

Observations

Throughout the Master Planning process the following key factors were identified:

- The need to address immediate capacity needs at the Adel Elementary and DeSoto Intermediate attendance centers.
- Due to uncertainty about enrollment projections, strategies for how to address capacity needs must be flexible.
- The importance of a look-ahead 5 years out and a look-ahead 10 years out.
- Decisions must be made regarding the decommissioned buildings.
- The need to address safety and security at all attendance centers, including improved site conditions and building security measures.
- Consideration of other capital projects identified by the District, including re-roofing projects, stadium improvements, infrastructure needs, etc..

To clarify the mission of the Master Planning process, at the April 11, 2013, Committee Meeting committee members were asked to identify guiding principles for the Master Planning process. The committee arrived at the following principles that guide facility planning:

- Keep grades in the same building. Do not split them up between buildings.
- Minimize the number of transitions students make from one building to another.
- Provide dedicated administrative leadership at each building, not shared.
- Avoid spreading instructors for specials programming too thin (art, music, etc.).
- Minimize bus travel time for largest number of students possible given the size of the District.
- Balance expansion for growth with flexibility, in other words: **do not over-build**.
- Arrive at thoughtful recommendations for the decommissioned attendance centers.
- Keep in mind that building facilities can provide a draw for families to move to the ADM District.
- Current grade configurations are optimal.

These guiding principles reflect research done on how other Iowa school Districts, of the same size as ADM Community School District, configure their attendance centers.

Growth Projections for District

The chart at the right summarizes growth potential for each grade level. These numbers are based on the aforementioned RSP Enrollment report and reflect in-depth research on the population growth trends for the Adel, DeSoto and Minburn communities. The projections are that the District will add 300 students in 5 years, impacting the lower and intermediate grades initially the most. In 10 years, the projected growth indicates as many as 500 more students than current numbers. The Master Planning Committee understands

Grade	Current	2017/18	2022/23
Pre-K	27	27	27
Kind	134	154	168
1st	127	154	161
2nd	116	154	163
3rd	102	154	163
4th	110	150	157
5th	117	150	162
6th	118	142	163
7th	130	131	172
8th	114	114	160
9th	458	126	167
10th		129	159
11th		133	148
12th		135	124
Total	1553	1853	2094

the need to continually monitor these growth projections and track the actual population growth as it occurs. Many factors will contribute to the growth potential of the communities the District serves, including tax abatement programs making home construction attractive to new families, the westward expansion of the Des Moines metropolitan area, and the performance of the economy. The recommendations of the committee take these variables into considerations and suggest conservative interventions until more certain population growth numbers are available.

A number of resources and documents were used to during the Master Planning process. What follows is an explanation of these documents. They reflect the process the committee moved through to arrive at their final recommendations.

The “ADM Master Planning – Option A” document on page 28 was the main working document the Master Planning Committee used and was referred to again and again. The initial enrollment growth projections are addressed through additions to attendance centers so that by the 2017/18 school year, or 5 years out, student capacity needs are met. The next column, the 2022/23 school year, shows suggested interventions that address projected enrollment increases for 10 years out. The last column suggests what might occur after 10 years out. However, as mentioned above, it is recommended to continuously monitor the actual population growth to determine what the most logical interventions will be. For all intents and purposes the 2017/18 column is the operative column and reflects the most pressing needs of the District.

Option D2 outlines the option of re-opening Adel 6-7 as a 6th-7th grade attendance center and is shown on page 28. Moving 6th and 7th grade students from the Nile Kinnick campus would reduce congestion and alleviate the need for additions at that attendance center for the near future.

It should be noted that during the Master Planning process 14 separate and distinct options were entertained before settling on Options A or D2. The other options were rejected for various reasons including prohibitive cost, not addressing the guiding principles, not being flexible, etc.. The full set of Master Planning Options is available to review at the District’s website.

Pricing information also helped the committee arrive at its final conclusions. Costing information specific to the suggested phasing of the projects is provided at the end of this section. As is the case with the 14 Master Planning options entertained by the committee, the complete costing opinions document attached to this report is also for reference only. It should be noted that not all options were priced, as some were for study purposes only.

Project phasing information beginning on page 51 shows costing opinions for the various options that the District might consider. This information represents very closely the final recommendations of the committee and includes not only the additions and site work to Adel Elementary and DeSoto Intermediate, but also suggested re-purposing of the decommissioned attendance centers, the possible relocation of the Bus Barn to the Nile Kinnick Campus, potential stadium improvements, and possible future projects. One of the future projects is a possible new attendance center to accommodate potential growth in the District. The size, location, and program of this attendance center are not able to be determined at this point. The suggested project phasing at the end of the report captures the



ADM Masterplanning

Option A

Additions to Existing Attendance Centers

2012/13

Adel Elementary

- 6/7 Section Pre-K - 2nd
- 20 Classrooms
- 407 Student Capacity
- 404 Current Enrollment

DeSoto Intermediate

- 5/6 Section 3rd - 5th
- 16 Classrooms
- 337 Student Capacity
- 329 Current Enrollment

ADM M.S.

- 6th - 8th
- 15 Classrooms
- 390 Student Capacity
- 362 Current Enrollment

ADM H.S.

- 9th -12th
- 20 Classrooms
- 520 Student Capacity
- 458 Current Enrollment

Decommissioned Minburn Elem

- K - 5th
- 10 Classrooms
- 224 Student Capacity*

Decommissioned Adel M.S.

- 6th - 7th
- 14 Classrooms
- 359 Student Capacity*

* ICAT Information (subject to verification)

** Improve science

*** Projected enrollment exceeds capacity

2017/18

Adel Elementary

- 8 Section Pre-K - 2nd
- 26 Classrooms
- 510 Student Capacity
- 489 Projected Enrollment

DeSoto Intermediate

- 8 Section 3rd - 5th
- 24 Classrooms
- 482 Student Capacity
- 454 Projected Enrollment

ADM M.S.

- 6th - 8th
- 15 Classrooms
- 390 Student Capacity
- 387 Projected Enrollment

ADM H.S.

- 9th -12th
- 23 Classrooms**
- 598 Student Capacity
- 523 Projected Enrollment

2022/23

Adel Elementary

- 8 Section Pre-K - 2nd
- 26 Classrooms
- 510 Student Capacity
- 519 Projected Enrollment***

DeSoto Intermediate

- 8 Section 3rd - 5th
- 24 Classrooms
- 482 Student Capacity
- 482 Projected Enrollment

ADM M.S.

- 6th - 8th
- 19 Classrooms
- 494 Student Capacity
- 495 Projected Enrollment***

ADM H.S.

- 9th -12th
- 23 Classrooms
- 598 Student Capacity
- 598 Projected Enrollment

FUTURE

Adel Elementary

- 9 Section Pre-K - 2nd
- 30 Classrooms
- 586 Student Capacity
- ??? Projected Enrollment

DeSoto Intermediate

- 9 Section 3rd - 5th
- 27 Classrooms
- 540 Student Capacity
- ??? Projected Enrollment

ADM M.S.

