MARCH 2, 2023

## Meeting introduction:

The third visioning session involved turning the discussed scenarios into reality. Based on the overall concerns of the committee, the priorities of the final master plan were ranked highest to lowest. Cost projections for each of the proposed scenarios were presented to the committee by frk architects + engineers. The committee then heard from Piper Sandler who presented on the financial potential of the District. With the information learned throughout the night, the committee was able to narrow the scenarios down to two preferred options that would be closely analyzed in session 4.

## Finalizing Priorities:

Starting out the third visioning session, the Master Planning Committee delved into discussions to rank the key priorities to be covered in the Master Plan. Visioning Session 1 organized all concerns for each building, Figure 1.3. The committee organized the given concerns into a hierarchy of priorities for the 10 year future of the District. These priorities are ranked below:

1. ADM Middle School and ADM High School: capacity of the high school is bleeding into the middle school, and will get more extreme with continuing District growth. Spaces in the building need to be updated such as the auditorium, weight room, wrestling room, and all music spaces.
2. DeSoto Intermediate: The south, 3 - story wing of the building is no longer up to code and has many spaces that are not universally accessible. The bathrooms and electricity are outdated in the three story wing to current building code. An elevator would need to be installed if the three story is still to be used. The 7 scenarios offer different options for how to address the three story. The cafeteria is undersized and has poor circulation in relation to the kitchen.
3. Adel Elementary: The north wings of the building are outdated and no longer up to code. The building overall uses multiple different HVAC systems creating difficult maintenance and some systems are outdated to the point of not being able to maintain them. The toilet rooms and other fixtures in the classroom spaces are not universally accessible.
4. Transportation Building: the transportation building is tightly wedged behind Adel Elementary school creating a difficult circulation pattern for the buses and staff of Adel Elementary. There is no longer enough bus parking available at this location demanding multiple areas throughout Adel and DeSoto for overnight parking. Having such tight circulation for the District's buses poses a safety risk when sharing a site with an elementary school.



# Multi-Phase Financing Scenario

Adel-Desoto-Minburn CSD, Iowa

March 27, 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	Phase III	Total
General Obligation Bonds (voted bonds)	35,223,472	6,901,522	10,329,246	52,454,240
PPEL Capital Loan Notes (voter PPEL)	0	0	0	0
Sales Tax Revenue Bonds (state penny)	30,444,499	0	0	30,444,499
Investments (construction fund interest @ 3%)	2,523,124	219,175	63,861	2,806,161
Cash Contribution from PPEL / SAVE	5,610,440	1,057	2,501,506	8,113,004
<b>Total</b>	<b>73,801,536</b>	<b>7,121,754</b>	<b>12,894,613</b>	<b>93,817,904</b>

*Note: Project Funds are shown in future values and will need to factor in inflation expectations. For example, \$12.9 million of project in Phase III, might only represents \$10 million of projects in today's dollars.*

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

Funding Component	Phase I	Phase II	Phase III
Timing of Project	Summer of '24 – '30	Summer of '30 – '32	Summer of '31 – '32
General Obligation Bonds (voted bonds)	Extend \$4.05 debt levy through 2051		
PPEL Capital Loan Notes (voter PPEL)	No borrowing impact, used PPEL for ongoing needs		
Sales Tax Revenue Bonds (state penny)	Increase total debt payments to \$2,215,000 through 2050 (73% of revenues)		
Investments	Invested funds at 3.00%		
Cash Contribution from PPEL / SAVE	Ability to commit cash and manage ongoing expenses (See Exhibit A)		
Interest Rates Assumptions	Approximately 0.50% higher than current rates throughout financing model		
Assessed Valuation Assumption (Debt Limit)	8% growth next 4 years, 4.50% growth after, hit 99.994% debt limit in July 2028		
Taxable Valuation Assumptions (Levy)	Growth at 130% of historical average through FY26 (7.64%), Growth at 100% of average through FY28 (5.88%), then Growth at 95% of average through FY32 (5.59%)		
Taxable Valuation Assumptions (Capital)	Growth at 100% of historical average through FY34 (5.88%), then valuation growth at 4.00% throughout		
Enrollment Assumptions (SAVE Capital)	Growth at 60 students/year through FY34 and 30 students/year thereafter		
Rev. Per Student Assumptions (SAVE Capital)	Sales Tax Rev/Pupil 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.*

