

FACILITY MASTER PLAN

ADM Community School District
Final Report
June 12, 2023



RSP & Associates Demographics Report

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
	2021/22	41	26	143	185	169	154	157	178	166	170	172	170	160	128	127	1,219	342	585	2,146
First 5-Year	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
	2026/27	100	26	166	176	186	169	179	160	204	187	178	182	199	179	179	1,366	365	739	2,470
Last 5-Year	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

Facility Assessment



FACILITY ASSESSMENT

ADEL DESOTO MINBURN COMMUNITY SCHOOL DISTRICT

Summer, 2022



Team Members

ADM Master Planning Committee Members:

Thomas Book
Cindy Carlson, District Teacher
Mitch Crozier
Shanlyn Doll
Ross Freeman
McKenzie Gettler, District Teacher

Sarah Knute, District Counselor
Courtney LaMair, District Teacher
Ben Madison
Jim Peters
Joe Stutelberg
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

Facility Priorities

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.

Comparable Facilities

ADM High School: Capacity (Square Feet Per Student)

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
Comparable High Schools										
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								
Larger Metro Schools										
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	
Other Metrics										
A4LE (formerly CFPI) Reccomended		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.

Scenario Options

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, D] 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		

Financing Scenario

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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
Total	73,801,536	7,121,754	12,894,613	93,817,904


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.*

Costing Options

ADM Projects Cost Projections			Seven Scenarios										2/27/2023
													
Scenario	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)

Scenario Preference

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

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

Costing Options

ADM Projects Cost Projections

Updated Scenarios

3/18/2023



Project	New Construction	Cost	Land Acquisition	Cost	Renovation	Cost	Renovation	Cost	Renovation	Cost	GRAND TOTALS	Notes
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	\$2,660,000			Nile Kinnick HS Renovation: Music, Wrestling, Fitness, Library, etc			Includes: - 650 Seat Theater - PE Fields - Practice/JV Level Natural Grass Football Field and asphalt track - Site Development (parking, circulation, etc.)
									Option 1 Option 2 Option 3 Option 4	\$9,350,000 \$8,450,000 \$10,150,000 \$11,190,000	\$67,210,000 \$66,310,000 \$68,010,000 \$69,050,000	
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	\$2,660,000	Nile Kinnick 5-8 Renovation: interior, HVAC	\$2,650,000			\$69,610,000	Includes: - 650 Seat Theater - Practice/JV Level Natural Grass Football Field and asphalt track - PE Fields - Site Development (parking, circulation, etc.) Does note include site acquisition
Scenario 5a Include Indoor Hitting Facility to New High School		\$1,050,000									\$70,660,000	
Stadium at new HS Site Convert practice field into stadium to include synthetic turf field, bleachers, concessions/toilets	Stadium	\$5,050,000									\$5,050,000	Includes: - Synthetic Turf Field - 2500 Bleacher Capacity - Stadium Lighting - Concessions/Toilets
Baseball/Softball at new HS Site Create Baseball/Softball Venue	Baseball/Softball	\$4,805,000									\$4,805,000	Includes: - Natural Grass Fields - Bleachers/Press Boxes - Sportsfield Lighting - Concessions/Toilets
Minburn Raze Entire Complex		\$1,250,000									\$1,250,000	Includes: - Complete Demo - Restoration of Site Does not include potential sale of property
Minburn Keep Hitting Facility, include restrooms and entry. Raze the remaining portions of the building.	Entry and Restrooms	\$2,019,000									\$2,019,000	Includes: - Partial Demo - New Entry and Restrooms - Restoration of Site Does not include potential sale of property
Minburn Keep Library, include restrooms and entry. Raze the remaining portions of the building.	Entry and Restrooms	\$1,487,000									\$1,487,000	Includes: - Partial Demo - New Entry and Restrooms - Restoration of Site Does not include potential sale of property
Minburn Keep Hitting Facility and Library, include restrooms and entry. Raze the remaining portions of the building.	Entry and Restrooms	\$2,333,000									\$2,333,000	Includes: - Partial Demo - New Entry and Restrooms - Restoration of Site Does not include potential sale of property
Transportation New Transportation Building. Includes garage stalls for 5 buses, 2 maintenance stalls, 1 bus wash stall, offices, storage, driver break room, toilet rooms	New Transportation Building	\$3,670,000									\$3,670,000	Includes: - New building - Bus Circulation and Parking Does not include land acquisition
Adel Elementary Renovation of North Classroom wings, infilling story recesses, renovation of Kitchen and Cafeteria, paving the north parking lot	Adel Elementary Renovation	\$7,029,000									\$7,029,000	Work would be complete after Transportation Building vacates site

Notes:

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

Scenario 2

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: \$8,450,000 - \$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

Scenario 5

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

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, (previous slide)
- 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.

New High School – Project Timeline Option One

ADM Proposed Project Timeline - New High School

ADM Community School District

OPTION ONE - Bond Referendum November 2023
8/3/2023

Project	2023												2024												2025												2026												2027												Comments
Project	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Comments				
Facility Master Planning Report	X	X																																																		Present FMP to School Board									
Pre-Bond Support				X	X	X	X																																												Concept Development, Graphics, Support Material										
Bond Referendum						X																																																							
Land Purchase								X																																																					
Survey								X																																																					
Schematic Design								X																																																					
Code Review								X																																																					
SD Board Approval								X																																																					
Geotechnical Report								X																																																					
Design Development								X																																																					
DD Board Approval								X																																																					
Construction Documents								X																																																					
Board approve going out for bids								X																																																					
Bid Period								X																																											Allow 5 weeks for bidding (over Thanksgiving)										
Bid Date								X																																																					
Public Hearing and Award Bid								X																																																					
Contracts and Bonds								X																																											Contracts, Bonds, Mobilization, Procurement Begins										
Construction								X																																										26 Months											
Furniture Design								X																																																					
Bid Furniture								X																																																					
Furniture Installation								X																																																					
Owner Move In								X																																																					
School Start								X																																																					
Punch List								X																																																					

Key: FMP | Vote Yes | Planning | Documents | Bidding | Construction | Move In | Punch List

Notes:

- 1. Schematic Design (SD) - preliminary concepts and costing
- 2. Design Development (DD) - detailed 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.

frk architects + engineers