- 6th - 8th
- 22 Classrooms
- 572 Student Capacity
- ??? Projected Enrollment

ADM H.S.

- 9th -12th
- 27 Classrooms
- 702 Student Capacity
- ??? Projected Enrollment

Current Total Enrollment	1,553 Students
2017 Projected Enrollment	1,853 Students
2022 Projected Enrollment	2,094 Students
2022 Capacity with Proposed Additions	2,084 Students

Master Document revised 5.6.13

guiding principles that were arrived at during the process: the need for flexibility and the wise use of District dollars.

more
59.4%
than
showing

+ 4 classrooms
21

25



ADM Masterplanning

7

Option D2

Grade and Attendance Center Reconfiguration
New 6th - 7th Grade Middle School***
(future expansion into a 6th - 8th Grade building)

2012/13**Adel Elementary**

- 6/7 Section Pre-K - 2nd
- 20 Classrooms
- 407 Student Capacity
- 404 Current Enrollment

**DeSoto Intermediate**

- 5/6 Section 3rd - 5th
- 16 Classrooms
- 337 Student Capacity
- 329 Current Enrollment

**ADM M.S.**

- 6th - 8th
- 15 Classrooms
- 390 Student Capacity
- 362 Current Enrollment

**ADM H.S.**

- 9th - 12th
- 20 Classrooms
- 520 Student Capacity
- 458 Current Enrollment

**Decommissioned Minburn Elem**

- K - 5th
- 710 Classrooms
- 224 Student Capacity*

**Decommissioned Adel M.S.**

- 6th - 7th
- 14 Classrooms
- 359 Student Capacity*

* ICAT Information (subject to verification)

** Multiple empty classrooms

*** New Middle School Options:

a) re-open decommissioned Adel M.S.

b) re-model decommissioned Adel M.S.

c) raze decommissioned Adel M.S. and build new M.S. on its site

d) build new M.S. on new site

**** Projected enrollment exceeds classroom capacity

2017/18**Adel Elementary**

- 8 Section Pre-K - 2nd
- 26 Classrooms
- 510 Student Capacity
- 489 Projected Enrollment

**DeSoto Intermediate**

- 8 Section 3rd - 5th
- 24 Classrooms
- 482 Student Capacity
- 454 Projected Enrollment

**ADM M.S.**

- 8-9th
- 15 Classrooms
- 390 Student Capacity
- 240 Projected Enrollment

**ADM H.S.**

- 10th - 12th
- 20 Classrooms**
- 520 Student Capacity
- 397 Projected Enrollment

**New M.S.*****

- 6th - 7th
- 14 Classrooms
- 364 Student Capacity
- 273 Projected Enrollment

2022/23**Adel Elementary**

- 8 Section Pre-K - 2nd
- 26 Classrooms
- 510 Student Capacity
- 519 Projected Enrollment****

**DeSoto Intermediate**

- 8 Section 3rd - 5th
- 24 Classrooms
- 482 Student Capacity
- 482 Projected Enrollment

**ADM M.S.**

- 8-9th
- 13 Classrooms
- 338 Student Capacity
- 327 Projected Enrollment

**ADM H.S.**

- 10th - 12th
- 22 Classrooms**
- 572 Student Capacity
- 431 Projected Enrollment

**New M.S.**

- 6th - 7th
- 14 Classrooms
- 364 Student Capacity
- 335 Projected Enrollment

FUTURE**Adel Elementary**

- 9 Section Pre-K - 2nd
- 30 Classrooms
- 586 Student Capacity
- ??? Projected Enrollment

**DeSoto Intermediate**

- 9 Section 3rd - 5th
- 27 Classrooms
- 540 Student Capacity
- ??? Projected Enrollment

**ADM M.S.**

- 8-9th
- 13 Classrooms
- 338 Student Capacity
- 327 Projected Enrollment

**ADM H.S.**

- 9th - 12th
- 36 Classrooms**
- 910 Student Capacity
- ??? Projected Enrollment

**New M.S.**

- 6th - 8th
- 20 Classrooms
- 500 Student Capacity
- ??? Projected Enrollment

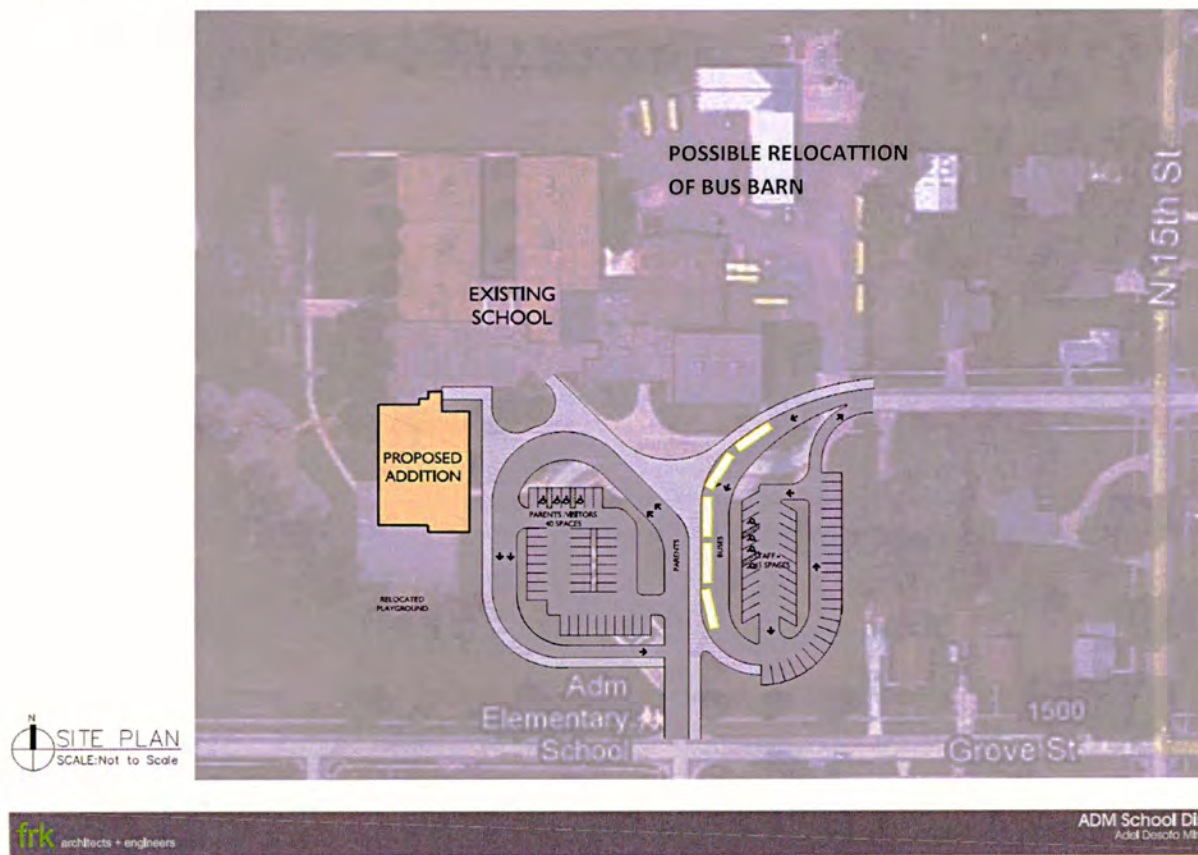
Current Total Enrollment	1,553 Students
2017 Projected Enrollment	1,853 Students
2022 Projected Enrollment	2,094 Students
2022 Capacity with Proposed Reconfigurations	2,266 Students