Figure 3.1  
Piper Sandler

## Financial Understanding:

Piper Sandler & Associates put together an estimate of the District's financial capabilities for the future. With strategic planning of the District's finances in the coming years, the estimate provided by Piper Sandler, Figure 3.1, shows adequate financial potential for a new building construction project. By phasing the costing of this project over multiple years, the District would be able to expand its budget with the added years of cumulative funding.

Phase I would be dedicated to the large scale, highest priority project(s) the Facility Master Planning committee decides on. Based on the favored scenarios created by the committee, the first funding phase would go toward the construction of a new building, be it a middle school or a high school. The high school project would be the more expensive project as it covers more of the concerns than a middle school. The initial funding phase would be intended to fund the construction of a high school designed to have an addition that would be funded through Phase II. By contrast, if the District chose to construct a new middle school instead, it would be fully funded through Phase I.

Phase II and III are reserve finances intend to be put towards other projects identified through the master planning study. These projects include work agreed upon at DeSoto Intermediate, renovations at Adel Elementary, relocation of the Transportation Building, renovations to the Nile Kinnick campus to become an appropriate middle school or high school, and renovations to the athletic facilities at the Nile Kinnick Campus.

## Scenario Costing:

frk architects + engineers presented on the 7 scenarios that were formed by the committee in Visioning Session 2 with cost estimations for each, Figure 3.2.

**Scenario 1a:** A new 7th - 8th Grade Middle School is built. DeSoto still holds 5th - 6th Grades and the 3 - story wing is renovated to compliant building standards. Minor renovations done to DeSoto's kitchen, gym, and music spaces. Nile Kinnick is renovated to an acceptable high school standard. Renovations would include work done to the music spaces, kitchen, wrestling room, and fitness room. Estimated construction cost: \$78,500,000.

**Scenario 1b:** A new 7th - 8th Grade Middle School is built. DeSoto still holds 5th - 6th Grades and the 3 - story wing is razed and replaced. Minor renovations done to DeSoto's kitchen, gym, and music spaces. Nile Kinnick is renovated to an acceptable high school standard. Renovations would include work done to the music spaces, kitchen, wrestling room, and fitness room. Estimated construction cost: \$73,000,000.

**Scenario 2:** A new 5th - 8th Grade Middle School is built. DeSoto holds Preschool and the 3 - story wing is razed. Minor renovations done to DeSoto's classroom wings for the preschool. Nile Kinnick is renovated to an acceptable high school standard. Renovations would include work done to the music spaces, kitchen, wrestling room, and fitness room. Estimated construction cost: \$66,290,000.

**Scenario 3:** A new 6th - 8th Grade Middle School is built. DeSoto holds only 5th Grade and the 3 - story wing is razed. Minor renovations done to DeSoto's kitchen, gym, and music spaces. Nile Kinnick is renovated to an acceptable high school standard. Renovations would include work done to the music spaces, kitchen, wrestling room, and fitness room. Estimated construction cost: \$67,450,000.

**Scenario 4:** A new 6th - 8th Grade Middle School is built. DeSoto holds Preschool and the 3 - story wing is razed. Minor renovations done to DeSoto's classroom wings for preschool. Nile Kinnick is renovated to an acceptable high school standard. Renovations would include work done to the music spaces, kitchen, wrestling room, and fitness room. Meadow View Elementary undergoes a 6 classroom addition to hold 5th Grade. Estimated construction cost: \$65,215,000.

**Scenario 5:** A new 9th - 12th Grade High School is built. DeSoto holds Preschool and the 3 - story wing is razed. Minor renovations done to DeSoto's classroom wings for preschool. Nile Kinnick is renovated to an acceptable middle school standard. Renovations would include work done to the interior finishes and HVAC systems. Estimated construction cost: \$69,940,000.

