



November 7, 2023 Bond Referendum - Public Informational Meeting



ADM Mission

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

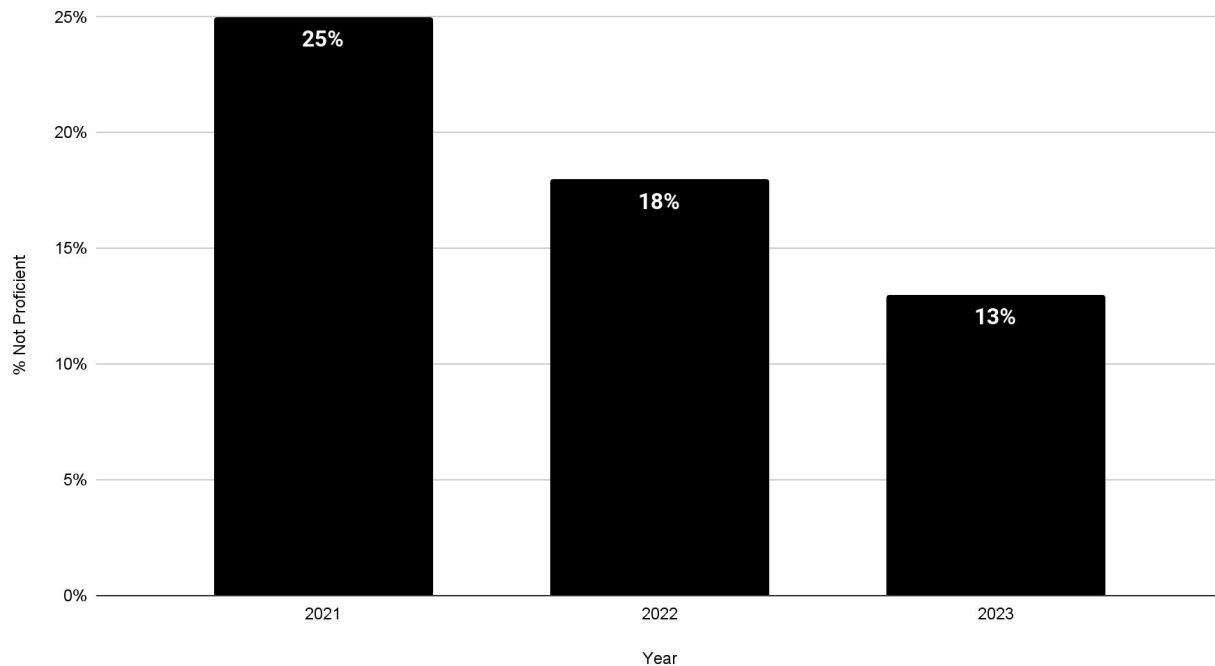




Wildly Important Goal (K-12)



% K-12 Students Not Proficient in ELA (Reading and/or Writing)





Student Focus

**Experiences and Opportunities
for Students**





Recent Celebrations



ADM Middle School
is the **3rd highest**
scoring middle school in
Iowa!

As measured by the 2022-23 Iowa
School Performance Profiles.

ADM High School
is the **10th ranked best**
high school in Iowa!

As measured by the 2023 News and World
Report Best High Schools.

Meadow View
Elementary is the
18th highest scoring
elem. school in Iowa!

As measured by the 2022-23 Iowa
School Performance Profiles.

DeSoto Interm.
is ranked in the **top 10%**
of all elementary
schools in Iowa!

As measured by the 2022-23 Iowa
School Performance Profiles.

87% of ADM kindergarten
students were **proficient in**
reading last spring. Only
66% of Iowa kindergarten
students were proficient.