Option D2 revised 9.7.13

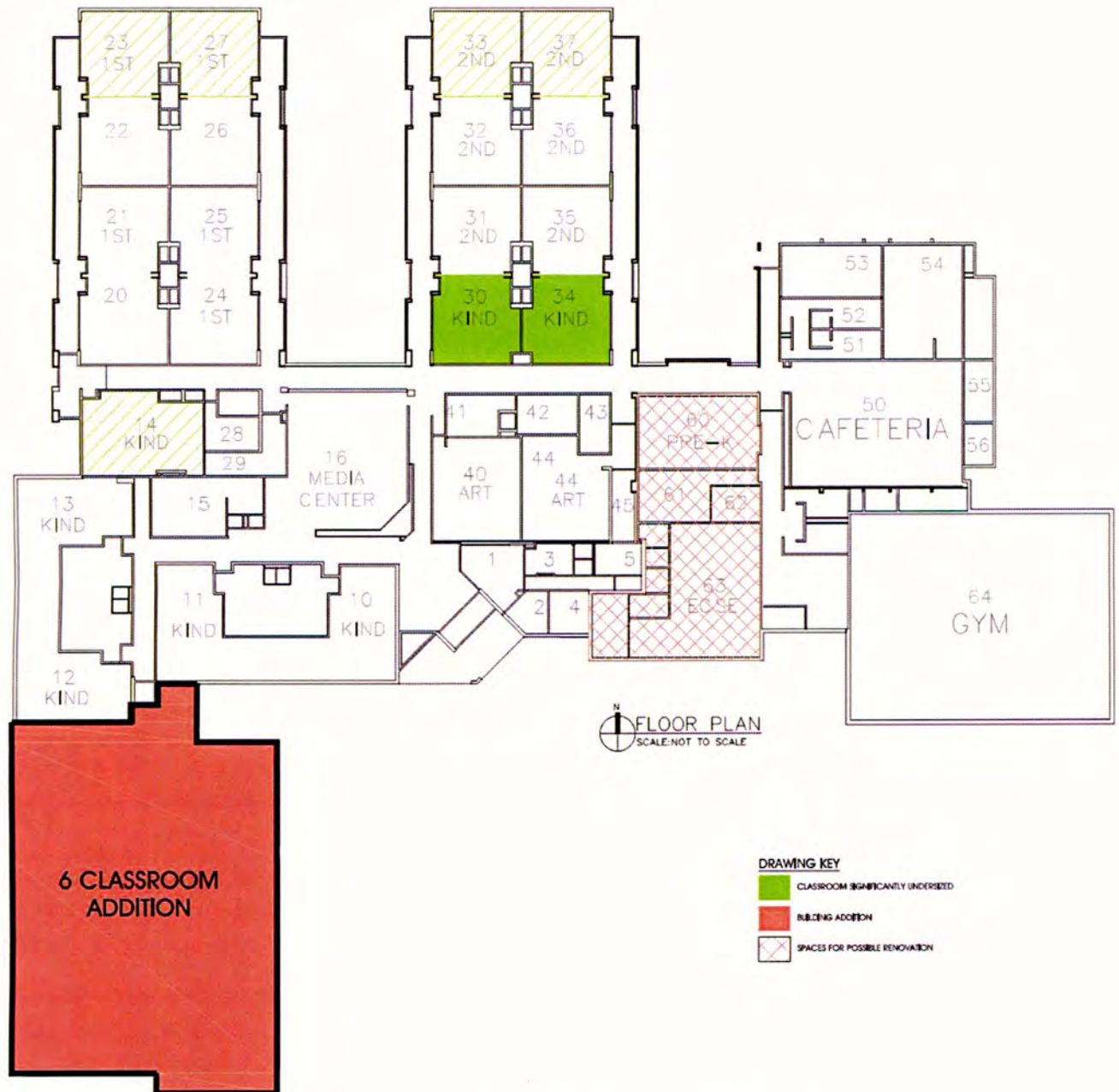
Adel Elementary Recommendations

Growth projections indicate need for additional space at Adel Elementary at all grade levels already in the current school year. In addition, at the kindergarten level classroom size parity is lacking: two kindergarten classrooms are significantly smaller than ideal and a third is less than adequately sized. The following are options for Adel Elementary:

- Six additional classrooms would be added onto the school, bringing the capacity of the building to 510 students, 4 of them being sized and designed for kindergarten use and two for pre-kindergarten use.
- All kindergarten classes would be located in size appropriate classrooms.
- The Preschool program would be expanded in existing spaces.
- The site would be reconfigured to separate bus drop off and pick up from parent drop off and pick up. Additional parking capacity would be provided.
- The Bus Barn could be considered for relocation.
- The school would be an 8-section Pre-K to 2nd grade attendance center.
- Improve facility security.