**Scenario 6a:** A new 9th - 12th Grade High School is built. DeSoto holds Kindergarten - 5th Grades and the 3 - story wing is renovated to compliant building standards. Minor renovations done to DeSoto's kitchen, gym, and music spaces. Nile Kinnick is renovated to an acceptable middle school standard. Renovations would include work done to the interior finishes and HVAC systems. Adel Elementary has renovations done to the cafeteria and restroom to hold Kindergarten - 5th Grades. Estimated construction cost: \$99,300,000.

**Scenario 6b:** A new 9th - 12th Grade High School is built. DeSoto holds Kindergarten - 5th Grades and the 3 - story wing is razed and replaced. Minor renovations done to DeSoto's kitchen, gym, and music spaces. Nile Kinnick is renovated to an acceptable middle school standard. Renovations would include work done to the interior finishes and HVAC systems. Adel Elementary has renovations done to the cafeteria and restroom to hold Kindergarten - 5th Grades. Estimated construction cost: \$94,650,000.

**Scenario 7a:** A new 9th - 12th Grade High School is built. DeSoto holds Prekindergarten - 1st Grade and the 3 - story wing is renovated to current building standards. Minor renovations done to DeSoto's kitchen, gym, and music spaces. Nile Kinnick is renovated to an acceptable middle school standard. Renovations would include work done to the interior finishes and HVAC systems. Estimated construction cost: \$86,850,000.

**Scenario 7b:** A new 9th - 12th Grade High School is built. DeSoto holds Prekindergarten - 1st Grade and the 3 - story wing is razed and replaced. Minor renovations done to DeSoto's kitchen, gym, and music spaces. Nile Kinnick is renovated to an acceptable middle school standard. Renovations would include work done to the interior finishes and HVAC systems. Estimated construction cost: \$79,750,000.

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 teater
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)

Figure 3.2

## Scenario Decisions:

After discussing each of the scenario options presented, the committee agreed on Scenario 2 and Scenario 5 as the preferred options for the future of the District with the following justifications:

### **Scenario 5, (1st preference):**

- » 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.
- » Still to consider:
  - » 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 and implications of buying more land.

### **Scenario 2, (2nd preference):**

- » 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.
- » 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 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.
- » Addresses many of the current needs at the DI building and maximizes the newer portions of this building for continued use by preschool.
- » Still to consider:
  - » With 9-12 students staying on the Nile Kinnick Campus, traffic concerns would still exist related to hwy 169 intersection.

## Non-attendance Centers and Remaining Concerns:

With a more conclusive direction in an academic recommendation, the committee was tasked with providing potential solutions for the non-attendance center buildings in the District as well as the remaining list of concerns that are not addressed in the new building construction. The committee debriefed on these elements with the intention of solidifying decisions in the next visioning session.

**Minburn Building:** The Minburn Elementary building was decommissioned in 2012. Since then, multiple analyses have rendered the building too expensive to renovate back into a student attendance center. The gymnasium of the building has been turned into the District's hitting facility for baseball, softball, and golf. One classroom of the building is being used as the Public Library for the City of Minburn. Besides these two spaces, the rest of the building has been left untouched since 2012. During the Facility Assessment in 2022, multiple significant building issues were recognized and would need to be addressed if students are to continue to use the building.

**Transportation Building:** The transportation building no longer serves the quantity of buses demanded by the District. It resides too close to Adel Elementary creating a dangerous and congested area daily.

**District Administration Center:** The DAC was decommissioned in 2012 as an academic center. One floor of the building was renovated to become the District Administration Center. The remaining two floors have largely been left untouched since 2012. The large gym adjacent to the DAC is still utilized by middle school level wrestling and for occasional athletic events. One end of the gymnasium building is the city's food pantry.

The spaces within the DAC that were not addressed in the 2015 renovation have the following concerns:

- » 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 the 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

**Athletics:** The existing amount of bleachers at Tiger Stadium is not enough with the expansion of the District. The extreme topography at the site of Tiger Stadium does not lend to expanding the current bleachers long term. Temporary bleachers can be brought in for occasional use, but the current site will not support an addition to the existing bleachers. Discussion led towards including a new stadium as part of the new building project.