As measured by the 2022-23 Iowa FAST Reading Results



November 7: Ballot Question



Ballot Question

On Tuesday, November 7, 2023, ADM Community Schools residents will vote on a \$58 million bond issue to complete four projects in the district's 10-year facility master plan. These projects include:

- **New High School:** Construct a new 1,000-student high school to address current and future capacity issues and expand programming.
- **ADM Preschool Center:** Demolish the 1922 three-story portion of the DeSoto building and repurpose it to become an ADM Preschool Center.
- **Update Current MS/HS Building:** Update HVAC systems and renovate the fit and finish of portions of the current high school to become a 5th-8th grade building.
- **New Outdoor Athletic Facilities:** Construct new outdoor athletic facilities at the new high school to address current capacity issues and facility needs.



Estimated Timeline of Projects



Estimated Timeline (Year Open)

2027-28



New High School: Project 1

Construction of new 800-student high school is completed and 9th-12th grade students start attending school in the new building. The project includes an 850 seat auditorium, PE practice fields, football field, and track.

Note: 5th and 6th grade students start attending school at the current Middle School/High School building. It is anticipated that 5th and 6th grade students will occupy the current high school portion of the building. Work begins at the DeSoto building to prepare the building to serve preschool students during the following school year.

2028-29



ADM Preschool Center

Demolition of the three-story portion of the DeSoto building and minimal renovations to other portions of the building are completed. Preschool students start attending school at the DeSoto building.

Note: Preschool student no longer attend school at Adel Elementary. This allows for additional capacity at Adel Elementary to meet the needs of anticipated future enrollment growth.

2031-32



New High School: Project 2

Construction of a 200-student additional wing is completed at the new high school. This project provides additional capacity for projected enrollment growth at the high school level.

2032-33



Update Current MS/HS

Updates to the HVAC systems and renovations to address the fit and finish of portions of the current high school building constructed in 1986 are completed.

2032-33



New Outdoor Athletic Facilities

Construction of new outdoor athletic facilities are completed at the site of the new high school. This project includes the construction of a new stadium, baseball fields, and softball fields.

Please Note: There are several variables that could either compact or extend the estimated timelines as presented.



ADM's Enrollment Context



Context: Iowa Enrollment

From 2020 to 2022: **193** out of **327** Iowa districts reported declining enrollment