Preliminary Schematic Site Plan – Adel Elementary



Preliminary Schematic Floor Plan – Adel Elementary

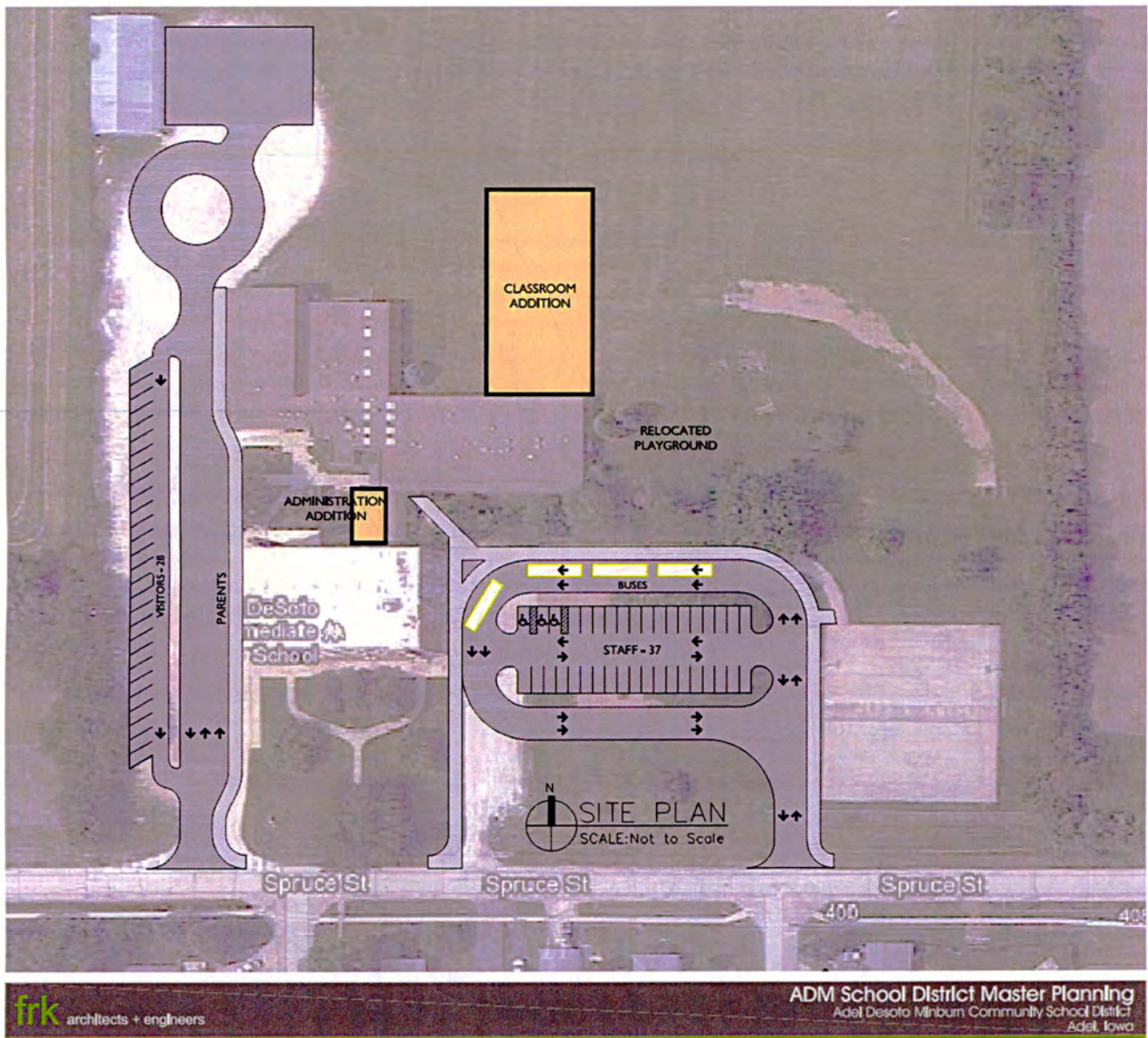
DeSoto Intermediate Recommendations

As with Adel Elementary, there is an immediate need for additional classroom space at DeSoto Intermediate, although not at all grade levels. The 5th Grade projected student enrollment shows that the building will lack adequate 5th Grade classroom space starting in the 2016/17 school year. Unlike Adel Elementary, the average SF per student is lower than the national average. This should be taken into account in the proposed classroom addition. The new classrooms should be 900 SF to 950 SF each.

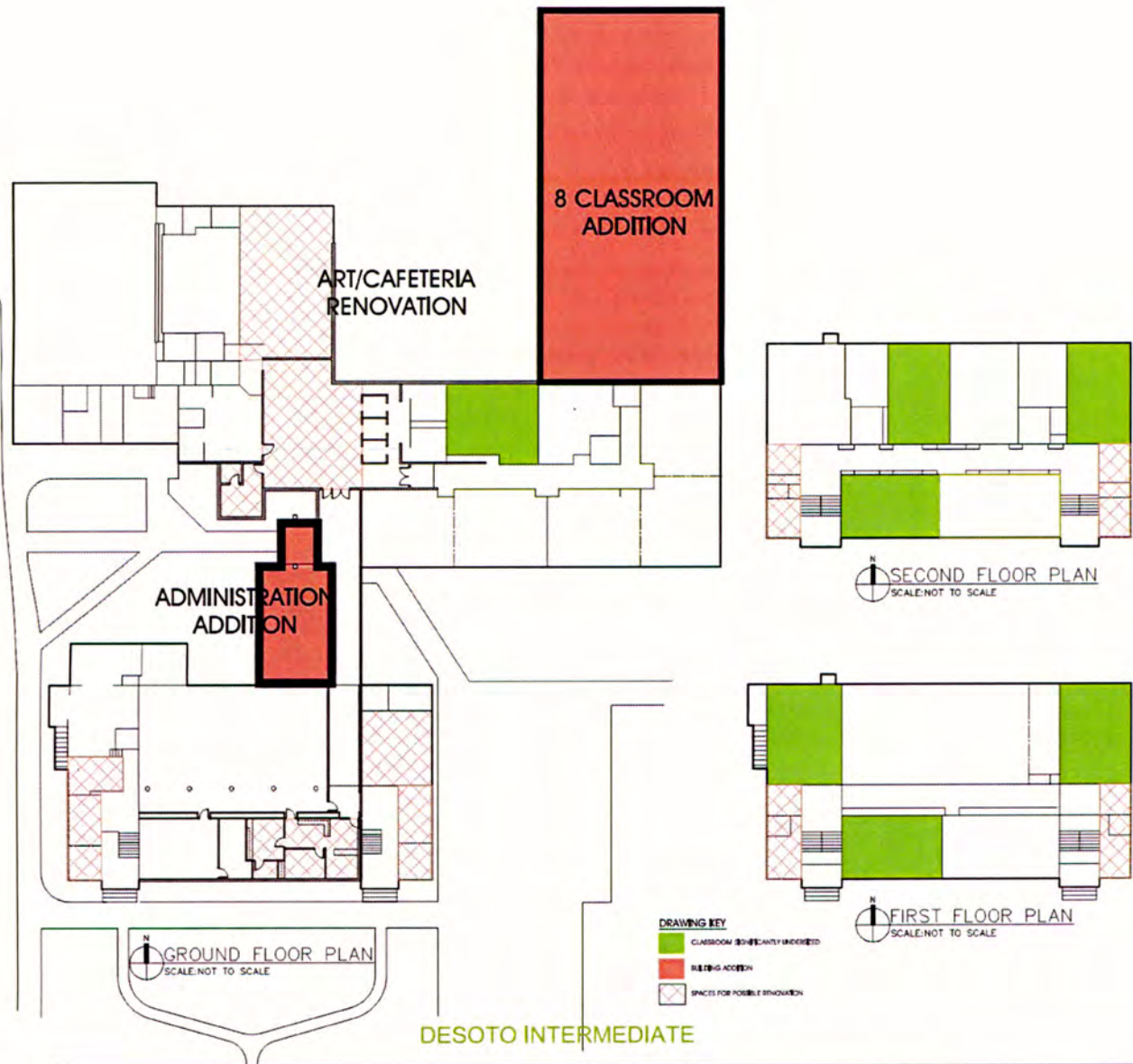
With the exception of the 5th grade class, the immediate and near future space needs at Adel Elementary and DeSoto Intermediate are similar, each being critical to student success. It would be ideal if it were financially feasible to do both project simultaneously.

The following are options for DeSoto Intermediate:

- Eight additional classrooms would be added onto the school, bringing the capacity of the school to 482 students.
- The administration suite would be relocated to the main entrance of the building.
- The music, art, and cafeteria spaces would be renovated to create a more functional cafeteria for the increased student population.
- The site would be reconfigured to separate bus drop off and pick up from parent drop off and pick up. Additional parking capacity would be provided.
- The school would be an 8-section 3rd – 5th grade attendance center.
- Improve facility security, with initial focus being the main entrance, with building envelop to follow.
- Future consideration for Phase Three: replace the original three-story 1924 building with new construction that is energy efficient, accessible, and has a 50-year life span.



