

# Recommendations for Decommissioned Attendance Centers

As part of the Master Planning process the Master Planning Committee identified key educational principals that guide the District's programming (see page 25 of this report) and were attentive to significant financial considerations, both of which have informed their recommendations for the two decommissioned attendance centers. Specific information on the existing condition of these buildings and probable renovations and costs are found in reports for each building attached at the end of this Master Planning report.

## Educational Principals that Inform the Recommendations for Repurposing the Decommissioned Attendance Centers:

- **Minimize Number of Transitions Between Buildings.** Re-opening either Minburn Elementary or the former Adel 6-7 building, or both, would reintroduce additional transitions students would be required to make between buildings. The goal of the Master Planning Committee is to keep the number of transitions as few as possible.
- **Classroom Size.** Of concern to the Master Planning Committee is SF allocation per student. While each decommissioned building does have some classrooms that are adequately sized, a number of classrooms are undersized, particularly at Adel 6-7, where the average SF per student is 30 SF, well below the desired 37 SF.
- **Bus Time.** The Master Planning Committee has indicated that minimizing the time students spend on the bus is important. Re-opening Minburn Elementary would greatly increase the amount of time more students would need to spend on the bus each day, since a number of students from DeSoto and Adel would need to be bused to Minburn.
- **Grade Levels per Attendance Center.** The current grade configuration for the ADM Community School District is optimal in the eyes of the Master Planning Committee. Reopening the decommissioned buildings would likely either increase the number of transitions students have between buildings or it would mean having more of the same grades in different buildings (i.e. K-2 at both Minburn Elementary and Adel Elementary).
- **Quality of Education Space.** These two attendance centers have served the District well for many years, and have been maintained more than adequately since they have been decommissioned. However to re-open them to 21<sup>st</sup> century educational space standards would require significant capital improvements. The ADM Community School District has been experiencing growth as result of families being attracted to the community due to the solid reputation of the schools. The quality of the facilities also plays a significant role in attracting families to the District. The following items would need to be addressed:
  - Accessibility at Adel 6-7
  - Inadequate food service at both centers
  - Classroom size parity