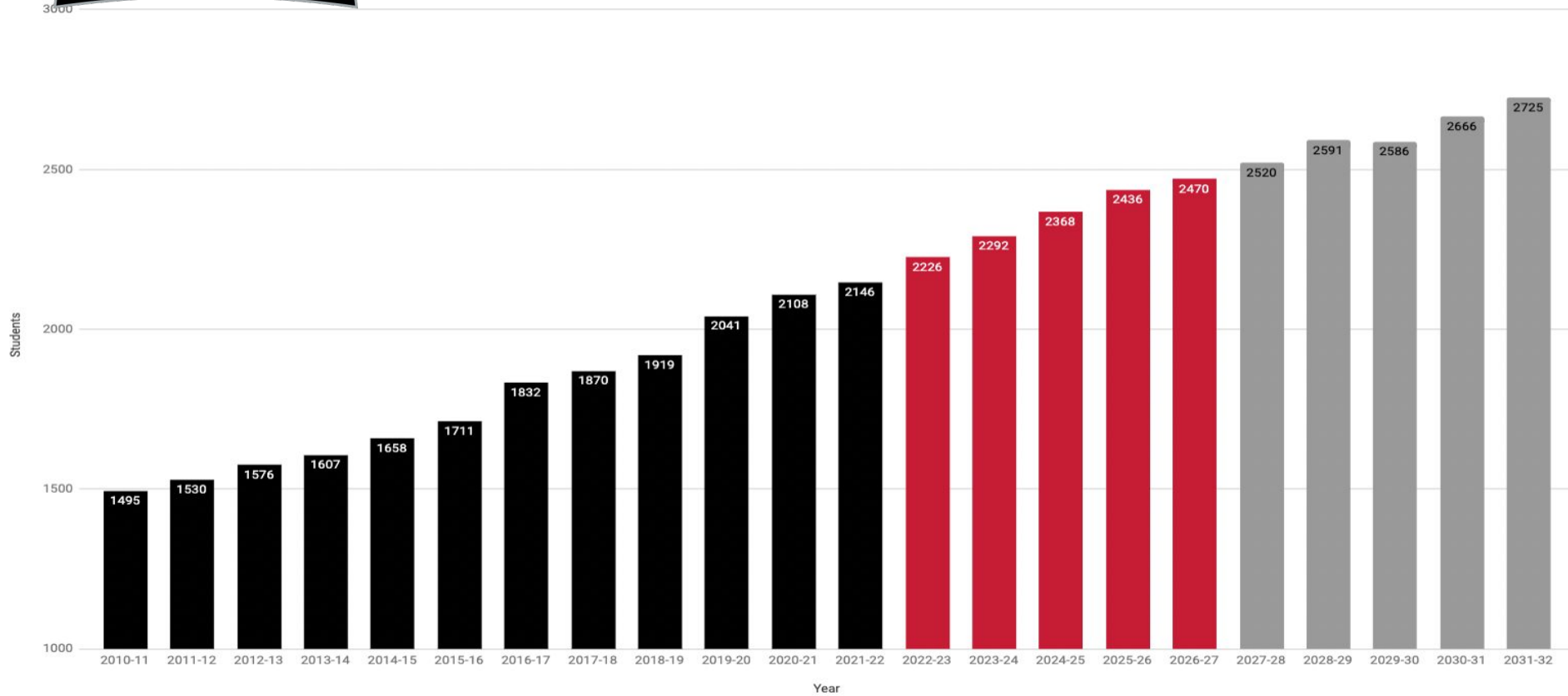
*Based on certified enrollment





Context: ADM Enrollment

■ 10 Year Projected ■ 5 Year Projected ■ Enrollment

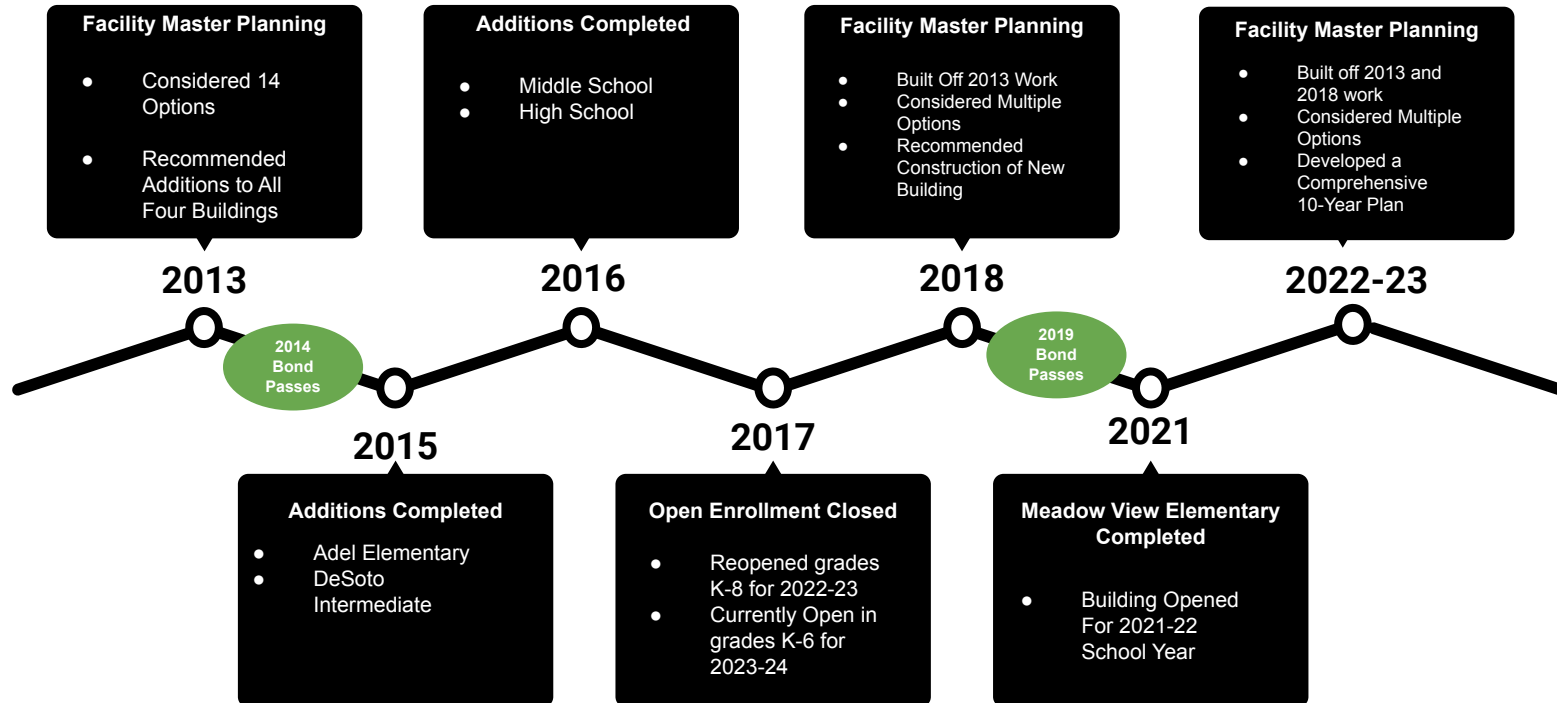




Planning for Future Growth



Continued Planning





2022-23 Facility Master Planning Committee



2022-23 FMP Committee

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

Representation: Committee comprised of...

- **Community Members**
- **Teachers**
- **Administrators**
- **City Mayors**
- **Board Members**





2022-23 FMP Committee

During the 2022-23 School Year, The FMP Committee:

- **Evaluated:** Current ADM facilities and identified priority needs
- **Studied:** future enrollment projections and capacity implications for all school buildings
- **Identified:** Priority future facility needs to meet enrollment and programming needs
- **Created and Evaluated:** 7 scenarios to meet identified needs
- **Developed:** A 10-Year sequence and plan to meet identified needs





FMP Committee Work

Current Facility Needs

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

Future Needs and Growth

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

Solutions and Non-Attendance Centers

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

Priorities and Recommendations

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





2022-23 FMP Committee:
Identified Needs and Solutions



Identified Priority Needs

The Facility Master Planning Committee (FMP) identified and prioritized the following needs: **(7 Scenarios Developed and Analyzed)**

1. Address High School Capacity Issues

The high school is currently using classrooms in the middle school to address capacity issues. This is a short-term solution that will become increasingly unworkable as enrollment continues to increase at both buildings.

2. Address High School Programming Challenges