**Adel Elementary:** The concerns regarding Adel Elementary are not widely addressed in the preferred scenarios. Adel Elementary still needs renovations to the two north classroom wings, the cafeteria, the multiple different HVAC systems, and the sunken reading pits in the kindergarten rooms and the library.



# **FACILITY MASTER PLANNING: VISIONING SESSION 4**

ADM DISTRICT OFFICE  
MARCH 27, 2023

## Meeting introduction:

The fourth and final visioning session started out defining the goals of the session. This session would declare a final consensus of the committee's recommendation to the School Board of future projects and organization of the District. This decision will address the following:

- » Building a new 5th - 8th Grade building or building a new 9th - 12th Grade building.
- » Project sequencing of a new building construction project as well as the other identified concerns for the existing facilities.
- » Whether or not the ADM District should seek to separate from ownership from the Minburn Building.

Based on the following visioning sessions, the committee came up with two preferred scenarios for relieving enrollment pressures, scenario 5 being unanimously preferred by the committee.

### Academic Preference 1:

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

### Academic Preference 2:

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

## Potential High School options:

Even though building a new 9th - 12th grade high school was already the preferred option by the committee, the participants felt it necessary to work through the requirements necessary to convert the Nile Kinnick campus into an appropriate high school campus. If Nile Kinnick were to support only a high school, the sizing of the school would accommodate the 9th - 12th classes for the current enrollment for ADM High School. Should this be the decision of the committee, various renovations would be done to Nile Kinnick to make the spaces of concern up to standard. Some of the key topics of discussion were the music spaces, the auditorium, and the wrestling room and fitness room being undersized and above the building conference room. It was decided by the committee that whatever the new construction ends up being, middle school or high school, it will have a new auditorium larger than the current which seats 450. The final capacity has not yet been determined.

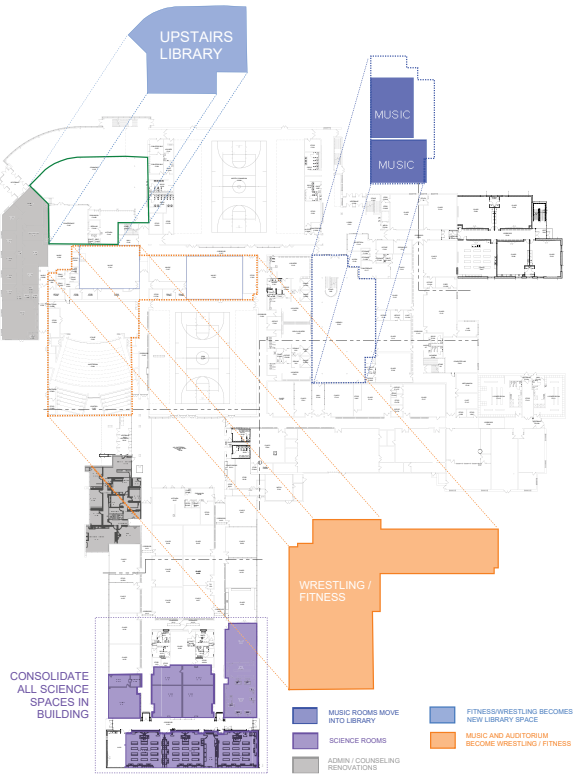
There are many design options to renovate Nile Kinnick, but frk architects + engineers laid out four different scenarios covering the larger architectural concerns, some of which include additions to the campus. Figure 4.1.

**Option 1:** The science classrooms are currently dispersed throughout the middle school and high school. These would be consolidated. Wrestling and fitness would take over all of the existing music spaces and auditorium. The library would move to the upstairs balcony where wrestling and fitness are currently. The music spaces would move into the existing library spaces to utilize the double height ceiling. Estimated construction cost: \$9,350,000.