Preliminary Schematic Site Plan – DeSoto Intermediate



Preliminary Schematic Floor Plan – DeSoto Intermediate

ADM MS and HS Recommendations

6th – 8th MS/9th – 12th HS Reconfiguration

The growth projections for the High School and the Middle School indicate enrollment capacity needs developing slowly over the next three to five years. Currently, the more pressing issue at this campus is the ratio of the size of the educational spaces to the grade level and the distribution of educational programming. The Reconfiguration option includes the following interventions:

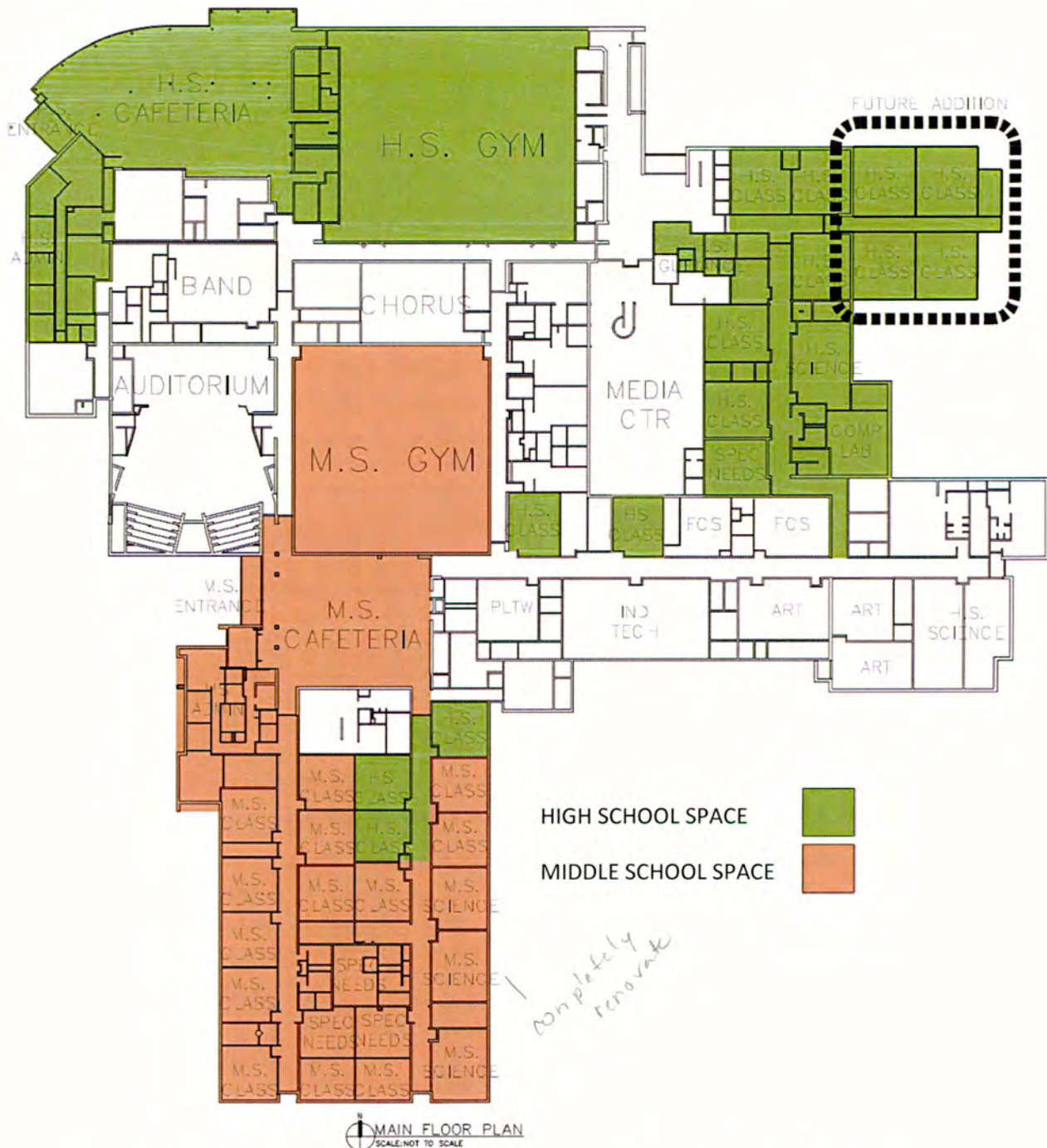
- Reconfigure Nile Kinnick Campus building to move Middle School program into High School program space and High School program into Middle School program.
- The campus remains a 6th-8th grade MS and a 9th-12th grade HS attendance center.
- Renovate existing High School wing in preparation for Middle School program to occupy space.
- Move District office to another facility: the committee's primary recommendation is to move the District office to the Decommissioned 6-7 Middle School Building.
- High School administration to occupy former District Office suite, Guidance program to occupy former Middle School administration suite, and Middle School administration to occupy former High School administration suite.
- New classroom addition to accommodate additional space needs at the High School program.
- Reconfigure site to safely separate Middle School site circulation from High School site circulation. The District may choose to implement a low-cost option in the near term future.
- Improve facility security.
- See pages 35 and 36 for a proposal for accomplishing this reconfiguration.