The current high school spaces for band, choir, wrestling, and fitness are undersized and inadequate to meet programming needs. The auditorium is outdated and undersized to meet current and future district needs.

3. Address 100-Year Old DeSoto Building 3-Story

The three-story space is in need of significant repairs; electrical and mechanical systems are outdated, masonry and concrete repairs are needed throughout, the spaces are not ADA compliant, and all windows need to be replaced.





FMP Committee: Recommendations & Rationale



FMP Recommendation

2027-28



New High School: Project 1

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Note: 5th and 6th grade students start attending school at the current Middle School/High School building. It is anticipated that 5th and 6th grade students will occupy the current high school portion of the building. Work begins at the DeSoto building to prepare the building to serve preschool students during the following school year.

2028-29



ADM Preschool Center

Demolition of the three-story portion of the DeSoto building and minimal renovations to other portions of the building are completed. Preschool students start attending school at the DeSoto building.

Note: Preschool student no longer attend school at Adel Elementary. This allows for additional capacity at Adel Elementary to meet the needs of anticipated future enrollment growth.

2031-32



New High School: Project 2

Construction of a 200-student additional wing is completed at the new high school. This project provides additional capacity for projected enrollment growth at the high school level.

2032-33



Update Current MS/HS

Updates to the HVAC systems and renovations to address the fit and finish of portions of the current high school building constructed in 1986 are completed.

2032-33



New Outdoor Athletic Facilities

Construction of new outdoor athletic facilities are completed at the site of the new high school. This project includes the construction of a new stadium, baseball fields, and softball fields.