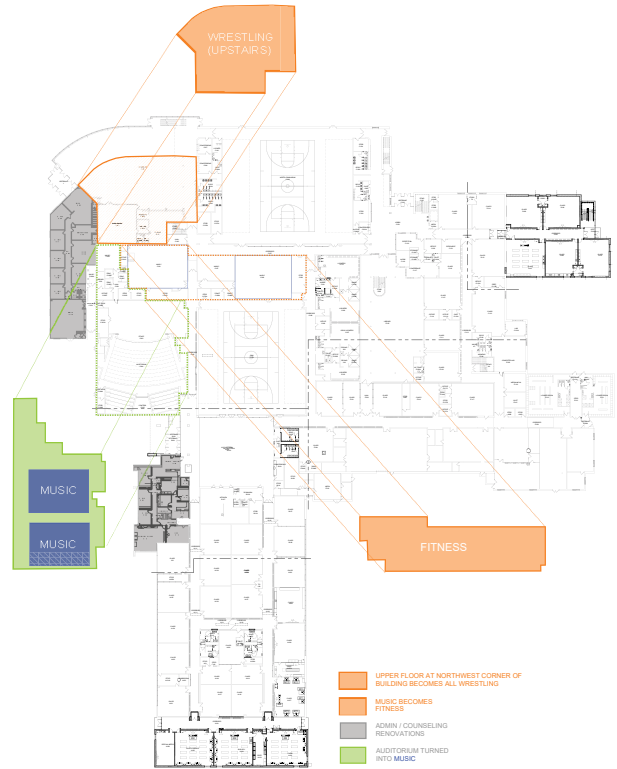
**Option 2:** Wrestling would take over all of the upstairs balcony where the existing fitness is. Fitness would move into the existing music spaces. The music spaces would move into the existing auditorium to utilize the double height ceiling. Estimated construction cost: \$8,450,000.

**Option 3:** The auditorium would be renovated to an acceptable standard. Wrestling would move into existing classroom spaces. Fitness would move into the existing music spaces. The upstairs balcony would become a flexible academic space. An addition to the east side of the building would support all music spaces. Estimated construction cost: \$10,150,000.

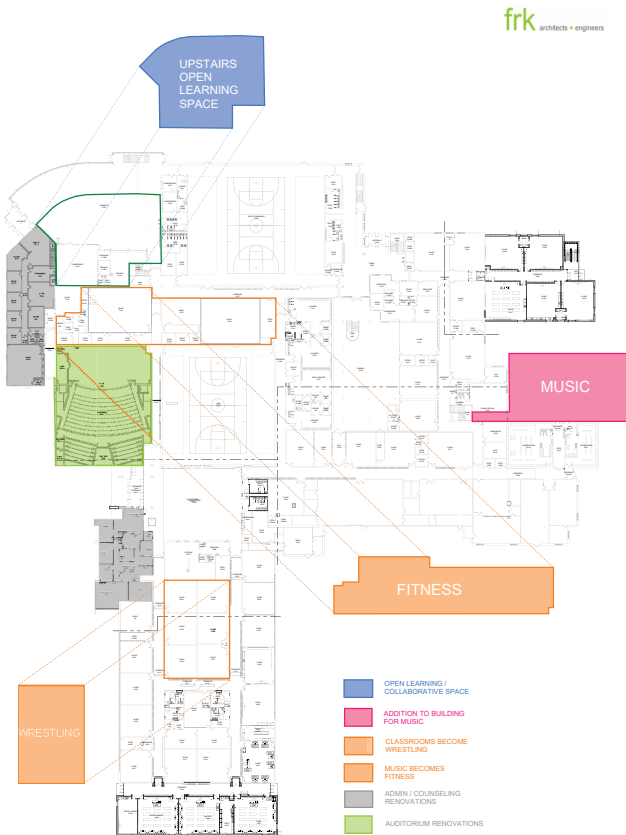
**Option 4:** Music spaces would move into the auditorium. Wrestling would move into the existing music spaces. The upstairs balcony would become a flexible academic space. An addition to the east side of the building would support fitness. Estimated construction cost: \$11,190,000.



