



SAYDEL COMMUNITY SCHOOL DISTRICT

FACILITIES MASTER PLAN
10 SEPTEMBER 2015



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Saydel Community School District

I. Project Team

BOARD OF EDUCATION:

Brian Bowman, President
Paul Breitbarth, Vice President
Melissa Sassman, Member
Ray Livingston, Member
Kyle Prendergast, Member
Henry Wood, Member
Jenn VanHouten, Member

ADMINISTRATION:

Doug Wheeler, Superintendent
Ryan Eidahl, Business Manager
Dan Willson, Supervisor of Building & Grounds
Kevin Schulte, Saydel High School Principal
Christopher Feldhans, Woodside Middle School Principal
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Saydel Community School District

II. Executive Summary

OBJECTIVES

The **Saydel CSD Facilities Master Plan** as presented in this book provides a holistic plan for district wide improvement of facilities and grounds. These projects were identified by the Design Team to address the **District's Long Term Non-Negotiable Goals**:

1. Improve student achievement.
2. Enhance the culture, image, and relationships within the district.
3. Utilize resources efficiently (financial, time, natural resources, etc.).

The priorities of the district have been defined as a way for the District to adapt it's facilities for a curriculum evolution into **21st Century Learning Environment**. This new curriculum is based on a set of educational values and philosophies that create student-centered, flexible, diverse, and technologically oriented spaces that will allow for open communication, collaboration, and team based learning. Classrooms are designed to promote engagement and curiosity in an environment that supports multiple kinds of learning, both self-reliant and collaborative. The **Goals of the Master Plan** include (in descending order of priority):

1. Create and improve the district facilities to deliver a new curriculum
2. Improve culture and image of the District
3. Common spaces and classrooms to be EXCITING!
4. Enhance the Student Experience & Increase Student Achievement (i.e. natural daylight)
5. Common look/aesthetic across district schools
6. Success after high school (college and career ready)
7. Meet the needs of ALL students
8. Collaborative spaces

PROCESS

The Design Team commenced the study with a series of meetings and workshops with students, parents, teachers, administrators, and the Board of Education to identify facility strengths as well as deficiencies, prioritize issues with the existing facilities, and to generate ideas for what the educational and support spaces could evolve into over the next 5-10 years. Goals were set and the focus on developing a 21st Century Learning Environment became the driver for the District and its three schools. The Design Team also worked with Doug Wheeler, Superintendent, and Dan Willson, Supervisor of Buildings and Grounds to review and observe immediate and long term maintenance and infrastructure improvements. Previous maintenance and facility improvements led by the Design Team were also reviewed to help identify ongoing and upcoming maintenance.

After reviewing feedback from the meetings and workshops, the Project Team identified various Top Priority and Long-Term improvements to be implemented across the District over the next several years.



Saydel Community School District

II. Executive Summary

WORKSHOPS

A series of workshops were conducted for the master plan with a cross section of administration, faculty, parents, and students from each school invited to participate. The first workshops allowed attendees to share what they believed were the deficiencies at each school and the shared district facilities.

The Design Team, with the help of the Board and the Superintendent, determined the goals of the Master Plan and defined the 21st Century Learning Environment principles. At subsequent workshops, priorities were established for the district, including:

- **Improvements to Cornell Elementary School** to increase classroom sizes, resolve inefficiencies in circulation, grow the Pre-K program with new indoor and outdoor learning spaces, and foster collaborative learning across grades by clustering classrooms in “academic grade houses,” where classrooms are connected to centrally located support services and a shared activity commons.
- **Woodside Middle School** - Relocate 5th grade and create “academic grade houses,” improve circulation by adjusting the location of select exploratories, and establish the eastern entrance as the new face to Woodside while improving the “curb appeal.”
- **Saydel High School** - Upgrade finishes with emphasis in the auditorium, increase the size and functionality of the cafeteria combined with a larger designated student commons, re-envision the purpose and vision of the media center, optimize classroom sizes, and improve circulation.
- **High School and Woodside Athletics** - Resurfacing of the track and tennis courts, replace lighting for the track/football field, improvement to the trail that connects the three schools, and the creation of a new outdoor basketball courts at Woodside Middle School.
- **General Maintenance and Improvements** - Continue roof replacement, replace High School and Elementary School parking lots, and update HVAC, water, septic, and boiler systems.

In the following sections, identified needs are further discussed and options to address them are proposed.

At a 4th workshop for administration and teachers, and a subsequent workshop with the Board, the Design Team proposed a variety of solutions to meet all of the needs with a “wish list” of additional projects intended to serve the District over the next ten years. The total aggregate dollar sum greatly exceeded the currently held funds and available bonding capacity as determined independently by Piper Jaffray, the District’s bond counsel.

TOP PRIORITY PROJECTS & FUNDING SOURCES

The Board and school administration then prioritized a list of “Top Priority” projects to be implemented as early as Spring 2016 utilizing currently held funds, totaling roughly \$5 Million, of which we will refer to as “Phase 1 Projects” throughout this Master Plan. Proposed Phase 2 and 3 Projects are to be funded through a Penny Tax extension totaling roughly \$5.9 Million. “Future Phased” Projects are to be funded by a potential future General Obligation Bond. This Master Plan presents a scenario of how portions, or a majority, of the identified priorities and district needs could be accomplished within a range of estimated available funds and bond proceeds.

Phase 1 Project cost opinions were estimated using 2016 construction prices and Phases 2 and 3 could follow closely after in 2017-2018. Assuming that inflation will cause project costs to rise between 3-6% per year, Future Phased Projects and associated cost opinions must be reevaluated as the respective projects approach bond referendum planning, design, and construction. Furthermore, as Future Phased Projects come closer to fruition, the District will have to work with administration, staff, and the greater community reevaluate and refine the priority of proposed projects.

See Section VI - Cost Opinion and Phasing Sequence for more information on phasing and funding.



II. Executive Summary

LIMITS TO EXPANSION OF CORNELL ELEMENTARY SCHOOL

The possibility of moving the 5th grade to Cornell Elementary School was evaluated in order to closer align the curriculum with similar grades and support spaces offered at Cornell. The Project Team determined that, while it is feasible to add a new 5th grade wing to the school, the District would need to expand the support and exploratory spaces within the existing school which are currently at capacity. The District would also need to evaluate the existing septic system and existing lateral fields to accommodate the addition of up to 150 students and staff. The cost of these improvements in combination with the estimated cost for all work proposed to Cornell Elementary school would likely exceed the cost to build a new Pre-K-5 elementary school.

The specifics of this was not discussed at length with the School Board but had been approached by the administration. The particulars of either adding and renovating to accommodate 5th grade at Cornell or the possibility of a new school will require significant study, conversations with the public/ Board, and administration input. Considering that the available space for 5th grade at Woodside is currently sufficient, it is not anticipated that this topic will require further study within the next decade.

III. Saydel High School

Saydel High School was originally constructed in 1956 as Saydel Junior and Senior High School with additions in 1960's, 1970's, 1990's and the 2000's. Additions included the current auditorium in the 1960's, the current vocational tech wing, both locker room areas, and various wings and athletic facilities. Interior renovations include the science and vocational wings, both gyms, and the classrooms of the central core. Renovations and additions during the mid 2000's included the new performance gym and cafeteria. The most recent renovations to the school include the primary entry improvements, administration wing renovation, and improved physical education spaces in 2014.

Strengths of the Saydel High School include the recent improvements to the primary entry, administrative offices, and the physical education spaces. Also, in almost all cases, the school has a sufficient number of classrooms, athletic, and support spaces to serve current programs and the spaces renovated in the 1990's increased square footages to a sufficient level to support current programs.

However, due to the additive nature of improvements over the last 60+ years, much of the interior of the school does not have access to natural daylight, including social studies, language arts, and special needs classrooms as well as guidance offices and the media center. Coincidentally, many of these individual spaces have inadequate square footage to support the programs they serve. Furthermore, the fire, smoke, and life safety strategy for the school has been compartmentalization through the extensive use of fire-walls and fire/smoke-barriers as opposed to utilizing modern fire suppression (sprinkler) systems. The combined effect of these existing conditions is dull, drab, and cramped interior spaces that have little to no physical or visual connection to one another. This was identified by administration, staff, and students as an undesirable trait of the school and would much prefer naturally day lit and open spaces throughout the school.

On the following pages, Program Space requirements for the High School are presented. The Program Space Tabulation pages that immediately follow document the required spaces to meet the High School space needs. The first column identifies the existing spaces currently present in the facility. The second column records Peer school square footages for a similar size/enrollment schools in Iowa. The third column is the State "standard" for the State of Ohio. Since Iowa does not set educational space standards, and Ohio does, the Ohio standards are used for comparative purposes. It should also be noted that the Ohio standards are a minimum requirement. The last column sets forth the Master Plan spaces including additions and renovations to the existing High School.

The pages following the Space Tabulation sheets graphically illustrate in floor plan the existing program areas, a fully complete master plan for the facility depicting additions and renovations, suggested phasing of projects, and levels of construction for all identified work. All areas to be renovated or added onto will include upgrading the mechanical systems and installing a fire sprinkler system throughout the facility.

The projected cost for all of the work is \$12 - \$13 million, in 2016 construction dollars. Understanding that lower cost project/s may be required in order to work within the available bond issue proceeds, scope reductions may be required in order to implement the plan. The other factor that must be taken into consideration is inflation. Historically over the last decade, inflation has run 2-3% annually. Contractors are indicating that in 2016 6-8% inflation may be experienced. Should that occur and establish a trend going forward, the total cost to implement the proposed middle school improvements will exceed, possibly significantly, \$12 - \$13 million (6% inflation will add over a half million a year to the project costs). Consequently, when the District is closer to asking the public to consider a bond issue, the proposed project scope and construction cost opinion must be reviewed and adjustments made to accurately reflect the current construction climate.