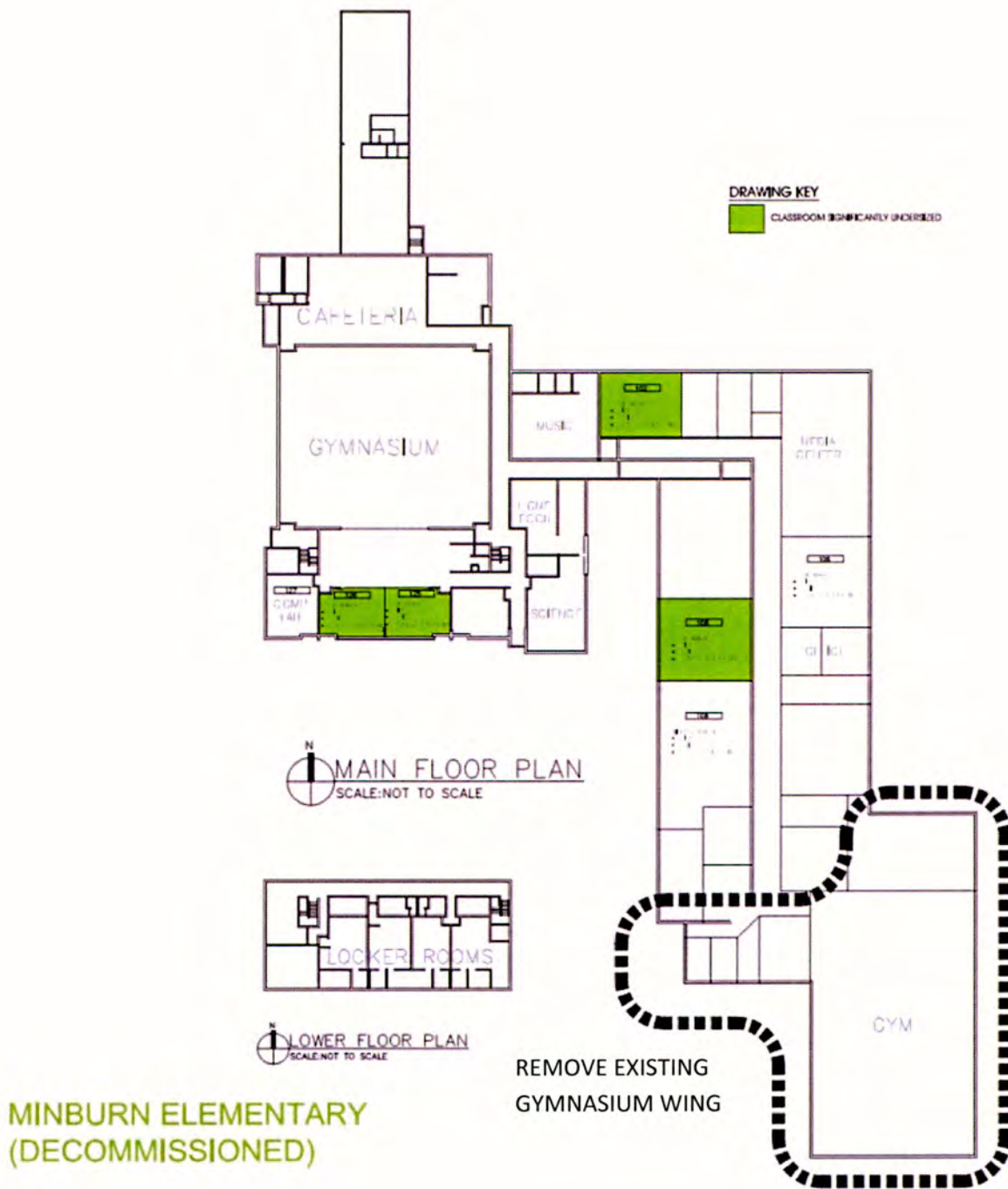
- Inadequate science labs at Adel 6-7
- The disrepair evident at the south wing of Minburn Elementary
- West entrance to Adel 6-7
- Non-ADA toilet room facilities at Adel 6-7
- Site conditions and circulation at each attendance center

### Cost Considerations that Inform the Recommendations for Repurposing the Decommissioned Attendance Centers:

- **Capital Improvements.** Significant capital improvements would be required to re-commission each of these attendance centers, including HVAC and electrical repairs, asbestos removal, ADA compliance, site circulation improvements, safety concerns, roof replacement, and space renovations.
- **Code Compliance.** The State Fire Marshal would need to do a thorough review of the facilities if the District chose to re-open them as attendance centers, very likely requiring significant safety issues and ADA compliance items to be addressed. Major code compliance concerns would be fire separation, food service and wrestling space reconfiguration, and accessibility to the 4 separate levels at the Adel 6 – 7 building. Code compliance at Minburn Elementary would include fire separation and student safety. While the code requirements would not be completely circumvented by re-purposing these buildings, there is reason to believe that code compliance would be more manageable.
- **Grade Configuration.** Minburn Elementary is set up to be a Kindergarten through High School facility. Re-opening it as a full time attendance center would likely required significant renovations to create an elementary-only facility, which was the programming option considered by the Master Planning Committee.

## Decommissioned Minburn Elementary Recommendations

- The ADM Community School District will engage in planning to develop an agricultural education program utilizing the Minburn facility. The possibility of partnership with other Districts or with business/industry might also be pursued.
- The City of Minburn will also be engaged to consider possible uses for portions of the building.
- The existing building will be evaluated for re-purposing. Portions would likely need to be razed and the remaining building thoroughly renovated.
- The athletic facilities could remain functional and continue to be used by the District and by community partners.
- This would be a long term study with results being available once Phase I interventions are underway.