Please Note: There are several variables that could either compact or extend the estimated timelines as presented.



The New High School Project



ADM
HIGH
SCHOOL



New High School Project

What?

This project calls for the construction of a new **1000-student high school**. The estimated size of the completed high school would +/- 172,000 sq. ft.

The new high school would include an approximate **850-seat auditorium**, PE practice fields, a football field, and an asphalt track.

Note: It is anticipated that new outdoor athletic facilities, including a new stadium, baseball, and softball fields would be constructed several years after the initial construction of the new high school and would be treated as a separate project.

When?

It is anticipated that the new high school would be constructed as two projects:

- **Project 1:** An initial 800-student high school would be constructed and ready to open for the **2027-28 school year**
- **Project 2:** A 200-student additional wing to be constructed as time and budgets allow, anticipated to open for the **2031-32 school year**.





New High School Project

Where?

On Tuesday, September 19, the ADM Board of Education approved a purchase agreement for the site of the proposed new high school building. The eighty-acre site is located on the south side of Adel just west of Hwy 169.

How?

The estimated cost to construct the 800-student high school and the additional 200-student wing is **\$65,050,000**.

The funding for this project is estimated to include **\$36,618,118 in GO Bonds (part of the November 7 bond vote)** \$23,725,000 in SAVE Bonds, and \$4,706,882 in SAVE Cash.

Why?

This project addresses **current and future capacity issues** being experienced at the MS/HS campus and **improves/expands programming** opportunities for ADM High School students for years to come.





Why Did the Board of Education Choose This Location?

The ADM Board of Education determined this location was best suited for the new high school due to its proximity to the city of Adel, the topography of the land, and the ability to bring utilities to the site.

What Will Happen to the Trees?

The natural features and trees on the north side of this property were additional reasons that this site was appealing to the ADM Board of Education. It is anticipated that the site design will maintain and feature portions of the trees at the site.

What About the Traffic on Hwy 169?

The district will collaborate with the city of Adel and the Iowa DOT to design a safe and efficient traffic flow (or "patterns") during school hours and events.



New High School Project: Rationale

The Facility Master Planning Committee found the current 1986 high school to be **significantly undersized to meet current and future capacity and programming needs.**

Increasing Enrollment at ADM High School

- 9-12 Grade Students in **1986: 354**
- 9-12 Grade Students in **2023: 662**
- 9-12 Grade Students in **2028: 765**
- 9-12 Grade Students in **2031: 826**

* Based on Projections Completed by RSP & Associates

Decreasing Sq Ft Per Student (Projected Estimates)

- Sq Ft Per Student **1986: 257**
- Sq Ft Per Student **2023: 148**
- Sq Ft Per Student **2028: 128**
- Sq Ft Per Student **2031: 118**

* Based on Projections Completed by RSP & Associates



New High School Project: Rationale

Square Feet Per Student (2023 Estimated Comparisons)

High School	Estimated Square Feet Per Student
Ballard High School	334
North Polk High School	255
Carlisle High School	236
Bondurant-Farrar High School	225
Carroll High School	218
ADM High School	148



New High School Project: Rationale

Programming: In addition to capacity challenges, the Facility Master Planning committee also identified that the current high school auditorium, strength and conditioning/fitness spaces, band and choir rooms, and wrestling spaces are already undersized and inadequate to meet modern programming needs.





Why A New High School?

The Facility Master Planning Committee developed and studied 7 scenarios, which included the construction of a new 5th-8th grade building, a new 6th-8th grade building, a new 7th-8th grade building, and a new 9th-12th building. Some of the reasons identified by the committee to construct a new 9th-12th building rather than a different grade level configuration included.

- Addressed the programming needs related to strength and conditioning spaces, band and choir spaces, and a new auditorium.
 - Allowed for the new auditorium to be constructed at the high school.
- Allowed for expansion at the 9-12 level if needed in the future.
- Addressed difficult intersection for high school drivers across from Fareway.
- Allows for new construction to could include proper traffic flow patterns and event parking.
- This solution was preferable to a new 5th-8th grade building, as there were significant challenges in renovating the current MS/HS campus to become a 9th-12th grade only campus while addressing the priority programming needs that had been identified (band and choir spaces, strength and conditioning/fitness spaces, wrestling spaces, etc.)
- The committee determined that constructing a new high school and the projects associated with this scenario to be the most financially responsible while solving both short and long-term issues facing the district.