Saydel Community School District

High School Program Tabulation

	EXISTING	PEER	STATE	MASTERPLAN
TOTAL AREA				
ASSIGNABLE SPACES	106,188 SF	81,513 SF	72,973 SF	115,526 SF
Circulation	26,560 SF	35,421 SF	14,595 SF	27,457 SF
Mechanical / Building Services / Restrooms	3,499 SF	4,485 SF	5,816 SF	5,101 SF
TOTAL BUILDING AREA	136,247 SF	121,419 SF	93,384 SF	148,084 SF
Square Feet Per Student	0.78 SF	298 SF	208 SF	329 SF
Efficiency	78%	67%	78%	78%
Enrollment	457	407	450	450
Enrollment Range -10%	411	366	405	405
Enrollment Range +10%	503	448	495	495

Assignable Spaces:

ADMINISTRATION	Quantity		Quantity		Quantity		Quantity	
Reception	1	334 SF	1	320 SF	1	200 SF	1	334 SF
Secretary	1	244 SF	1	215 SF	1	200 SF	1	244 SF
Principal	1	238 SF	1	180 SF	1	150 SF	1	238 SF
Athletic Director/Assistant Principal	1	244 SF	1	180 SF	0	120 SF	1	244 SF
Workroom	2	135 SF	1	180 SF	1	200 SF	3	1,057 SF
Staff Restroom	1	67 SF	2	160 SF	2	120 SF	2	137 SF
Nurse (incl. RR)	1	308 SF	1	360 SF	1	400 SF	1	308 SF
Conference	1	609 SF	1	705 SF	1	250 SF	1	486 SF
Guidance Reception	1	374 SF	0	0 SF	1	100 SF	1	412 SF
Guidance Office	1	121 SF	3	390 SF	2	400 SF	1	130 SF
Social Work	1	113 SF	1	130 SF	2	440 SF	1	275 SF
IJAG/Career Center	0	0 SF	1	130 SF	1	300 SF	1	130 SF
SUB TOTAL		2,787 SF		2,950 SF		870 SF		1,060 SF

CLASSROOMS	Quantity		Quantity		Quantity		Quantity	
Business	1	944 SF	2	1,660 SF	2	1,900 SF	1	1,010 SF
English Language Learnings	3	2,066 SF	1	940 SF	3	2,700 SF	4	3,136 SF
Math	4	2,683 SF	4	2,940 SF	3	2,700 SF	3	3,513 SF
Social Studies	3	2,061 SF	4	3,470 SF	3	2,700 SF	3	3,183 SF
Foreign Language	1	1,096 SF	3	2,910 SF	2	1,800 SF	2	1,750 SF
ICN Classroom	1	925 SF	1	910 SF	1	1,500 SF	0	0 SF
Computer Lab	3	4,266 SF	2	2,705 SF	1	1,500 SF	0	0 SF
Work & Classroom Storage	0	0 SF	4	660 SF	2	200 SF	8	590 SF
SUB TOTAL		14,041 SF		16,195 SF		15,000 SF		12,592 SF

FOOD SERVICE	Quantity		Quantity		Quantity		Quantity	
Kitchen	1	1,014 SF	1	1,650 SF	1	1,575 SF	1	1,036 SF
Serving	1	170 SF	1	120 SF	1	incl above SF	1	1,739 SF
Storage/Service	4	829 SF	6	745 SF	-	incl above SF	4	899 SF
Al-a-Carte	1	416 SF	0	0 SF	-	0 SF	0	0 SF
Dining	1	3,363 SF	1	5,200 SF	1	3,000 SF	1	10,209 SF
SUB TOTAL		5,792 SF		SF		4,575 SF		13,883 SF

FCS & VOCATIONAL EDUCATION		Quantity		Quantity		Quantity		Quantity	
	Automotive Lab	1	2,589 SF	1	1,665 SF	1	1,800 SF	1	2,589 SF
	Welding	1	93 SF	1	120 SF	1	300	1	93 SF
	Fabrication Shop	1	1,374 SF	1	1,815 SF	1	1,600	1	1,374 SF
	Wood Storage	1	49 SF	1	80 SF	1	150	1	49 SF
	Finishing	1	135 SF	1	80 SF	0	0	1	135 SF
	Office	1	150 SF	2	160 SF	0	0	1	150 SF
	Vocational Tech	1	1,070 SF	1	1,250 SF	1	1,800	1	1,070 SF
	Office	1	166 SF	0	0 SF	0	0	1	133 SF
	Storage	3	197 SF	2	120 SF	1	150	3	197 SF
	Family and Consumer Studies	1	1,151 SF	2	1,620 SF	1	1,200	2	2,095 SF
	Storage	1	188 SF	0	0 SF	1	200	3	188 SF
	Computer Lab	2	2,248 SF	1	1,155 SF	1	1,200	1	1,164 SF
	SUB TOTAL		9,410 SF		8,065 SF		3,850 SF		4,105 SF

SCIENCE		Quantity		Quantity		Quantity		Quantity	
	Biology (2665 SF)	2	2,265 SF	1	995 SF	1	1,200	1	1,340 SF
	Grow Lab (shared)	1	136 SF	0	0 SF	0	0	1	136 SF
	Office/Storage (shared)	1	477 SF	1	60 SF	1	400	1	477 SF
	Chemistry (1337 SF)	1	1,377 SF	2	1,410 SF	1	1,200	1	1,337 SF
	Office/Storage (shared)	1	509 SF	1	85 SF	1	400	1	509 SF
	General Classroom (1323 SF)	1	1,323 SF	3	2,650 SF	1	1,200	1	1,323 SF
	Office/Storage (shared)	1	509 SF	2	160 SF	3	300	-	shared SF
	SUB TOTAL		6,596 SF		SF		4,700 SF		5,122 SF

SPECIAL NEEDS		Quantity		Quantity		Quantity		Quantity	
	Large Classroom	2	1,349 SF	2	1,620 SF	1	900	1	952 SF
	Medium Classroom	3	1,485 SF	0	0 SF	2	300	3	2,360 SF
	Small Classroom	1	753 SF	3	1,420 SF	1	100	4	2,721 SF
	At Risk	2	925 SF	1	735 SF	1	900	1	581 SF
	Apartment	1	1,132 SF	0	0 SF	1	1,000	1	1,096 SF
	SUB TOTAL		5,644 SF		SF		3,200 SF		7,710 SF

MEDIA CENTER		Quantity		Quantity		Quantity		Quantity	
	Library	1	3,416 SF	1	2,280 SF	1	1,575 SF	1	4,817 SF
	Conference	1	241 SF	1	350 SF	1	250 SF	2	431 SF
	Audio/Visual	1	150 SF	1	120 SF	1	300 SF	0	0 SF
	Office	1	129 SF	2	185 SF	1	120 SF	1	138 SF
	SUB TOTAL		3,936 SF		SF		2,245 SF		5,386 SF

PERFORMING ARTS		Quantity		Quantity		Quantity		Quantity	
	Auditorium	1	9,916 SF	1	8,250 SF	1	3,000 SF	1	4,708 SF
	Stage	1	2,614 SF	1	1,900 SF	1	1,000 SF	1	2,614 SF
	Makeup	2	826 SF	0	0 SF	2	800 SF	7	640 SF
	Storage	9	1,768 SF	32	485 SF	3	1,800 SF	11	1,941 SF
	Backstage	0	0 SF	1	1,200 SF	1	450 SF	1	2,375 SF
	Band	1	1,783 SF	1	1,620 SF	1	1,800 SF	1	2,823 SF
	Reception / Lockers	1	625 SF	1	450 SF	1	200 SF	3	1,239 SF
	Office	2	251 SF	1	110 SF	1	120 SF	2	244 SF
	Practice Room	6	305 SF	1	853 SF	1	80 SF	7	478 SF
	Choir/Vocal	1	995 SF	0	0 SF	1	1,200 SF	2	2,285 SF
	SUB TOTAL		13,875 SF		14,868 SF		10,450 SF		19,347 SF

PHYSICAL EDUCATION		Quantity		Quantity		Quantity		Quantity	
Gym	1	13,449 SF	1	10,165 SF	1	9,300 SF	1	13,449 SF	
Practice Gym	1	7,699 SF	1	8,255 SF	1	7,000 SF	1	7,699 SF	
Storage	1	116 SF	3	390 SF	1	400 SF	1	116 SF	
Wrestling Room	1	3,575 SF	0	0 SF	0	0 SF	1	3,373 SF	
Cardio Training (1023 SF)	1	1,023 SF	0	0 SF	0	0 SF	1	1,023 SF	
Storage	2	237 SF	0	0 SF	0	0 SF	2	150 SF	
Weight Training	1	2,136 SF	1	840 SF	1	200 SF	1	2,136 SF	
General Training	1	409 SF	2	1,610 SF	1	200 SF	1	409 SF	
Women's Locker Room (1983 SF)	4	3,036 SF	2	2,810 SF	1	550 SF	3	1,506 SF	
Shower	4	620 SF	2	510 SF	1	206 SF	3	551 SF	
Restroom	4	433 SF	2	255 SF	-	incl above SF	5	537 SF	
Men's Locker Room (2310 SF)	3	3,276 SF	2	2,815 SF	1	550 SF	3	1,440 SF	
Shower	3	603 SF	2	510 SF	1	206 SF	3	444 SF	
Restroom	3	363 SF	2	370 SF	-	incl above SF	5	517 SF	
Towel/Training Storage	1	193 SF	2	245 SF	0	0 SF	1	193 SF	
Office (592 SF)	4	943 SF	2	260 SF	2	150 SF	4	943 SF	
Shower	3	148 SF	1	60 SF	2	150 SF	3	203 SF	
Restroom	4	203 SF	1	75 SF	2	incl above SF	4	203 SF	
Athletic Storage	2	640 SF	2	340 SF	1	400 SF	2	640 SF	
Concessions (254 SF)	1	345 SF	2	210 SF	0	0 SF	1	345 SF	
Storage	1	91 SF	1	70 SF	0	0 SF	1	91 SF	
Classroom	0	0 SF	1	925 SF	2	3,000 SF	1	1,084 SF	
SUB TOTAL		36,724 SF		30,715 SF		22,312 SF		37,052 SF	