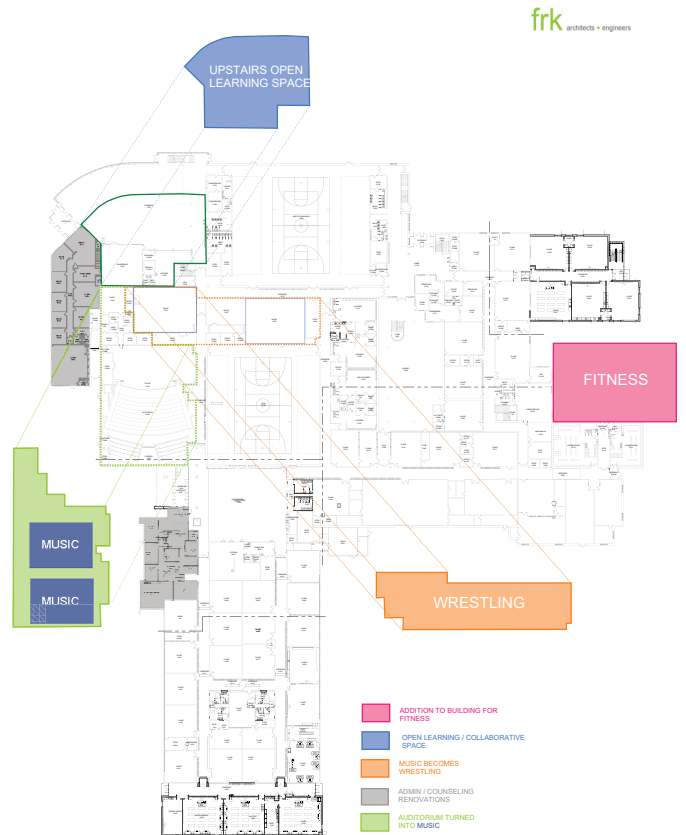
ADM Facility Master Planning 2023  
NILE KINNICK CAMPUS BECOMES A HIGH SCHOOL - OPTION 1



ADM Facility Master Planning 2023  
NILE KINNICK BECOMES A HIGH SCHOOL - OPTION 2



ADM Facility Master Planning 2023  
NILE KINNICK BECOMES A HIGH SCHOOL - OPTION 3



ADM Facility Master Planning 2023  
NILE KINNICK CAMPUS BECOMES A HIGH SCHOOL - OPTION 4

Figure 4.1  
frk architects + engineers

## Scenario 2 Implications and Comprehensive Plan:

Nile Kinnick campus has been designed to function as two separate buildings. The building has two separate administrative suites, kitchens, cafeterias, gyms etc. The main priority is to provide additional spaces to the students of the District. In scenario 2, a new 5th - 8th Grade building would be built before any renovations would take place at Nile Kinnick resulting in renovations occurring during the school year while 9th - 12th Grade students are in the building. See APPENDIX A for estimated construction timelines.

The comprehensive plan, Figure 4.2, tailored to scenario 2 follows the priority concerns of the committee. Once the new middle school is built, there is funding available for the necessary renovations to be done at Nile Kinnick campus to fit it to be an appropriate high school.