The ADM Preschool Center Project



Preschool Center Project

What?

This project calls for re-purposing the DeSoto building to become an ADM Preschool Center. This project involves the **demolition of the 1922 three-story portion** of the building and minimal renovation.

Note: 5th and 6th grade students currently attend school in the DeSoto building. These grade levels would start attending school at the current Middle School/High School building for the 2027-28 school year after the new high school has been constructed. It is anticipated that 5th and 6th grade students would occupy the current high school portion of the building.

When?

It is anticipated that the ADM Preschool Center would be completed as one project. The ADM Preschool Center would be anticipated to open for the **2028-29 school year**.





Preschool Center Project

How?

The estimated cost to demolish the 1922 three-story portion of the building and update the remaining portions to house preschool students is \$2,660,000. The funding for this project is estimated to include **\$2,660,000 in GO Bonds (part of the November 7 bond vote)**.

Why?

The FMP committee found the 1922 three-story portion of the DeSoto building to be **in need of significant repair and updating**. Additionally, the food service areas, gym, and music spaces in the 1990s portions of the building were identified as needing significant improvements to meet the current/future needs of school-aged students.

Note: ADM is in the second year of participating in the free four year old statewide voluntary preschool program. The district's plans include an expansion of preschool sections in the coming years. The additional space at the ADM Preschool Center would allow the district to expand the current free four year old voluntary preschool sections and consider the possible addition of a three year old (tuition based) preschool program at the ADM Preschool Center.



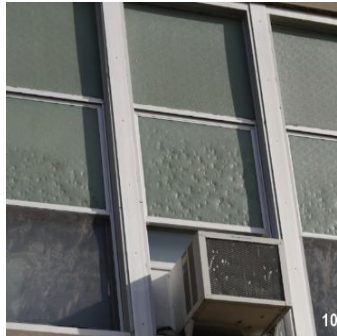


ADM
EARLY CHILDHOOD
EDUCATION



Three-Story Identified Needs

- All AC window units need replaced
- All windows need replaced
- Boiler system needs replaced
- Dated electrical systems
- Dated mechanical systems
- Masonry and concrete issues
- Dated bathroom facilities
- Dated and worn finishes
- Lack of functionality of spaces
- Non ADA compliant





Preschool Center: Rationale

What other options were studied?

The Facility Master Planning committee studied several options to address the needs of the DeSoto building. The three options most closely studied included:

- **Option 1:** Renovate the 3-story portion of the building and update remaining spaces to continue serving students in grades 5-6. This option had an estimated cost of **\$25,300,000**.
- **Option 2:** Demolish and replace the lost classrooms, and update remaining spaces to continue serving students in grades 5-6. This option had an estimated cost of **\$19,800,000**.
- **Option 3:** Demolish the three-story portion of the building and re-purpose the remaining quality spaces to serve as the ADM Preschool Center. This option had an estimated cost of **\$2,660,000**.

The committee determined that Option 3 was the most responsible use of taxpayer funds to meet the long-range facility needs of the district.



Update Current MS/HS Building Project



Update Current MS/HS Project

- **The Project:** Update HVAC systems and renovate the fit and finish of portions of the current high school building that was constructed in 1986. The current MS/HS building on Nile Kinnick would serve students in 5th-8th grade after the completion of a new high school.
- **Timeline & Cost:** The updates and renovations to the current HS building would be completed as time and budgets allow. **Renovations and updates** are anticipated to be completed by the 2032-33 school year at an estimated cost of \$2,650,000. The funding for this project is estimated to include **\$2,650,000 in GO Bonds (part of the November 7 bond vote)**.
- **The Purpose:** This project provides a solution to housing **5th-6th grade students** displaced by the demolition of the three-story portion of the DeSoto building and would provide improved **programming opportunities** for students.