VISUAL ARTS		Quantity		Quantity		Quantity		Quantity	
2D Art Studio	1	831 SF	1	620 SF	0	0 SF	1	831 SF	
Storage	1	89 SF	1	345 SF	0	0 SF	1	89 SF	
Dark Room	1	86 SF	1	75 SF	0	0 SF	1	86 SF	
3D Art Studio	1	819 SF	1	945 SF	1	1,200 SF	1	819 SF	
Storage	1	95 SF	0	0 SF	2	300 SF	1	95 SF	
Kiln	1	75 SF	0	0 SF	1	200 SF	1	75 SF	
SUB TOTAL		1,995 SF		1,985 SF		1,700 SF		1,825 SF	

SUPPORT		Quantity		Quantity		Quantity		Quantity	
IT/Communications	5	732 SF	3	1,210 SF	2	128 SF	4	824 SF	
Storage	3	420 SF	6	490 SF	1	170 SF	4	755 SF	
Custodian	4	390 SF	2	125 SF	2	100 SF	4	417 SF	
RR-Female	3	848 SF	4	1,025 SF	-	950 SF	4	1,216 SF	
ADA RR-Lactation	0		1	120 SF	1	100 SF	1	73 SF	
RR-Male	3	877 SF	4	945 SF	-	950 SF	4	1,257 SF	
Mechanical	1	1,441 SF	3	1,725 SF	-	3,816 SF	3	1,609 SF	
Electrical	1	333 SF	2	670 SF	-	incl above SF	2	946 SF	
Receiving Room	1	347 SF	1	425 SF	1	120 SF	1	347 SF	
SUB TOTAL		5,388 SF		6,735 SF		6,334 SF		7,444 SF	

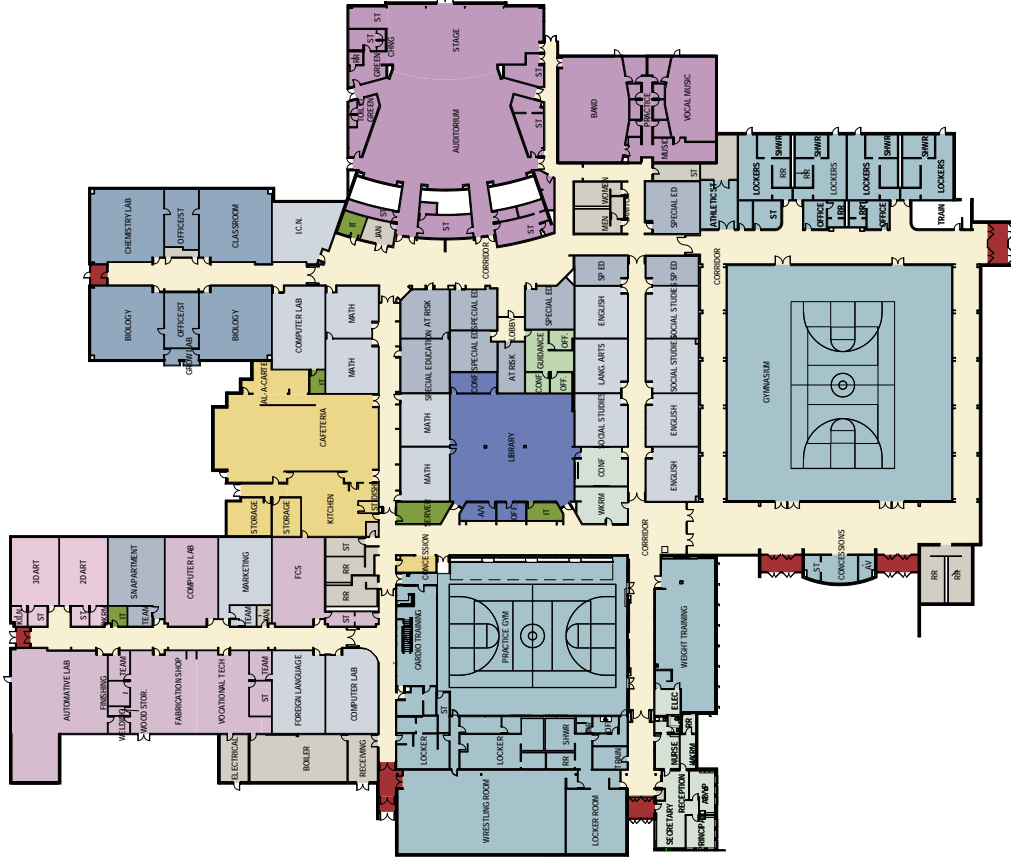
Notes:

State recommended restroom and mechanical square footage is based on a ratio for the total square footage with the number of restrooms dependant on code.

The central storage amount decreases but overall storage space increases with dedicated space per grade, included in the learning communities above.



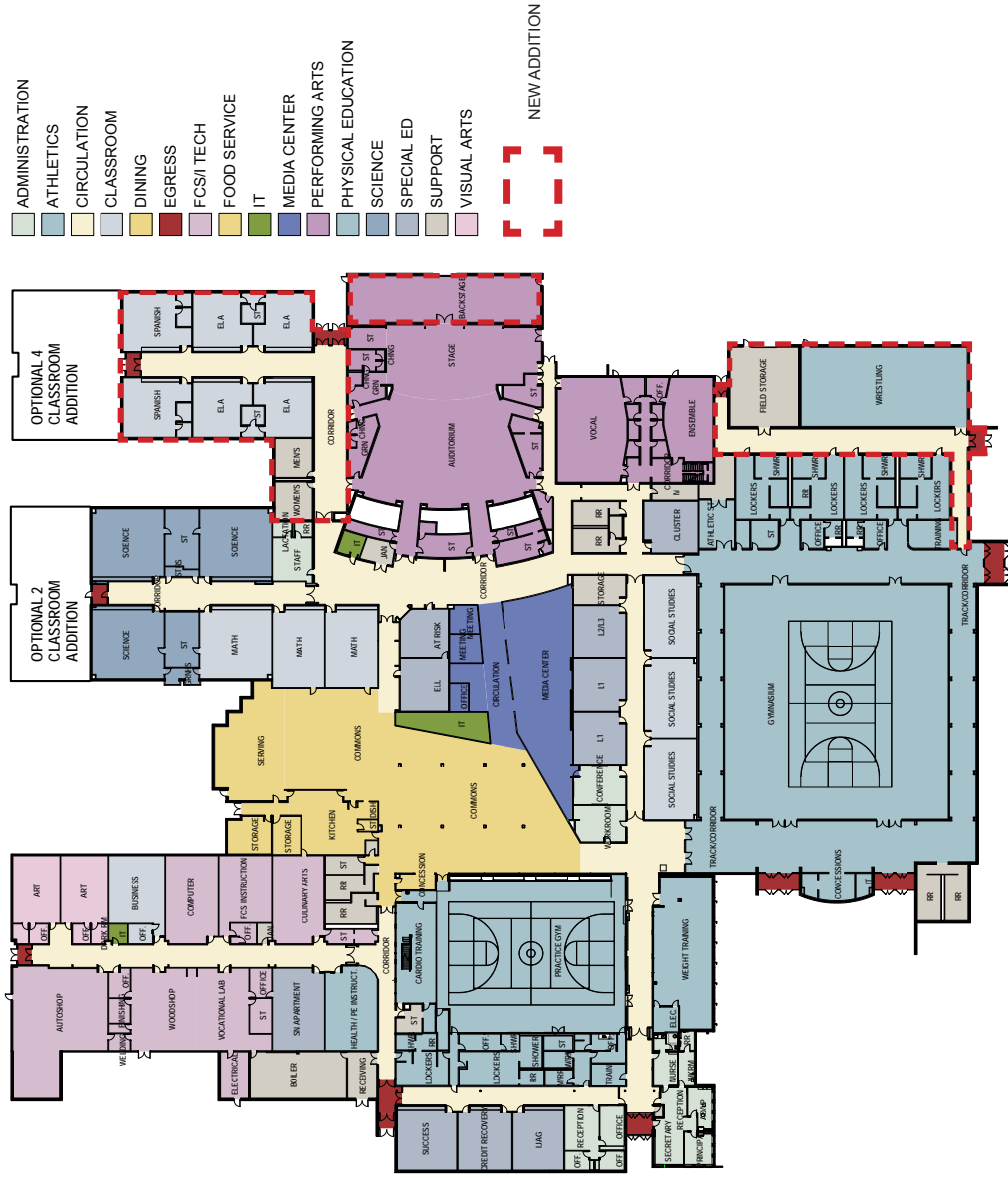
- ADMINISTRATION
- ATHLETICS
- CIRCULATION
- CLASSROOM
- DINING
- EGRESS
- FCS/IT TECH
- FOOD SERVICE
- IT
- MEDIA CENTER
- PERFORMING ARTS
- PHYSICAL EDUCATION
- SCIENCE
- SPECIAL ED
- STUDENT SERVICES
- SUPPORT
- VISUAL ARTS