Observations

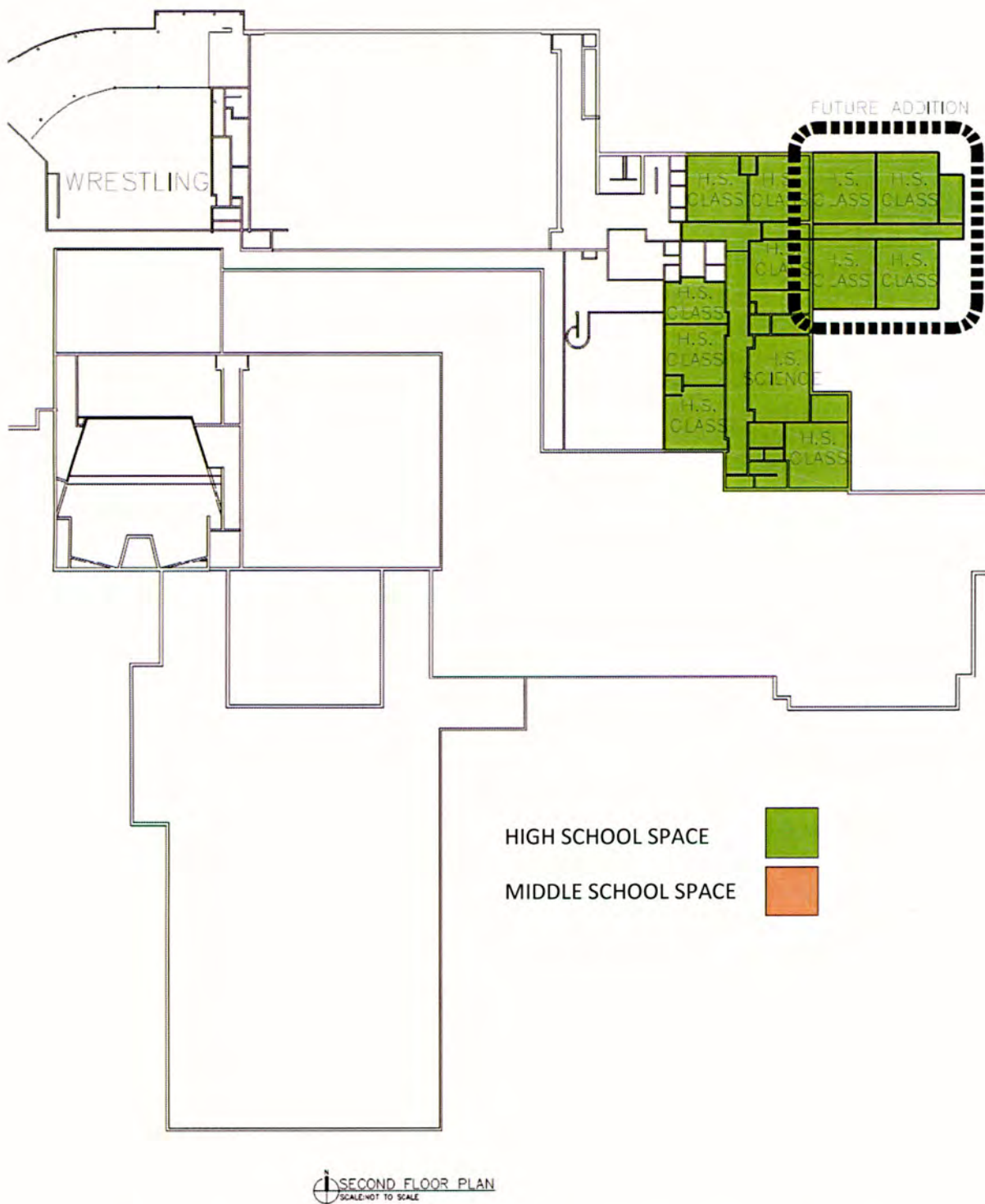
The following observations are made in favor of reconfiguring the Middle School and High School programs within the Nile Kinnick campus building:

- The Nile Kinnick Campus was originally intended to become a 9-12 building at some point in the future. The most recent 2006 addition reflects this proposal with the large commons space, the wider circulation area, the larger classrooms and more appropriately sized science classrooms.
- The High School program can make use of the more appropriately sized science classrooms in the 2006 wing in lieu of new science classroom space, which is more costly to construct.
- The sizes of the classrooms in the 2006 wing are more appropriate for high school students.
- By reconfiguring the programs it would be possible to create a more defined separation of the grade levels than is currently possible to do.
- The original south wing of the building is due for upgrades in HVAC, lighting and finishes. By addressing these needs this wing can become enhanced and updated to more than adequately accommodate the Middle School program.
- Relocating the District office to the decommissioned Adel Middle School building is an economical way to provide the needed space for High School Administration and Guidance at

the Nile Kinnick campus while at the same time providing a creative adaptive re-use of the decommissioned Adel Middle School building.



Main Floor Plan – ADM Middle School/High School Reconfiguration



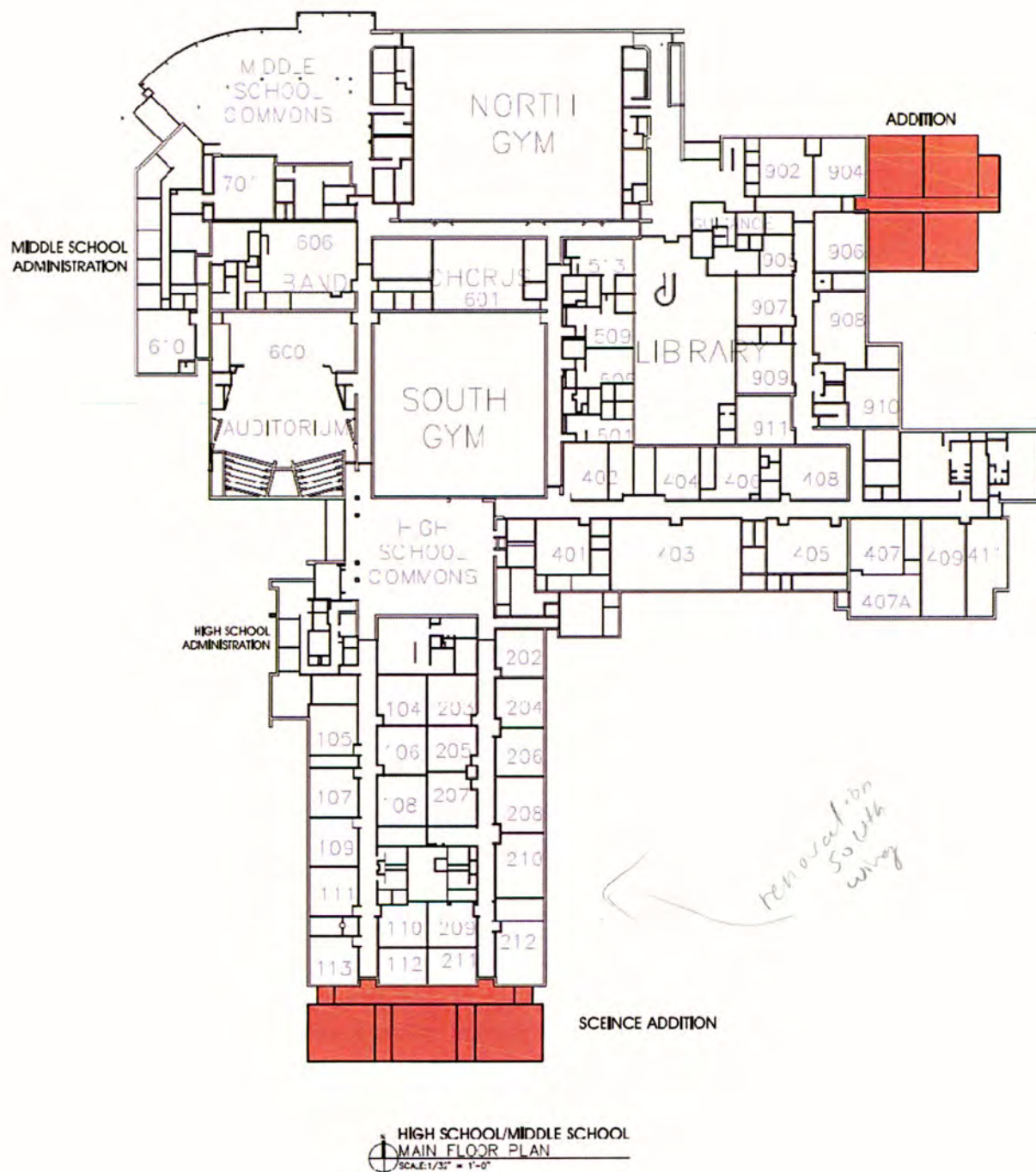
2nd Floor Plan – ADM Middle School/High School Reconfiguration