Comprehensive Plan: New 5-8 Building and Other Projects						Remaining Projects: Timing and Details TBD					
Year	2025-2027	2027-2029	2027-2029	2029-2031	2031-2033	TBD	TBD	TBD	TBD	TBD	TBD
Student Attendance Changes		<b>2027-28</b> 5-8 Occupies New Building  <b>2027-28</b> 9-12 Occupy All of Nile Kinnick Campus	<b>2028-29</b> Preschool Leaves AE and moves to DeSoto								
Project Name	New 5-8 Building	Nile Kinnick Project	DeSoto	Adel Elementary Project A	Transportation	Adel Elementary Project B	Stadium Seating Addition	Baseball and Softball Improvements	Hitting Facility	Minburn	DAC
Description	<b>Project:</b> New 1000 Student 5-8 Building  <b>Estimate Size:</b> +/- 150,100 Sq. Ft.  <b>Notes:</b> New 650 Seat Auditorium PE Fields, Practice Fields, Football Field, Asphalt Track, Site Development, Traffic, Parking	<b>Project:</b> Renovate Nile Kinnick Campus for 9-12 Grade Students  <b>Notes:</b> 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.	<b>Project:</b> Raze 3 Story Portion of DeSoto Building  <b>Notes:</b> Site Work Modify classroom wings for Preschool Use, Toilets	<b>Project:</b> Address AE North Wings  <b>Options Include:</b> Remodel, New Constructed Wing (s), Etc.  <b>Note:</b> All options to include preference for students to remain at the AE campus and not be moved to an alternate site during construction.	<b>Project:</b> New Transportation Center  <b>Other Notes:</b> New Location	<b>Project:</b> Remodel of cafeteria and kitchen  <b>Notes:</b> This does not include paving the gravel parking lot to the northeast of the building.	<b>Project:</b> Add stadium seating  <b>Notes:</b> Switch home and visitor stands sides, add additional seating to new home side, new press box	<b>Project:</b> Update Baseball and Softball Fields / Facilities  <b>Notes:</b> Address baseball infield issues and softball fencing issues. Address toilet rooms, concessions, etc.	<b>Project:</b> Movement of hitting facility, currently housed at Minburn  <b>Notes:</b> Timing determined by decisions about future use of Minburn Building. Options include movement to DAC, DeSoto Gym, or new facility at another location.	<b>Project:</b> Separate from district ownership of Minburn building.  <b>Tentative Process:</b> Option 1: Sale to City of Minburn Option 2: Sale / Auction to Private Entity Option 3: Raze Building	<b>Project:</b> Address facility needs of DAC  <b>Notes:</b> HVAC, tuckpointing, windows, gym roof
Sequence	1	2	3	4	5						
Cost	55,200,000	Options Range From: \$8,450,000 - \$11,190,000	\$2,660,000	Options Range From: \$1,500,000 - \$8,500,000	\$3,670,000						

Figure 4.2

## Scenario 5 Implications:

Building a new high school would need to be done in two stages due to costing and the debt limit of the District. The building would address immediate population needs and would be designed to have an addition built in the future along with additional outdoor athletics. A new high school addresses the majority of the concerns developed by the committee, and the Nile Kinnick campus is an appropriate building to host 5th - 8th grades with minimal renovations. A new high school would also move the student traffic away from highway 169.

The comprehensive plan, Figure 4.3, tailored to scenario 5 organizes the two phases of the high school building project. Ready for the 2027-2028 school year, an 800 student high school would be built with a new auditorium. The building would be ready for a 200 student addition creating the second building phase. Between the two phases, the other high priority projects would be addressed such as the work needed at DeSoto's 3-story wing and the work needed in the north classroom wings at Adel Elementary.

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	<b>Project:</b> Acquire land for new high school	<b>Project:</b> New 800 Student High School  <b>Estimated Initial Size:</b> +/- 158,000 Sq. Ft.  <b>Estimated Size After HS Project B:</b> +/-172,000 Sq. Ft.  <b>Notes:</b> 650 Seat Auditorium PE Fields, Practice Fields, Football Field, Asphalt Track, Site Development, Traffic, Parking	<b>Project:</b> Raze 3 Story Portion of DeSoto Building  <b>Notes:</b> Site Work Modify classroom wings for Preschool Use, Toilets	<b>Project:</b> Address AE North Wings  <b>Options Include:</b> Remodel, New Constructed Wing (s), Etc.  <b>Note:</b> All options to include preference for students to remain at the AE campus and not be moved to an alternate site during construction.	<b>Project:</b> 200 Student Addition to the New High School	<b>Project:</b> New Transportation Center  <b>Other Notes:</b> New Location	<b>Project:</b> Renovate and update the Nile Kinnick Campus  <b>Notes:</b> HVAC, Interior Fit and Finish	<b>Project:</b> Convert practice field at new high school to main ADM HS Stadium  <b>Notes:</b> Synthetic turf field, 2500 bleacher capacity, stadium lighting, press box, concessions, toilets, etc.	<b>Project:</b> New ballfields at new high school.  <b>Notes:</b> Natural grass fields, bleachers, press boxes, lighting, concessions, toilets	<b>Project:</b> Remodel of cafeteria and kitchen  <b>Notes:</b> This does not include paving the gravel parking lot to the northeast of the building.	<b>Project:</b> Movement of hitting facility, currently housed at Minburn  <b>Notes:</b> Timing determined by decisions about future use of Minburn Building. Options include movement to DAC, DeSoto Gym, or new facility at another location.	<b>Project:</b> Separate from district ownership of Minburn building.  <b>Tentative Process:</b> Option 1: Sale to City of Minburn Option 2: Sale / Auction to Private Entity Option 3: Raze Building	<b>Project:</b> Address facility needs of DAC  <b>Notes:</b> 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				