1 Saydel High School Existing Plan
SCALE: 1" = 60'-0"



Saydel High School
Saydel Community School District
Des Moines, Iowa



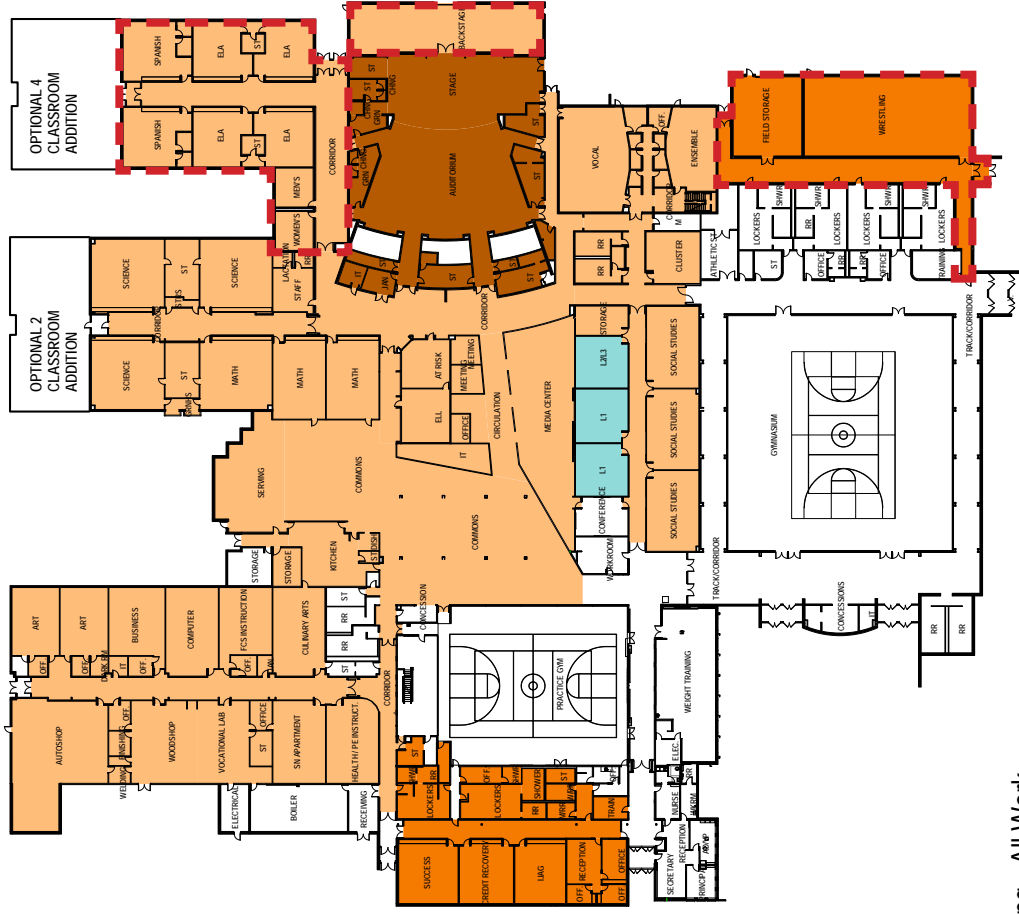
- ADMINISTRATION
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- CLASSROOM
- DINING
- EGRESS
- FCS/TECH
- FOOD SERVICE
- IT
- MEDIA CENTER
- PERFORMING ARTS
- PHYSICAL EDUCATION
- SCIENCE
- SPECIAL ED
- SUPPORT
- VISUAL ARTS
- NEW ADDITION



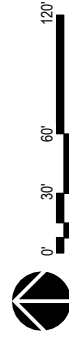
1 Saydel High School Departments
SCALE: 1" = 60'-0"

HAILA ARCHITECTURE STRUCTURE PLANNING, LTD.
Saydel High School
Saydel Community School District
Des Moines, Iowa
MASTER PLANNING

- 1 Model Classroom Upgrades
- 2 Auditorium Surface & Lighting Upgrades
- 3 Guidance/Wrestling Renovation & Addition
- Future Phase - Language Wing Addition
- Future Phase - Math & Science Wing Renovation
- Future Phase - Media Center & Commons Renovation
- Future Phase - Performing Arts Renovation/Addition
- Future Phase - Vocational Tech & Social Studies Renovation
- NEW ADDITION

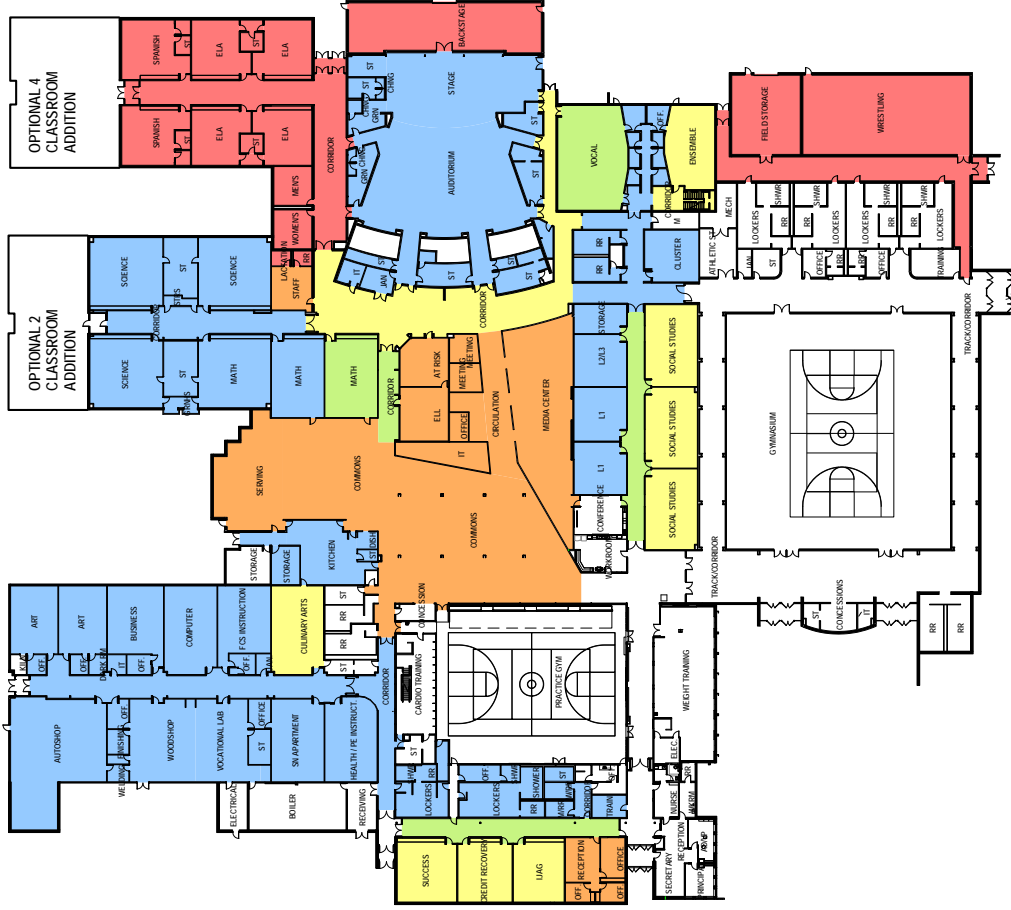


1 Saydel High School Phasing - All Work
SCALE: 1" = 60'-0"



Construction Level

- 0 - No Work
- 1 - Surface Upgrades
- 2 - Light Renovation
- 3 - Medium Renovation
- 4 - Heavy Renovation
- 5 - New Construction



1 Saydel High School Construction Levels
SCALE: 1"=60'-0"

MASTER PLANNING

Saydel High School
Saydel Community School District
Des Moines, Iowa



IV. Woodside Middle School

Woodside Middle School was originally constructed in the late 1950's as Saydel Middle School with major additions in the 1960's and 1970's. The school took it's current form in the mid 1990's and had undergone renovations in the early 2000's. Additions and renovations include the gymnasium in the 1960's, the wing of classrooms on the east side of the school, the dining and performance arts area, the district administrative wing, and most recently the administrative office renovations as well as restroom remodels.

Much like the high school, additive improvements to the building over the last 60+ years have created resulted in a number of classroom spaces with no access to natural daylight, including all of the 5th Grade, much of the 7th Grade, much of the 8th Grade, many Special Needs classrooms, the media center, gymnasium, and band rooms.

The 1990's renovation of the school improved the square footages of many individual classrooms as the majority have adequate square footage for the programs they serve. The few classrooms that are too small could be reorganized to serve more appropriate sized programs and/or could benefit from furniture/storage upgrades to create more efficient classroom layouts. As forward thinking as the 1990's renovation was, it was originally intended for only three grade levels (6th, 7th, & 8th Grade) with each grade level ringing the north, west, and south sides of the media center. The closing of Norwoodville brought the addition of 5th graders to the middle school and now the school has more grade levels than originally designed for, creating strain on spatial arrangements and support spaces. Furthermore, new middle school designs are trending towards a "Grade House" format, similar to Elementary schools with classrooms clustered around a central activity area, but with more emphasis on easing the transition from elementary to high school education environments. Currently, the middle school has no assemblance of Grade Houses as all classrooms line a double loaded corridor with no central activity areas, due in part to the compartmentalization fire/smoke/life safety strategy.