6th – 8th MS/9th - 12th HS Renovation and Addition

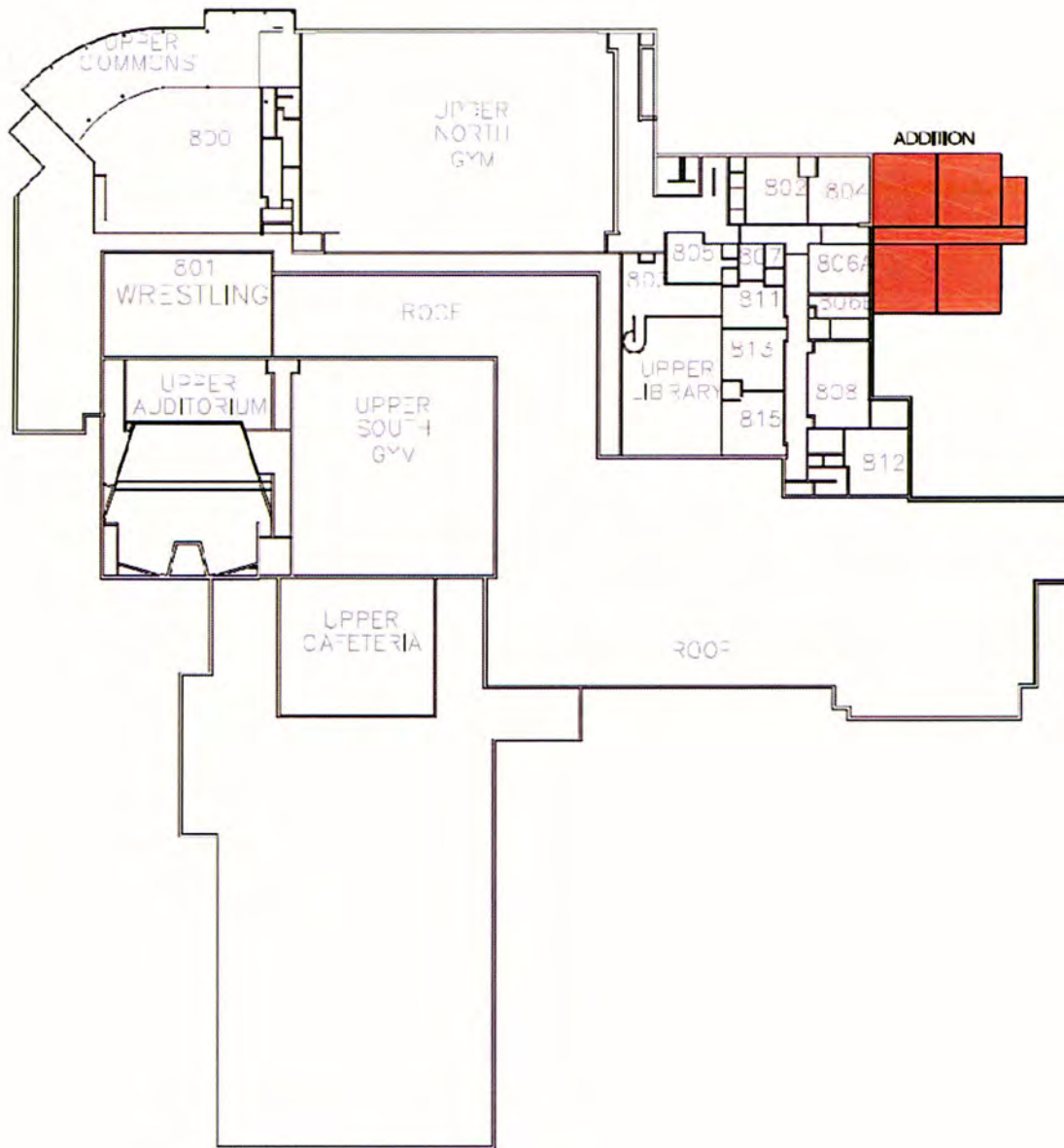
This option keeps the Nile Kinnick Campus grades in their present configuration. Additions and renovations would address the increase in student enrollment on the campus as projected by the RSP report.


- A science classroom addition would be provided at the HS wing to address the inadequately sized science classroom.
- An 8-classroom addition would be added to the MS wing to address the expected enrollment increase.
- The campus remains a 6th-8th grade MS and a 9th-12th grade HS attendance center.
- The original south wing of the building which houses the High School students would be renovated to improve lighting and finishes.
- Move District office to another facility: the committee's primary recommendation is to move the District office to the decommissioned 6-7 Middle School building.
- High School administration space is renovated to accommodate a secure entrance. Guidance program to occupy former Middle School administration suite, and Middle School administration to occupy the former District office.
- A new High School parking lot is provided in the NW corner of the campus.

See pages 38 and 39 for a proposal for accomplishing these recommendations.



Main Floor Plan – ADM Middle School/High School Addition and Renovation




HIGH SCHOOL/MIDDLE SCHOOL
SECOND FLOOR PLAN
 SCALE: 1/32" = 1'-0"