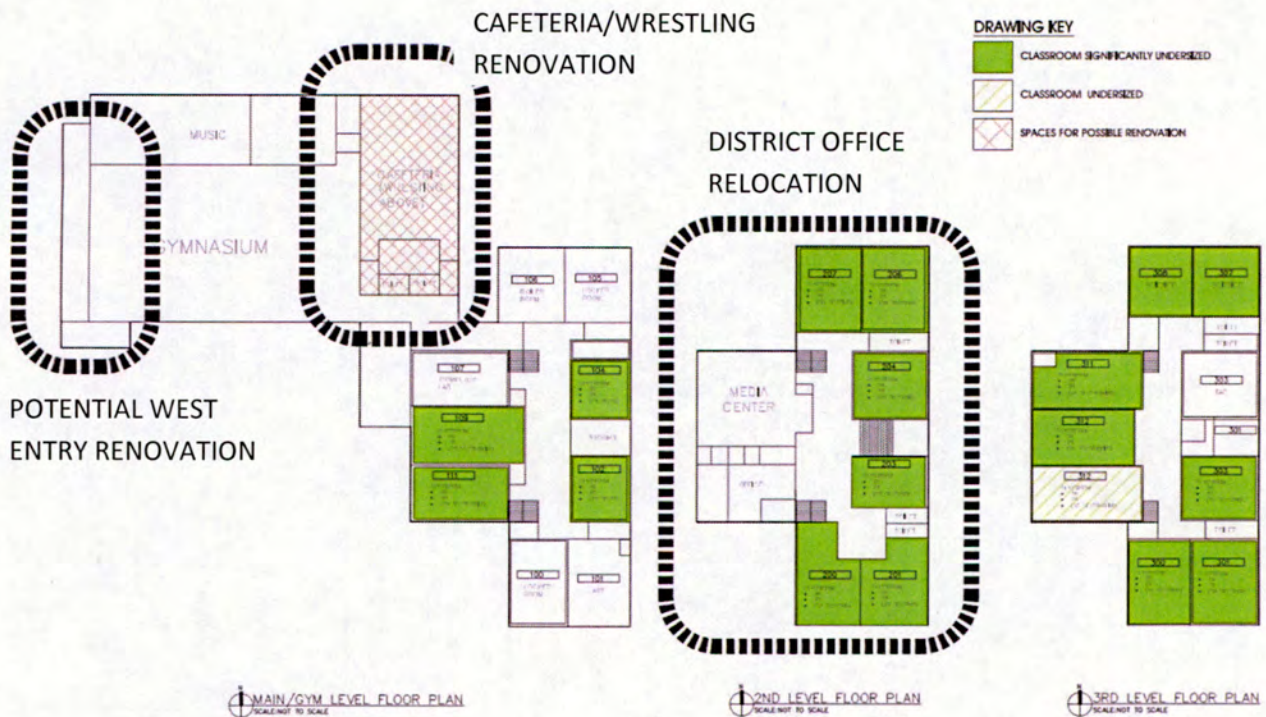
Preliminary Schematic Floor Plan – Minburn Academy



# Decommissioned Adel 6 -7 Recommendations

## Repurposing Option (in conjunction with MS/HS work)

- The building would be renovated to accommodate the following program space for District use:
  - District Offices
  - School Board conference room
  - District central receiving and storage
  - Continued use for athletic programming
  - Additional District office or educational space



ADEL 6/7  
(DECOMMISSIONED)