Again, much like the high school, the fire, smoke, and life safety strategy for the school over the past several decades has utilized compartmentalization through extensive use of fire-walls and fire/smoke-barriers as opposed to utilizing modern fire suppression (sprinkler) systems. The combined effect of these existing conditions is dull and drab interior spaces that have no assemblance of a contemporary Grade House spatial arrangement. These deficiencies were identified by administration, staff, and students as an undesirable trait of the school and would much prefer naturally day lit classrooms and dedicated Grade Houses for each grade level.

On the following pages, Program Space requirements for the Middle School are presented. The school has ample space for program and the number of classrooms serves the schools well, including the 5th grade. While the square footage of class and support space is sufficient, the size of the classrooms require grades to be split into 5 classrooms instead of 4 larger rooms which can add the need for additional staff and other resources. Deficiencies in the school are mostly associated with the 5th grade classrooms, which were moved to Woodside when Norwoodville Elementary School was closed. The location of classrooms and their proximity to the louder programs such as art and FCS occasionally cause issues.

The Program Space Tabulation pages that immediately follow document the required spaces to meet the Middle School space needs. The first column identifies the existing spaces currently present in the facility. The second column records Peer school square footages for a similar size/enrollment schools in Iowa. The third column is the State "standard" for the State of Ohio. Since Iowa does not set educational space standards, and Ohio does, the Ohio standards are used for comparative purposes. It should also be noted that the Ohio standards are a minimum requirement. The last column sets forth the Master Plan spaces including additions and renovations to the existing school.



Saydel Community School District

IV. Woodside Middle School

The pages following the Space Tabulation sheets graphically illustrate in floor plan the existing program areas; a fully complete master plan for the facility depicting additions and renovations; one example of how construction phasing might be accomplished while keeping the school operational during the academic year; and the levels of construction (from finish upgrades to full scale renovations or building additions) used in developing the Cost Opinion. All areas to be renovated or added onto will include upgrading the mechanical systems and installing a fire sprinkler system throughout the facility.

The projected cost for all of the work is \$3 - \$3.5 million, in 2016 construction dollars. Understanding that lower cost project/s may be required in order to work within the available bond issue proceeds, scope reductions may be required in order to implement the plan. The other factor that must be taken into consideration is inflation. Historically over the last decade, inflation has run 2-3% annually. Contractors are indicating that in 2016 6-8% inflation may be experienced. Should that occur and establish a trend going forward, the total cost to implement the proposed middle school improvements will exceed, possibly significantly, \$3.5 million (6% inflation will add over a quarter million a year to the project costs). Consequently, when the District is closer to asking the public to consider a bond issue, the proposed project scope and construction cost opinion must be reviewed and adjustments made to accurately reflect the current construction climate.



Middle School Program Tabulation

	EXISTING	PEER	STATE	MASTER PLAN
TOTAL AREA				
ASSIGNABLE AREA	65,161 SF	62,617 SF	61,217 SF	71,038 SF
Circulation	17,435 SF	10,000 SF	12,243 SF	15,687 SF
Mechanical / Building Services / Restrooms	2,432 SF	9,270 SF	2,143 SF	2,926 SF
TOTAL BUILDING AREA	85,028 SF	81,887 SF	67,951 SF	86,725 SF
Square Feet Per Student	200 SF	201 SF	151 SF	204 SF
Efficiency	77%	76%	90%	82%
Enrollment	425	407	450	425
Enrollment Range -10%	383	366	405	383
Enrollment Range +10%	468	448	495	468

Assignable Spaces:

ADMINISTRATION	Qty	SF Total	Qty	SF Total	Qty	SF Total	Qty	SF Total
Reception Area	0	0 SF	1	860 SF	1	200 SF	1	359 SF
Secretarial Area	1	336 SF	1	incl above SF	1	200 SF	1	328 SF
Principal's Office	1	332 SF	1	200 SF	1	150 SF	1	362 SF
Assistant Principal's Office	1	130 SF	0	0 SF	0	120 SF	1	130 SF
Conference Room	1	399 SF	3	400 SF	1	250 SF	1	548 SF
Mail/Work/Copy Room	1	333 SF	1	444 SF	1	200 SF	1	336 SF
Administrative Storage	1	128 SF	1	295 SF	1	150 SF	1	141 SF
Vault/Records Storage	2	65 SF	1	145 SF	1	85 SF	1	130 SF
In-school Suspension	1	58 SF	0	0 SF	1	200 SF	1	237 SF
Restroom	2	110 SF	0	0 SF	1	60 SF	2	110 SF
Guidance Counselor's Office	1	152 SF	0	0 SF	1	120 SF	4	490 SF
Guidance Records/Storage	0	0 SF	0	0 SF	0	100 SF	0	0 SF
Parent/Volunteer Room	1	130 SF	0	0 SF	1	200 SF	0	0 SF
Health Clinic (incl. RR)	1	294 SF	1	225 SF	1	347 SF	1	302 SF
Itinerant Personnel Office	1	130 SF	1	444 SF	1	120 SF	2	282 SF
Breakroom	1	382 SF	1	444 SF	1	120 SF	2	577 SF
District Office Wing*	-	4164 SF					-	4,164 SF
SUB TOTAL		7,142 SF		3,457 SF		2,622 SF		8,496 SF

Note - District administrative spaces are included in the administration tabulation above.

SPECIAL NEEDS	Qty	SF Total	Qty	SF Total	Qty	SF Total	Qty	SF Total
Level 1 / Resource	4	2,259 SF	1	906 SF	1	900 SF	3	1,633 SF
Level 2 / Level 3 (631 SF)	2	1,914 SF	1	428 SF	0	900 SF	2	1,478 SF
BD	0	0 SF	0	0 SF	0	100 SF	0	0 SF
Title 1	0	0 SF	0	0 SF	1	600 SF	2	455 SF
ILL/ELL/ESL/ELP/Success (565 SF)	9	5,308 SF	3	1,284 SF	1	150 SF	5	1,875 SF
SUB TOTAL		9,481 SF		2,618 SF		1,650 SF		5,441 SF

MEDIA CENTER	Qty	SF Total	Qty	SF Total	Qty	SF Total	Qty	SF Total
Reading Room/Circulation	1	2,885 SF	1	2,332 SF	1	1,575 SF	1	2,885 SF
Media Specialist Office	1	127 SF	1	207 SF	1	120 SF	1	125 SF
Workroom/Storage	1	124 SF	1	140 SF	1	150 SF	1	124 SF
Main Control/Equipment Rm	1	123 SF	1	270 SF	1	300 SF	1	845 SF
Conference Room	1	above SF	1	100 SF	1	210 SF	1	above SF
Multimedia Production Room	0	0 SF	1	140 SF	1	400 SF	0	0 SF
SUB TOTAL		3,259 SF		3,189 SF		2,755 SF		2,885 SF



GRADE HOUSES		Qty	SF Total	Qty	SF Total	Qty	SF Total	Qty	SF Total
	Fifth Grade (707 SF)	4	2,830 SF	4	3,600 SF	4	3,600 SF	4	3,685 SF
	Storage	0	0 SF	-	shared SF	-	shared SF	1	88 SF
	Shared Activity	0	0 SF	1	600 SF	0	0 SF	1	1,247 SF
	Sixth Grade (829 SF)	4	3,318 SF	4	3,700 SF	4	3,600 SF	4	4,259 SF
	Storage	1	210 SF	-	shared SF	-	shared SF	1	143 SF
	Shared Activity	0	0 SF	1	600 SF	0	0 SF	1	1,599 SF
	Seventh Grade (989 SF)	2	1,977 SF	4	3,700 SF	4	3,600 SF	4	3,886 SF
	Storage	2	574 SF	-	shared SF	-	shared SF	1	117 SF
	Shared Activity	0	0 SF	1	600 SF	0	0 SF	1	2,602 SF
	Eighth Grade (800 SF)	3	2,400 SF	4	3,700 SF	4	3,600 SF	4	4,140 SF
	Storage	2	232 SF	-	shared SF	-	shared SF	2	232 SF
	Shared Activity	0	0 SF	1	600 SF	0	0 SF	1	1,399 SF
	Project Laboratory	0	0 SF	0	0 SF	3	1,100 SF	0	0 SF
	Sci/Tech/Eng/Math/Computer Lab (653 SF)	2	1,306 SF	0	0 SF	1	1,000 SF	3	492 SF
	Teacher Prep Area/Workroom	1	382 SF	1	444 SF	1	120 SF	2	577 SF
	Individual Restroom	0	0 SF	0	0 SF	3	60 SF	0	0 SF
	Instructional Material Storage	1	143 SF	1	200 SF	3	200 SF	0	0 SF
	Multi-use Studio	1	479 SF	0	0 SF	0	1,500 SF	1	722 SF
	SUB TOTAL		13,851 SF		17,744 SF		18,380 SF		25,188 SF

EXPLORATORIES		Qty	SF Total	Qty	SF Total	Qty	SF Total	Qty	SF Total
	Music Instrumental Room	1	1,798 SF	1	1,280 SF	1	1,400 SF	1	1,530 SF
	Vocal Room	1	688 SF	1	1,280 SF	0	1,200 SF	1	672 SF
	Music Library	1	108 SF	1	120 SF	1	200 SF	1	121 SF
	Storage	5	664 SF	1	531 SF	0	1,200 SF	1	122 SF
	Office/Practice Rooms	2	449 SF	1	450 SF	1	200 SF	5	467 SF
	Art	1	1,995 SF	1	1,000 SF	1	1,200 SF	1	1,995 SF
	Storage	1	86 SF	1	226 SF	1	100 SF	1	86 SF
	Kiln	0	0 SF	1	104 SF	1	100 SF	0	0 SF
	Modular Tech/Production Lab	0	0 SF	1	1,250 SF	1	1,300 SF	0	0 SF
	Production Lab Storage	0	0 SF	0	0 SF	1	150 SF	0	0 SF
	FCS/Life Skills Lab	1	1,316 SF	1	900 SF	1	1,100 SF	1	986 SF
	SUB TOTAL		7,104 SF		7,141 SF		8,150 SF		5,979 SF