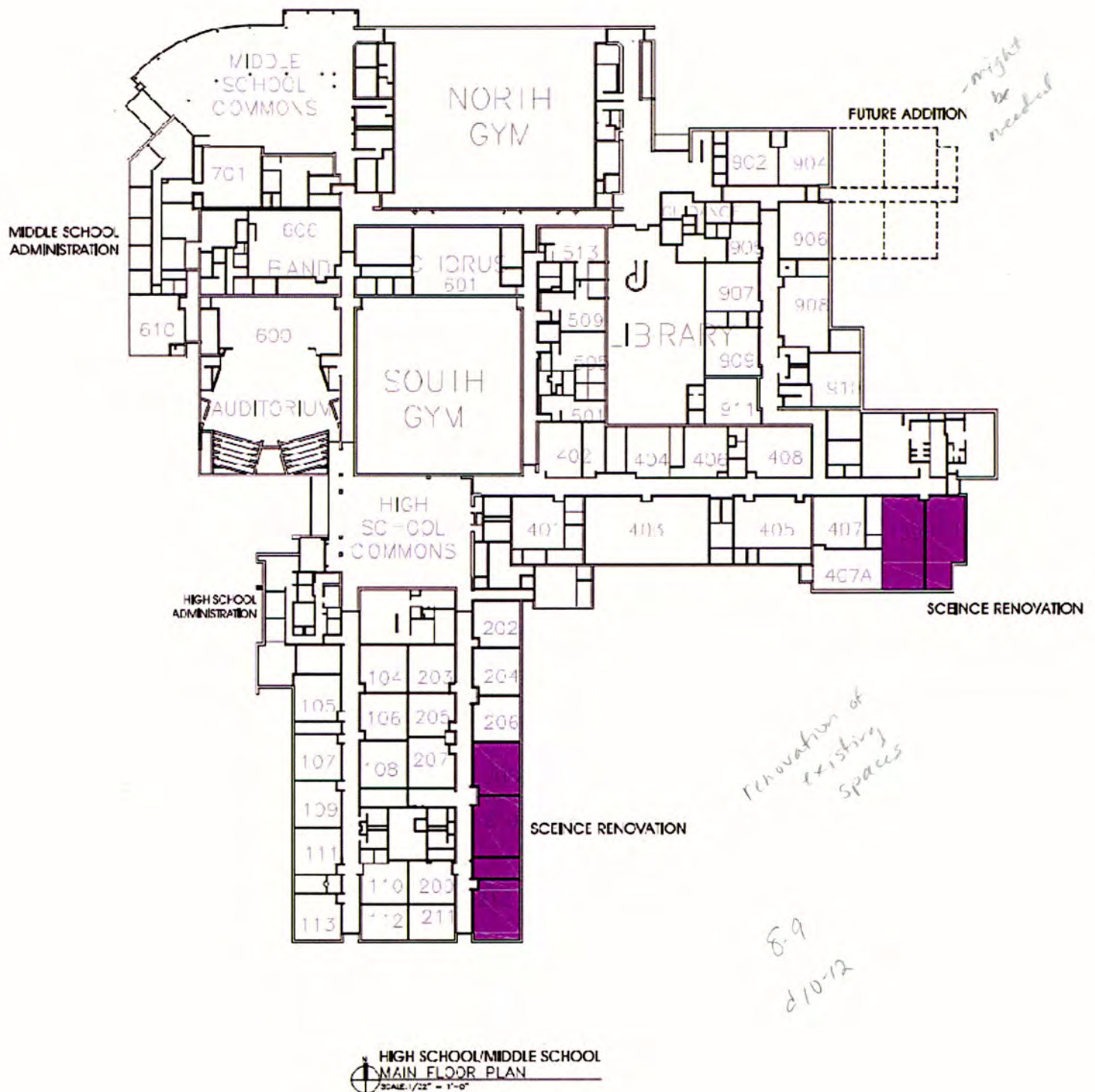
2nd Floor Plan – ADM Middle School/High School Addition and Renovation

8th – 9th MS/10th – 12th HS Renovation and Addition

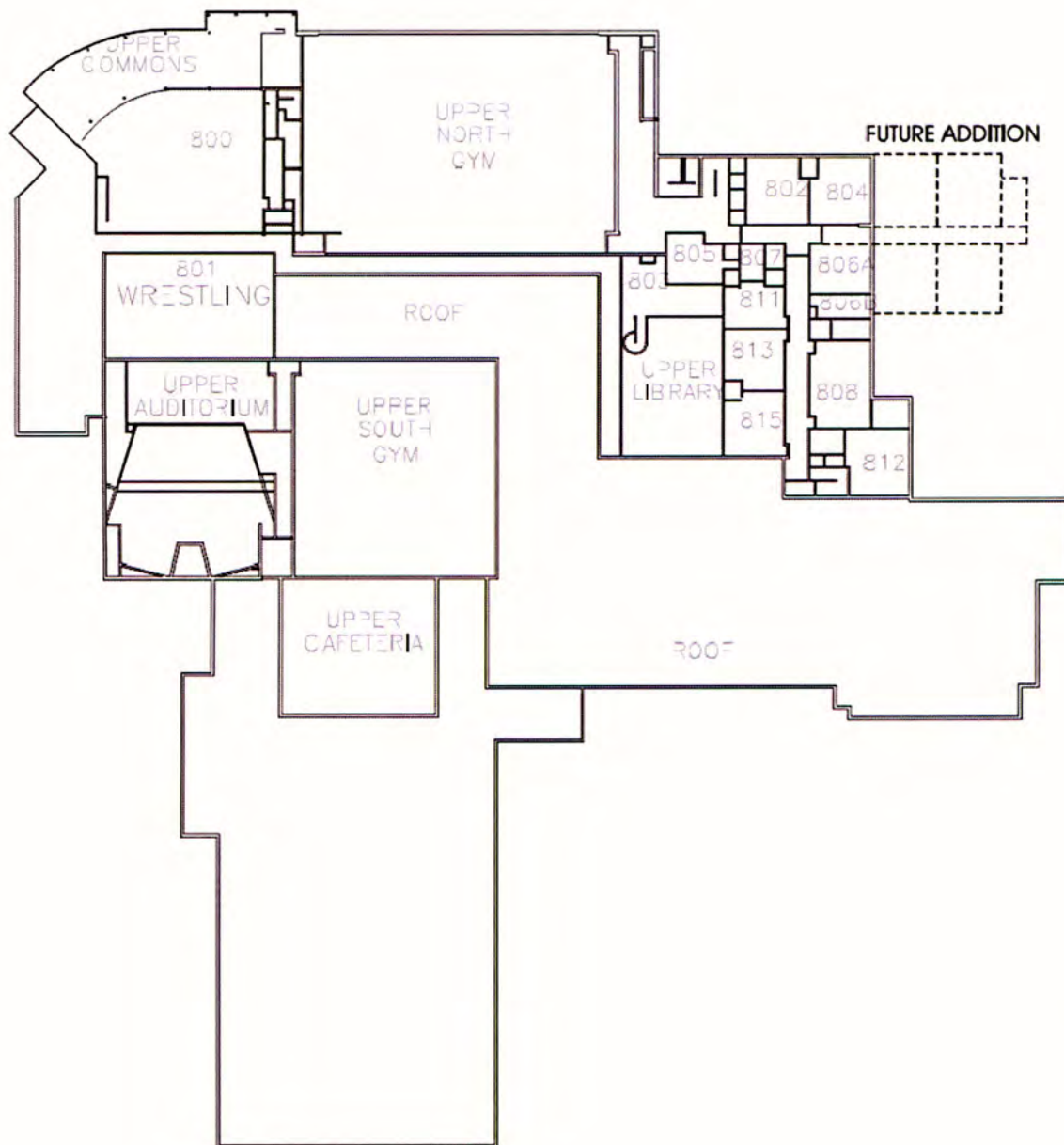
In this option the Nile Kinnick Campus grade configuration changes to an 8th-9th grade Middle School and a 10th-12th grade High School. 6th and 7th grade students are relocated. This matches the District's grade configuration prior to implementing the ICAT report findings. Renovations would update the High School science program and a future classroom addition at the Middle School wing as indicated.

- The three existing High School science classrooms would be renovated and the new labs in the east wing of the school would be converted to High School science.
- The campus becomes an 8th-9th grade MS and a 10th-12th grade HS attendance center.
- 6th and 7th grade students are relocated to another attendance center.
- The original south wing of the building which houses the high school students would be renovated to improve lighting and finishes.

See pages 41 and 42 for a proposal for accomplishing these recommendations.



Main Floor Plan – ADM Middle School/High School Renovation



N
HIGH SCHOOL/MIDDLE SCHOOL
SECOND FLOOR PLAN
SCALE: 1/32" = 1'-0"

2nd Floor Plan – ADM Middle School/High School Renovation