Preliminary 2013

frk architects + engineers

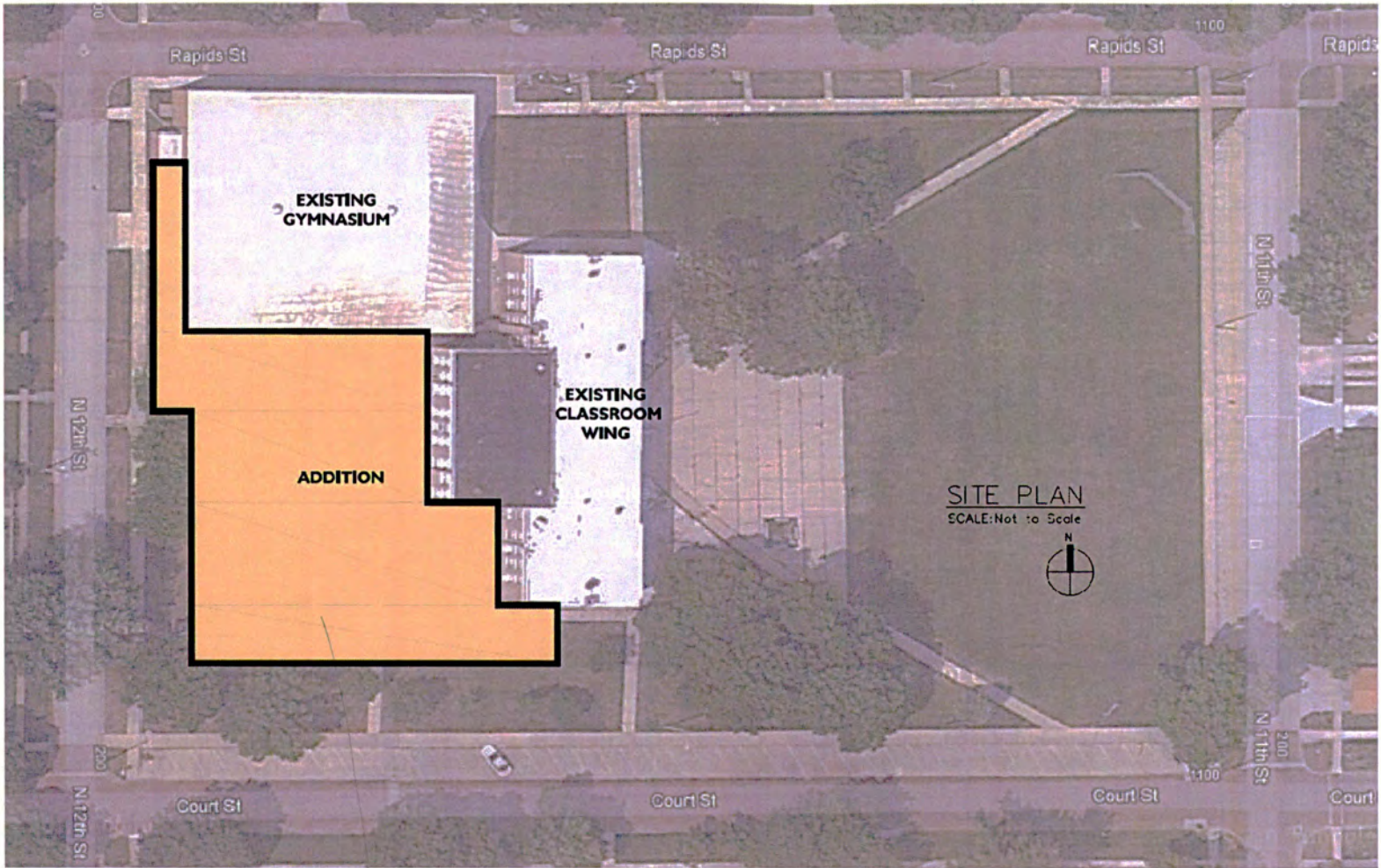
MASTERPLANNING STUDY  
ADEL DECOMMISSIONED COMMUNITY SCHOOL DISTRICT  
DISTRICT OFFICE ADEL, IOWA

## Preliminary Schematic Floor Plan – Adel 6-7

## Recommissioning Option (in conjunction with MS/HS work)

- The building would be recommissioned as a 6-7 attendance center. Interior renovations and an addition would be provided.
  - 21,000 SF Addition:
    - 175 capacity cafeteria
    - Production kitchen
    - Administration office
    - Public toilet rooms
    - Music education space
    - Elevator for existing 3-story wing
    - Possible locker rooms for existing gymnasium
    - Possible replacement of west gymnasium entry
  - Renovation:
    - Code compliance
    - HVAC, electrical and communication updates
    - Science labs
    - Exterior repair
    - Window replacement at existing gymnasium area





## Adel 6 7 Addition and Renovation

*new entry doors  
principal  
hall*



## Bus Barn Relocation

In order to improve safety at Adel Elementary and to centralize transportation services, relocation of the Transportation Facility ("Bus Barn") off the Adel Elementary campus is recommended. Since the District already owns the land and there is adequate space, the Bus Barn could be relocated to the Nile Kinnick campus at the location of the existing maintenance facility. This proposed relocation project would require further study, but for Master Planning purposes the concept appears to be workable. The relocated Transportation Facility would include the following:

### Building:

- One maintenance bay
- One bus wash bay
- One pull through repair bay
- Office and driver space

### Site:

- Parking for District buses and drivers
- Electrical receptacles for block heaters

## Additional District Capital Projects

### Adel Elementary

- HVAC upgrades
- Playground
- Secure entrances/classroom door locks
- Site circulation and parking
- Window replacement

*Some included in project 1*

### DeSoto

- Administration remodel or relocation
- Original building toilet room remodel
- Conference room space
- Secure entrances (classroom doors in original building, classroom door locks in newer building)
- Site circulation and parking
- Window replacement in original building (including bay window)
- Art Room/Music Room/Cafeteria reconfiguration (cafeteria to no longer share art room space)
- Roof replacement



## ADM Middle School/High School

- Auditorium improvements (or new auditorium addition or new stand alone Performing Art Center)
- HVAC upgrades
- Roof replacement
- Secure entrances/classroom door locks/exterior doors
- Science classrooms renovation (if HS remains in south wing)
- Update lighting in HS wing
- Site circulation and parking
- Stadium improvements (track, bleacher expansion, concessions, restrooms, playing field)

## Project Phasing

In order to provide a funding stream for the recommended projects, the Master Planning Committee recommends dividing the projects into phases. The suggested initial phase priorities would address the immediate space needs at Adel Elementary and Desoto Intermediate, security, facility maintenance, space reconfiguration at the Nile Kinnick Campus, possible uses for the decommissioned buildings, and other considerations. A suggested Future Phase would address future needs based on an on-going evaluation of the enrollment increases and other potential projects identified by the District.

## Proposed Initial Phase

### A. PRIORITIES

- |   |             |
|---|-------------|
| • Adel Elementary 6-classroom addition                                  | \$1,700,000 |
| • Adel Elementary site improvements                                     | \$1,870,000 |
| • DeSoto Intermediate addition and renovation                           | \$3,275,000 |
| • DeSoto Intermediate site improvements                                 | \$1,636,000 |
| • Nile Kinnick Campus Middle School/High School Options:                |             |
| ○ <b>6-8 MS/9- 12 HS Reconfiguration</b> (with renovation and addition) |             |
| ▪ MS/HS reconfiguration, renovation and 8-classroom addition            | \$3,485,000 |
| ▪ District office move to Decommissioned Adel 6 -7                      | \$450,000   |
| ○ <b>6-8 MS/9-12 HS Renovation and Addition</b>                         |             |
| ▪ MS/HS renovations and addition  | \$4,769,000 |
| ▪ District office move to Decommissioned Adel 6 -7                      | \$450,000   |
| ○ <b>Adel 6-7/8-9 MS/10-12 HS Renovation</b>                            |             |
| ▪ Recommission Adel 6-7 with addition                                   | \$9,800,000 |
| ▪ MS/HS renovations   | \$2,350,000 |
| • District Attendance Center Security                                   | TBD         |
| • Nike Kinnick Parking (136 stalls)                                     | \$275,000   |

*6-8 MS/9-12 HS Renovation and Addition*

*adds to amount*



- some part as you go*
- Athletic Facilities TBD
    - Track Resurfacing
    - Bleacher expansion
    - Restroom facilities
    - Concessions
    - Site Circulation
    - Re-grade field to provide proper crown
  - Minburn Academy Study TBD
- commit together to study options*

#### B. OTHER CONSIDERATIONS

- Relocate Transportation Facility to Nike Kinnick Campus \$1,640,000
- Major Renovations to High School Auditorium (seats, rigging, theatrical lighting) TBD
- Minburn Academy TBD
- Adel Elementary Window Replacement TBD
- Adel Elementary HVAC upgrades TBD

### Proposed Future Phase

- Potential New Attendance Center TBD
- Performing Arts Center TBD
- Potential Additional Additions to Attendance Centers TBD



# **Part Three**

## **Additional Information**

## Glossary/Abbreviations

**ADA** - American with Disabilities Act. Requires buildings to meet certain standards for accessibility.

**AIA** - American Institute of Architects.

**Attendance Center** – A school building.

**CEFPI** - Council of Educational Facility Planners International.

**Decommissioned Buildings**-Refers to attendance centers that have been closed for academic use (Minburn Elementary and Adel 6/7).