FOOD SERVICE		Qty	SF Total	Qty	SF Total	Qty	SF Total	Qty	SF Total
	Kitchen	1	987 SF	1	1,175 SF	1	1,575 SF	1	987 SF
	Cold Storage	1	147 SF	-	incl above SF	-	incl above SF	1	147 SF
	Dry Storage	1	532 SF	1	300 SF	-	incl above SF	1	532 SF
	Cafeteria/Student Dining	1	3,141 SF	1	3,490 SF	1	3,000 SF	1	3,141 SF
	Recycling	0	0 SF	0	0 SF	1	120 SF	0	0 SF
	Concessions	1	328 SF	0	0 SF	0	0 SF	1	135 SF
	SUB TOTAL		5,135 SF		4,965 SF		4,695 SF		4,942 SF

PHYSICAL EDUCATION		Qty	SF Total	Qty	SF Total	Qty	SF Total	Qty	SF Total
	Gymnasium	1	7,393 SF	1	7,761 SF	1	7,000 SF	1	7,392 SF
	Auxiliary Gym	0	0 SF	0	0 SF	0	0 SF	0	0 SF
	P.E./Athletic Office	2	233 SF	2	190 SF	2	75 SF	2	233 SF
	Staff Shower	1	92 SF	0	0 SF	2	75 SF	1	92 SF
	Student Locker Room	2	2,758 SF	2	2,160 SF	2	600 SF	2	2,833 SF
	Student Restroom/Shower	3	250 SF	-	incl above SF	2	250 SF	3	250 SF
	Physical Education Storage	1	1,161 SF	1	1,245 SF	1	300 SF	1	637 SF
	Cardio/Weights	0	0 SF	0	0 SF	0	0 SF	1	524 SF
	Wrestling	1	1,674 SF	1	2,147 SF	0	0 SF	1	532 SF
	SUB TOTAL		13,561 SF		13,503 SF		8,300 SF		12,493 SF

SUPPORT		Qty	SF Total	Qty	SF Total	Qty	SF Total	Qty	SF Total
	Shared Restrooms	8	1,802 SF	-	10,000 SF	-	1,619 SF	9	1,837 SF
	Custodial Closet	2	237 SF	-	incl above SF	2	50 SF	4	295 SF
	Electrical Closet	1	IT above SF	-	incl above SF	2	50 SF	-	Mech. Below SF
	Telecommunications Room (TR)	1	IT above SF	-	incl above SF	2	64 SF	1	845 SF
	Corridors	-	17,435 SF	-	9,270 SF	-	9,251 SF	-	15,687 SF
	Mechanical/Electrical Space/Decks	2	719 SF	-	incl above SF	-	3,192 SF	3	793 SF
	Outdoor Storage Area	0	0 SF	0	0 SF	1	150 SF	0	0 SF
	Central Storage Area	6	2,870 SF	-	incl above SF	1	700 SF	8	1,845 SF
	SUB TOTAL		5,628 SF		10,000 SF		5,825 SF		5,615 SF

Notes:

State recommended restroom and mechanical square footage is based on a ratio for the total square footage with the number of restrooms dependant on code.

The central storage amount decreases but overall storage space increases with dedicated space per grade, included in the learning communities above.



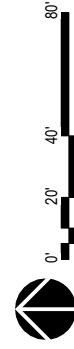
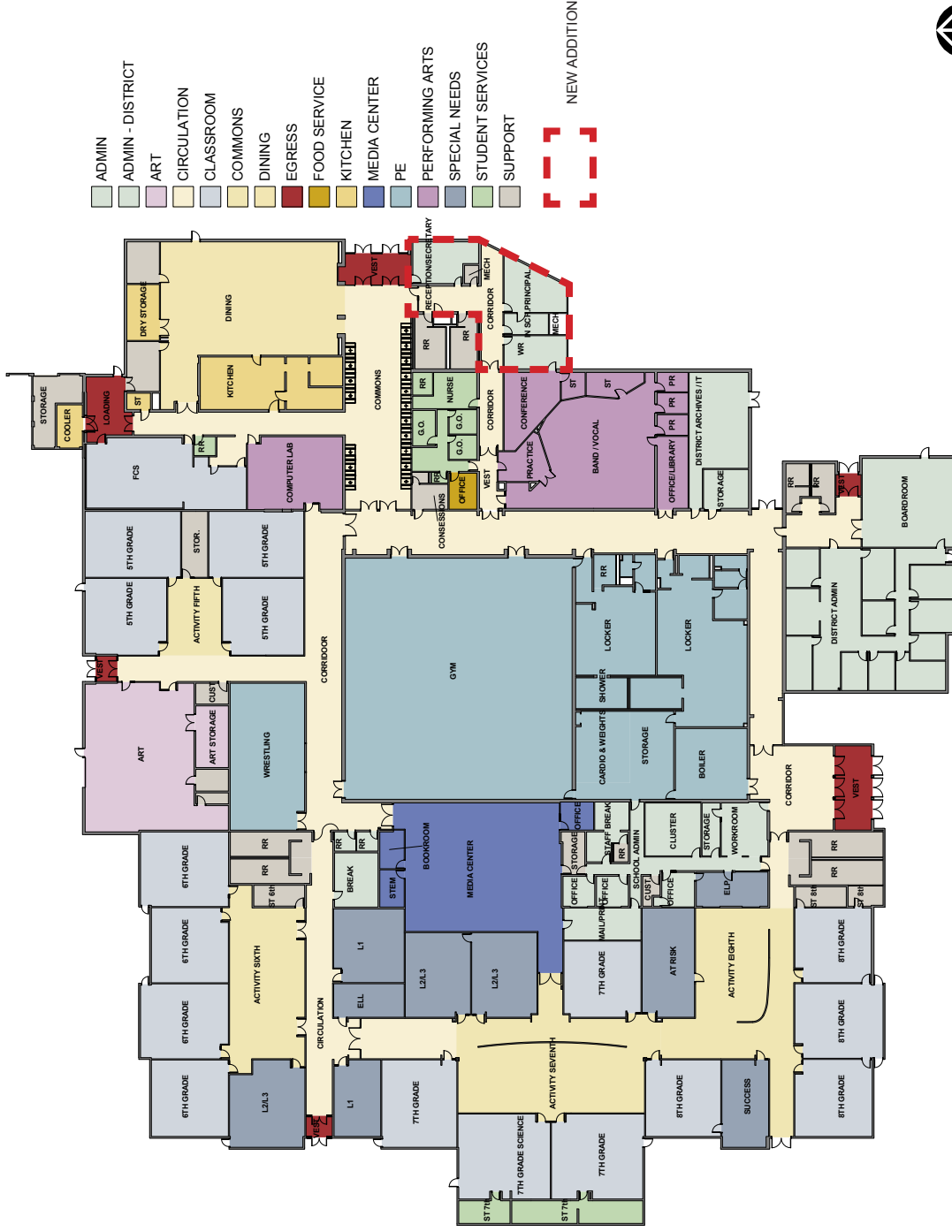


1 Woodside Middle School Existing Plan

SCALE: 1" = 40'-0"



0' 20' 40' 80'