Figure 4.3



# **FINAL RECOMMENDATION**

ADM DISTRICT OFFICE  
MARCH 27, 2023

## Final Recommendations of the Committee:

The Master Planning Committee explored and discussed many different options for the future of the Adel DeSoto Minburn Community School District. The final recommendations of the committee are as follows:

- » The construction of a new 9th - 12th grade building to address the enrollment pressures at Nile Kinnick.
- » The project sequence related to the scenario 5 Comprehensive Plan, Figure 4.3.
- » The ADM Community School District should seek separation from the Minburn Building with the preferred sequence of separation:
  - » Option 1: Seek to sell the building to the City of Minburn.
  - » Option 2: Seek to sell the building through auction or real-estate sale.
  - » Option 3: Raze the building and determine next steps on what to do with the land.

All documentation formulated and utilized to make this decision is available on the ADM District website.

## Addressing Minburn:

Since its decommission in 2012, Minburn has been a key point of conversation regarding its future. Currently used as a batting facility by the ADM Community School District and the public library for the City of Minburn, the batting facility is intended to be addressed in the new building construction. The administrative staff of ADM have pursued multiple outlets for the future of the building. The building was offered to Des Moines Area Community College (DMACC) as a potential rural campus, the city of Minburn, and an agricultural co-operative. These prospects have not made any finalized decisions and the District is not going to allow time to keep passing without a plan. The committee is responsible to decide whether or not the ADM Community School District will separate with the Minburn Building and provide recommendations as to how.

The committee discussed 3 options for the future of the Minburn Building:

- » Option 1: Sell the building to the City of Minburn
- » Option 2: Sell the building through auction or real-estate sale.
- » Option 3: Raze the building and determine next steps for the land.
  - » Cost Projections to Raze Building:
    - Raze Entire Complex: \$1,250,000
    - Keep Hitting Facilities, Restrooms, and Entry: \$2,019,000
    - Keep Library, Restroom, and Entry: \$1,487,000
    - Keep Hitting Facility, Library, Restrooms, and Entry: \$2,333,000



## 3/16/2023

ADM Community School District

frk architects + engineers

## ADM Proposed Project Timeline

2/27/2023

ADM Community School District

Project	2023				2024				2025					2026				2027					2028					2029					2030					Comments	
New High School																																					Planning starts toward the end of 2023		
New Middle School 5-8																																					Planning starts mid 2024		
New Middle School 7-8																																					Planning starts mid 2024		
Renovation Existing MS/HS to HS																																					Construction starts when new building is complete		
Renovation Existing MS/HS to MS																																					Construction starts when new building is complete		
Desoto - Raze 3-Story																																					Desoto to be vacated before demo		
Desoto Renovation																																					Desoto demo to be complete before renovation		
Adel Elementary Renovation																																							
New Transportation Building																																							
Minburn Demolition																																							
Athletic Improvements																																							
HVAC																																							
Security																																							
Notes:																																							
1. Schematic Design (SD) - preliminary concepts and costing																																							
2. Design Development (DD) - detailed floor plans, elevations, and design. Updated costing included in this phase.																																							
3. Construction Documents (CD) - design team creates documents ("blue prints") for contractors to bid on. Final cost opinion provided.																																							
Key:																																							
firk architects + engineers																																							