New Outdoor Athletic Facilities Project



New Outdoor Athletic Facilities Project

- **The Project:** Construction of **new outdoor athletic facilities** at the site of the new high school. The outdoor athletic facilities would include a new stadium, baseball fields, and softball fields.
- **Timeline & Cost:** The new outdoor athletic facilities would be constructed as time and budgets allow. Construction is anticipated to be completed by the **2032-33 school year** at an estimated cost of \$9,855,000. The funding for this project is estimated to include **\$9,855,000 in GO Bonds (part of the November 7 bond vote)**.
- **The Purpose:** This project constructs new outdoor athletic facilities **at the site of the new high school** and allows the high school to host home outdoor athletic events at the site of the new high school campus.



Outdoor Athletic Facilities: Rationale

- The committee felt it was important that new outdoor athletic facilities be added to the new high school site as time and budgets allowed.
- The new facilities would allow for competitions to be hosted at the new high school, to improve traffic flow and congestion, and to provide the community with increased stadium capacity.
- The new high school would only initially be constructed with PE practice fields, a football field, and an asphalt track. High school outdoor athletic events would continue to be held at the current MS/HS Nile Kinnick campus until the completed construction of new outdoor athletic facilities at the site of the new high school.



Tax Information



A Stable Tax Rate

A Commitment to Tax Rate Stability:

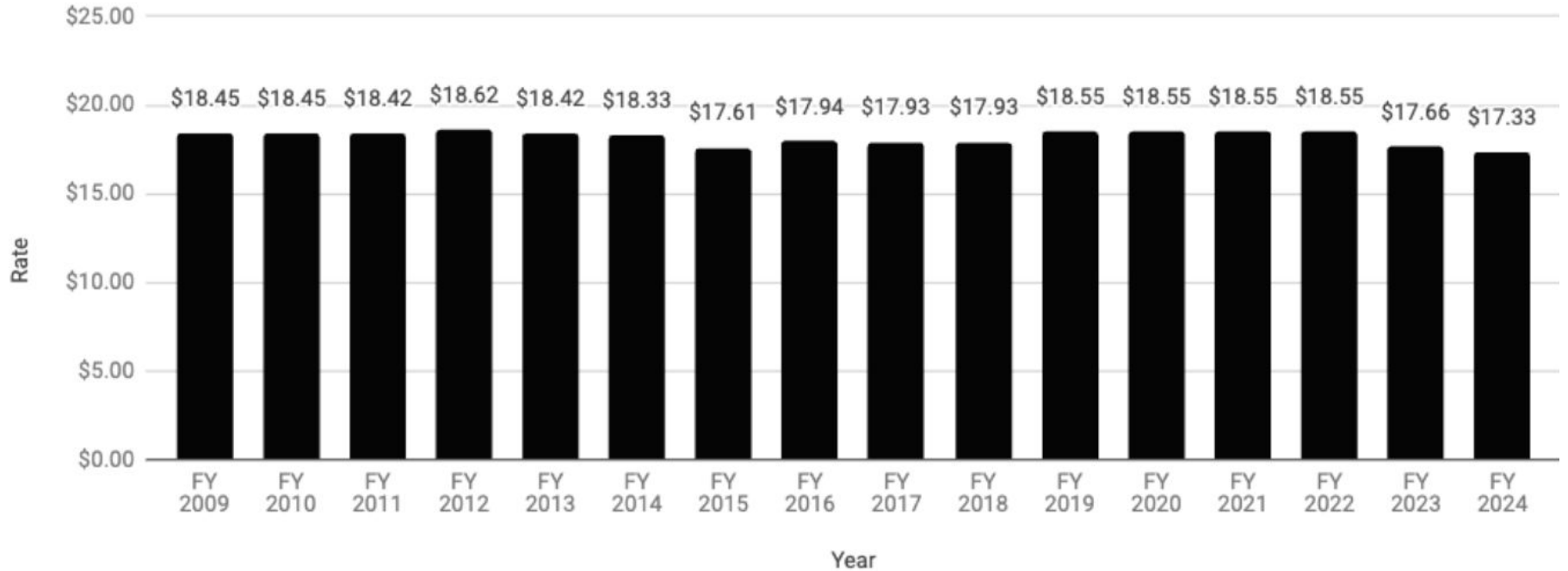
The ADM Board of Education has demonstrated a commitment to ensuring a stable tax rate for the community. The Board maintained this commitment during and after the construction of building additions in 2014 and 2015, during and after the construction of Meadow View Elementary in 2021. The Board remains committed to a stable tax rate as the district works to meet current and future facility needs.