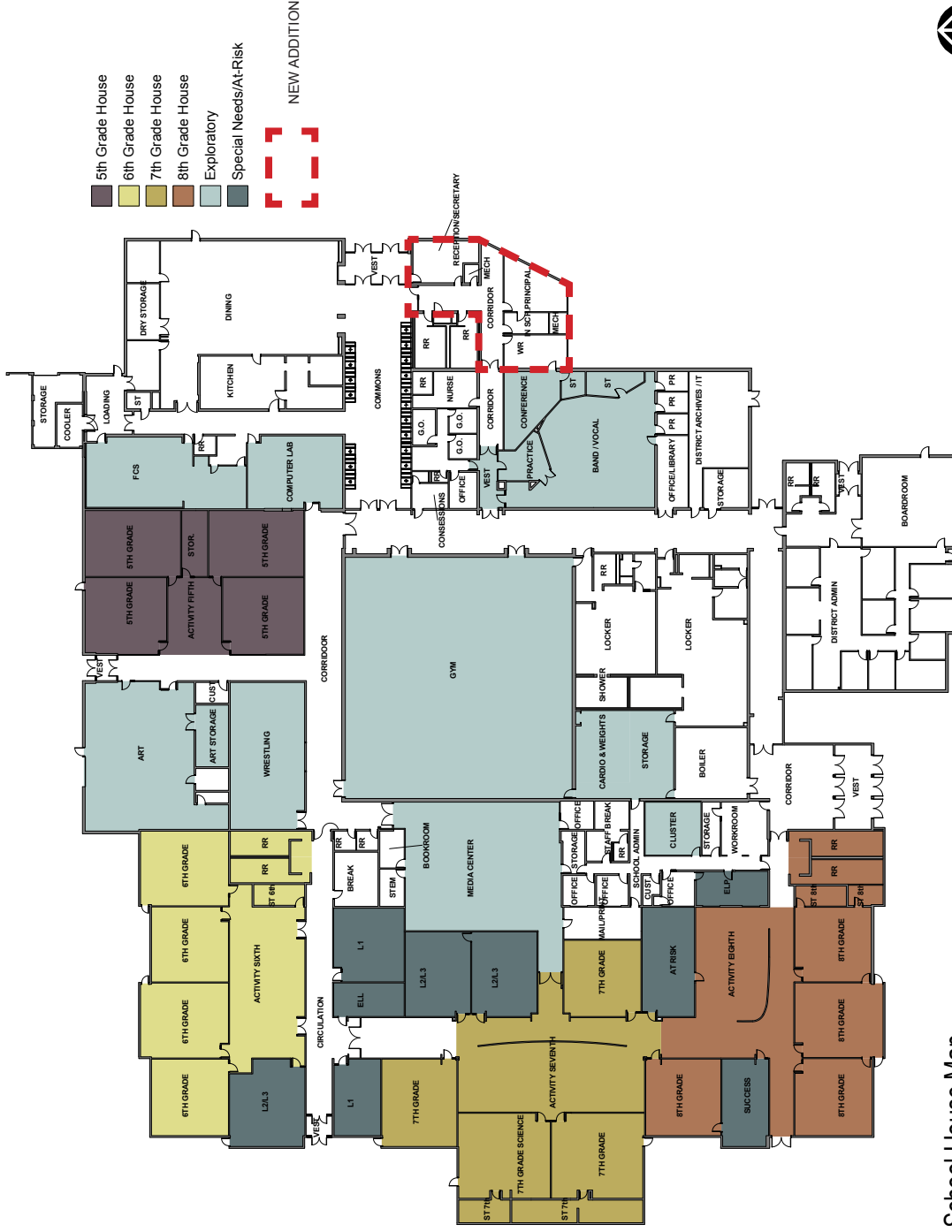


1 Woodside Middle School Departments
SCALE: 1" = 40'-0"



Woodside Middle School

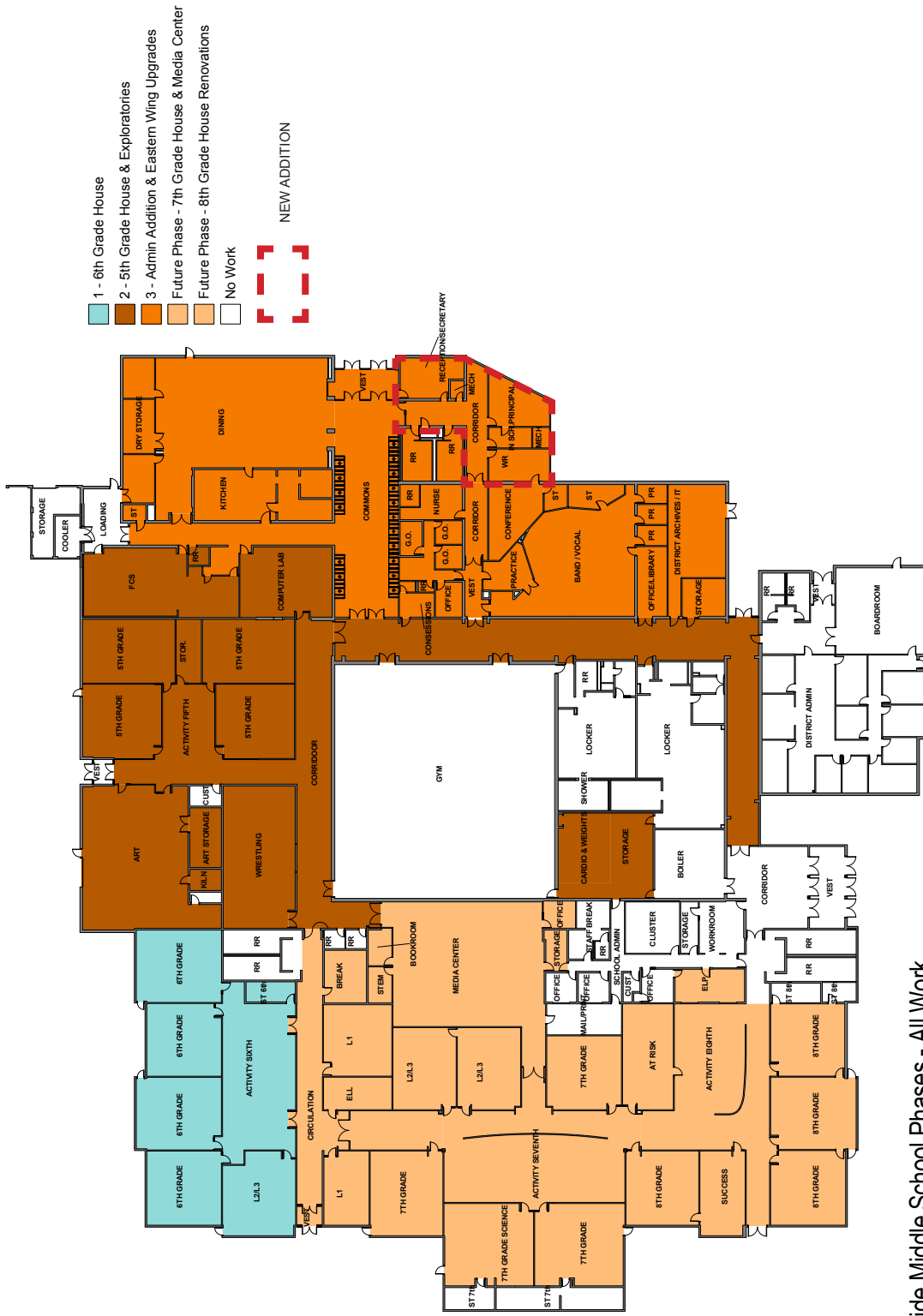
Saydel Community School District
Des Moines, Iowa



- 5th Grade House
- 6th Grade House
- 7th Grade House
- 8th Grade House
- Exploratory
- Special Needs/At-Risk
- NEW ADDITION



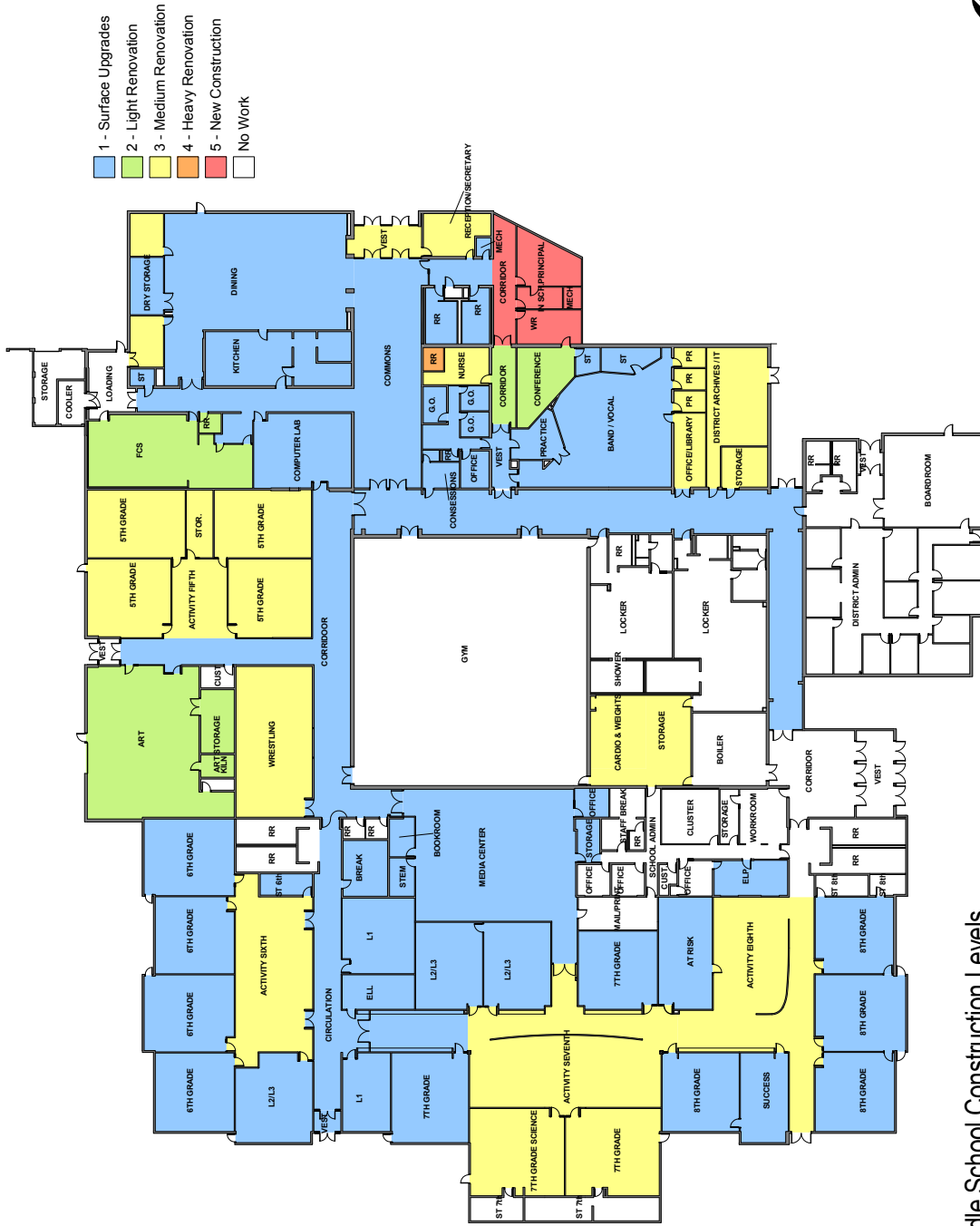
1 Woodside Middle School House Map
SCALE: 1"=40'-0"



① Woodside Middle School Phases - All Work
SCALE: 1" = 40'-0"

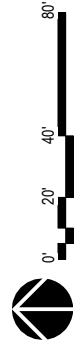


Construction Level



- 1 - Surface Upgrades
- 2 - Light Renovation
- 3 - Medium Renovation
- 4 - Heavy Renovation
- 5 - New Construction
- No Work

1 Woodside Middle School Construction Levels
SCALE: 1" = 40'-0"



V. Cornell Elementary

Cornell Elementary School occupies a 15 acre site in northern Des Moines at the intersection of NE 3rd Street and NW 57th Place. The school sits to the northwest of Saydel High School and to the east of Woodside Middle School. The original building was constructed in 1962 as a school for two sections of Kindergarten through 6th Grade and included a Library, Activity Room, Music Room, Multi-Purpose Room, and a Kitchen. Administration offices were located at the front of the building where they are today near the main entrance on the northwestern corner of the building. An addition of classrooms to the south was constructed in 1972 and was renovated and expanded with the addition of a gym, classrooms, and other support spaces to the east in 1974. The school took its current form in 2012 with renovation of the existing gymnasium into classrooms and a new gymnasium was constructed to the southwest.