**DO** – District Office.

**Grossing Factor** - A percentage used to indicate the ratio between program space (classrooms, library, administration, etc.) and non-program space (corridors, mechanical rooms, storage rooms, toilet rooms, thickness of walls, etc.) A typical grossing factor for educational facilities is 1.4. In other words, about 60% of the space in a building is program space and about 40% of a building is non-program space. Sometimes this ratio is called the Efficiency Factor.

**HVAC** - Heating Ventilation and Air Conditioning systems.

**HS** – High School.

**Master Plan**-Presents the overall direction of the District regarding current and future needs of the attendance centers.

**MB** – Minburn Elementary.

**MS** – Middle School.

**NCES** - National Center for Education Statistics.

**Nile Kinnick Campus** – The MS and HS campus access by Nile Kinnick Drive in Adel.

**Preschool** – The ADM Community School District has a preschool program for 3 to 4 year olds, some who also have special needs.

**Pre-K** – The ADM Community School District has a program for 5 years who are not yet in Kindergarten. Typically there are 27 children in this program.

**Secure Entrances**-a front entry design for an attendance center that allows the administrative office staff to control access to the building at certain times of the day. Typically the main doors of the building will be open at the start of the school day and the end of the school day when

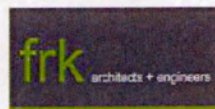


large numbers of students are entering and exiting the building, but locked during school day while students are in class.

**SF** - Square Feet.

**Site Circulation**- Vehicular and pedestrian movement around the attendance center campus, including sidewalk, drives, parking lots and major entry points into the building.

**TAG** - Talented and Gifted.



Grade Configurations for Iowa School Districts similar in size to ADM Community School District

District	Building #1	Building #2	Building #3	Building #4	Building #5	Building #6	Building #7
DCG	K-2	3-4	K-5	6-7	8-9	10-12	
Pella	PK-4	PK-3	4-6	7-8	9-12		
LeMars	PK-5	K-5	PK-5	6-8	9-12	9-12 Alternative	
Wavery-Shell Rock	K-4	PK-4	PK-4	K-4	5-8	9-12	9-12 Alternative
Glenwood	PK-2	3-5	6-8	9-12			
Storm Lake	PK-K	PK-4	5-8	9-12	9-12 Early College HS		
Mount Pleasant	PK-5	K-5	K-5	K-5	6-8	9-12	9-12 Education Center
Keokuk	PK-3	2-5	6-8	9-12			
Fort Madison	PK-3	K-3	4-8	9-12	9-12 Alternative		
Decorah	PK-K	K-2	3-4	5-8	9-12		
Carlisle	PK-3	4-5	6-8	9-12			
Spencer	PK-1	2-3	4-5	6-8	9-12		
Marion	PK-2	K-2	3-4	5-8	9-12	K-12 Home School	
Perry	PK-5	6-8	9-12				
Maquoketa	PK-2	3-5	6-8	9-12			
Wahlert, Dubuque	9-12						
Grinnell	PK-2	K-2	3-4	5-8	9-12		
Knoxville	PK-1	2-5	6-8	9-12	9-12 Alternative		
Winterset	PK-3	4-6	7-8	9-12	9-12 Bridges		
Clear Creek-Amana	PK-5	PK-5	K-5	6-8	9-12		
Bishop Heelan	9-12						
Webster City	PK-1	2-4	5-8	9-12	9-12 Regional		
Washington	PK-2	3-5	6-8	9-12			
West Delaware	PK-4	5-8	9-12				
Charles City	PK-5	K-5	5-8	9-12	11-12		
Central Clinton	PK-3	4-6	7-8	9-12	9-12 Alternative		
Harlan	PK-2	3-5	6-8	9-12			
Solon	PK-4	5-8	9-12				
Fairfield	PK-4	PK-4	K-4	5-8	9-12		
Creston	PK-K	1-5	6-8	9-12	9-12 Academy		
Ballard	PK-2	3-5	6-8	9-12			
Carroll	PK-3	2-5	6-8	9-12			