The ADM Board of Education is committed to continuing to provide **a stable tax rate** for the community **during and after the construction** of the projects on the November 7 ballot.



Tax Rate History

15 Year ADM Tax Rate History

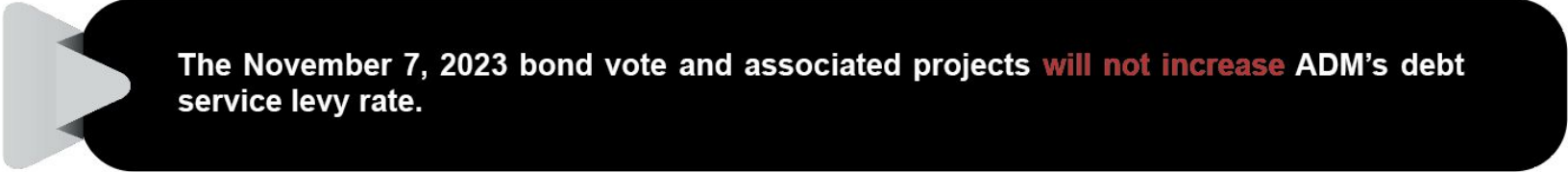




Debt Service Levy Impact

November 7 Projects to be Assigned to the Debt Service Levy:

The bond for the projects associated with the November 7 vote will be assigned to ADM's debt service levy. **The debt service levy is one part of the total school tax rate**, which also includes levies for ADM's General, PPEL, and Management funds. Each of the levies independently increases or decreases annually, and when combined, form the overall school tax rate.

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The November 7, 2023 bond vote and associated projects **will not increase** ADM's debt service levy rate.

Debt Service Levy Rate to Remain the Same:

ADM's debt service levy (the levy that supports capital projects and bond repayment) will continue at the same levy rate that it has been since 2018. The new projects identified in ADM's 10-year master plan are anticipated to extend the debt payment of the District an additional 11 years (through 2051) from the current final payoff date (2040). The election on **November 7 simply allows the district to use the funds generated** from this levy to pay the new debt from the projects on the ballot.



Bond Vote Implications



If Bond Doesn't Pass

There would be several impacts of a failed bond referendum, including:

- ADM High School would remain over desired capacity and experience a continued decrease in sq ft per student. This would result in continued overcrowding and increased class sizes.
- The district and tax payers would likely see an increase in construction costs to address the problem in the future.
- The district would likely experience a delay of other necessary district facility improvements.



Voting Information



In-Person Early Voting

- Registered resident voters can vote early in-person by casting an absentee ballot at their County Auditor's Office.
- Early in-person absentee ballot voting will be **open from October 18 through November 6**. Residents cannot vote at the County Auditor's Office on election day.



Absentee Ballot Voting

- Registered resident voters may request an absentee ballot to be sent to them by mail or in-person at their county courthouse.
- The last day to request an absentee form be mailed is **October 23rd**.
- The last day for absentees to be returned to the County Auditor is by 8:00pm on election day by mail or in-person drop off.



In-Person Voting

- Polls will open **November 7, 2023 at 7:00 AM and close at 8:00 PM.**
- Registered resident voters can vote at their identified polling location.
- Please contact the County Auditor's Office for information about your polling location.



Questions



Questions





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www.facebook.com/ADMCommunitySchools



Call ADM Superintendent, Greg Dufoe: 515-993-4283 ext. 1002