Much like the middle school, Cornell Elementary suffers from overcrowding of grade levels due to additional grades coming to the school after Norwoodville's closing. Furthermore, the interior spaces of the building have no access to natural daylight and the school has been compartmentalized for fire, smoke, and life safety. The school has little to no semblance of Grade Houses as multiple grade levels occupy the same wing or corridor and are currently no flexible activity areas allocated.

This report addresses these concerns and offers a long term phased process to allow the school to grow into a 21st century learning environment for the district's new curriculum. In evaluating the existing facility, the design team compiled a tabulation of program spaces and identified the assigned departments. This information was compared to a peer school and a state standard. In the case of Cornell Elementary School the peer school chosen was a newly constructed elementary school in Ames, Iowa. The school is similar in both size and quality. The state standard used for comparison purposes was taken from the state of Ohio as Iowa has yet to adopt state standards for educational facilities.

On the following pages, Program Space requirements for Cornell Elementary are presented. In some Grade Houses, such as the existing Kindergarten wing, the number of spaces and square footage are generous when compared to Peer Districts as well as State Standards. In other cases the square footage of classrooms is deficient, such as the 3rd grade wing which is deficient by over 100 SF per classroom. This data supports staff and administration sentiment that the Kindergarten wing has generous space, while the 3rd grade "horseshoe" is very cramped. Furthermore, Cornell Elementary does not currently support shared activity areas, a trend in contemporary elementary education facility design.

The Program Space Tabulation pages that immediately follow document the required spaces to meet the Elementary School space needs. The first column identifies the existing spaces currently present in the facility. The second column records Peer school square footages for a similar size/enrollment schools in Iowa. The third column is the State "standard" for the State of Ohio. Since Iowa does not set educational space standards, and Ohio does, the Ohio standards are used for comparative purposes. It should also be noted that the Ohio standards are a minimum requirement. The last column sets forth the Master Plan spaces including additions and renovations to the existing school.

The last columns in the Program Spaces Tabulation reflect the changes as proposed in this plan. The first phase of the plan is to build a 4th grade house addition to the south of the existing school and renovate the "horseshoe" wing into a 3rd grade house; to be designed, constructed, and occupied by the fall of 2016. Following the tabulation of spaces are several graphics that visually show how the building can grow to accommodate these programmatic changes.



Saydel Community School District

Cornell Elementary Program Tabulation

	EXISTING	PEER	STATE	MASTER PLAN
TOTAL AREA				
ASSIGNABLE AREA	42,443 SF	52,383 SF	43,834 SF	54,769 SF
Circulation	11,470 SF	10,158 SF	8,767 SF	11,471 SF
Mechanical / Building Services / Restrooms	2,432 SF	6,255 SF	1,534 SF	2,926 SF
TOTAL BUILDING AREA	56,345 SF	68,796 SF	62,100 SF	66,240 SF
Square Feet Per Student	109 SF	157 SF	118 SF	120 SF
Efficiency	75%	76%	71%	83%
Enrollment	517	437	525	550
Enrollment Range -10%	465	393	473	495
Enrollment Range +10%	569	481	578	605

Assignable Spaces:

ADMINISTRATION	Qty	SF Total	Qty	SF Total	Qty	SF Total	Qty	SF Total
Principal	1	275 SF	1	240 SF	1	150 SF	1	275 SF
Main Office	1	509 SF	1	375 SF	1	450 SF	1	509 SF
Teachers Lounge	1	315 SF	1	530 SF	1	300 SF	1	394 SF
Nurse	1	227 SF	1	345 SF	1	350 SF	1	227 SF
Restroom	1	41 SF	1	70 SF	1	incl above SF	1	41 SF
Administrative Storage	0	0 SF	0	0 SF	1	150 SF	0	0 SF
Vault/Records Storage	1	152 SF	0	0 SF	1	100 SF	1	152 SF
Guidance	2	270 SF	1	250 SF	1	100 SF	1	119 SF
Mail/Copy/Work Room	2	286 SF	0	0 SF	1	250 SF	1	131 SF
Master Teacher	1	113 SF	0	0 SF	1	120 SF	1	153 SF
In School Suspension	0	0 SF	0	0 SF	1	250 SF	0	0 SF
Staff Restroom	2	65 SF	4	240 SF	2	120 SF	5	608 SF
SUB TOTAL		2,252 SF		2,050 SF		2,340 SF		2,609 SF

GRADE HOUSES	Qty	SF Total	Qty	SF Total	Qty	SF Total	Qty	SF Total
Early Childhood	0	0 SF	0	0 SF	1	1,200 SF	0	0 SF
Restroom	0	0 SF	0	0 SF	2	120 SF	0	0 SF
Shared Activity	0	0 SF	0	0 SF	0	0 SF	0	0 SF
Pre-Kindergarten (685 SF)	2	1,370 SF	0	0 SF	2	1,200 SF	3	1,942 SF
Restroom (71 SF)	2	143 SF	0	0 SF	2	120 SF	3	201 SF
Shared Activity	0	0 SF	0	0 SF	1	1,200 SF	1	621 SF
Kindergarten (1124 SF)	4	4,498 SF	4	3,800 SF	2	2,400 SF	4	4,232 SF
Restroom	1	17 SF	4	176 SF	2	120 SF	4	284 SF
Storage	1	131 SF	4	560 SF	1	100 SF	1	131 SF
Shared Activity	0	0 SF	0.5	625 SF	1	1,200 SF	1	743 SF
First Grade (813 SF)	4	3,251 SF	3	2,850 SF	4	3,600 SF	4	3,790 SF
Storage	0	0 SF	1	300 SF	1	100 SF	1	99 SF
Shared Activity	0	0 SF	0.5	625 SF	0	0 SF	1	907 SF
Second Grade (847 SF)	4	3,391 SF	3	2,850 SF	4	3,600 SF	4	3,473 SF
Storage	0	0 SF	0	0 SF	1	100 SF	1	55 SF
Shared Activity	0	0 SF	0.5	625 SF	0	0 SF	1	1,104 SF
Third Grade (794 SF)	4	3,180 SF	3	2,850 SF	4	3,600 SF	4	3,645 SF
Storage	0	0 SF	0	0 SF	1	100 SF	1	104 SF
Shared Activity	0	0 SF	0.5	625 SF	0	0 SF	1	1,023 SF
Fourth Grade (845 SF)	4	3,381 SF	3	2,850 SF	4	3,600 SF	4	3,685 SF
Storage	0	0 SF	0	0 SF	0	0 SF	1	102 SF
Shared Activity	0	0 SF	0.5	625 SF	0	0 SF	1	836 SF
Program Flux / Cluster	1	485 SF	2	1,900 SF	1	1,500 SF	0	837 SF

	SUB TOTAL	19,847 SF		21,261 SF		23,860 SF		27,814 SF
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SPECIAL NEEDS		Qty	SF Total	Qty	SF Total	Qty	SF Total	Qty	SF Total
	Level 1 / Resource	2	804 SF	2	1,600 SF	0	0 SF	2	807 SF
	Level 2 / Level 3 (631 SF)	2	1,204 SF	2	1,200 SF	1	900 SF	2	931 SF
	BD	1	58 SF	1	70 SF	0	0 SF	1	70 SF
	Title 1	0	0 SF	3	900 SF	1	600 SF	0	0 SF
	ILL/ELL/ESL/ELP/Success (158 SF)	5	790 SF	30	1,100 SF	1	150 SF	10	2,218 SF
	SUB TOTAL		2,855 SF		4,870 SF		1,650 SF		4,026 SF

MEDIA CENTER		Qty	SF Total	Qty	SF Total	Qty	SF Total	Qty	SF Total
	Stacks	1	2,165 SF	1	2,260 SF	1	1,500 SF		3,720 SF
	Computer Lab	0	0 SF	1	500 SF	0	0 SF		incl above SF
	IMC Office	0	0 SF	1	300 SF	1	120 SF		incl above SF
	AV Storage	1	156 SF	1	300 SF	1	200 SF		incl above SF
	Level Books / Resource Room	0	0 SF	1	600 SF	0	0 SF		incl above SF
	SUB TOTAL		2,321 SF		3,960 SF		1,820 SF		3,720 SF

EXPLORATORIES		Qty	SF Total	Qty	SF Total	Qty	SF Total	Qty	SF Total
	Music	1	1,141 SF	1	1,175 SF	1	1,200 SF	1	1,141 SF
	Library/Practice	1	117 SF	1	235 SF	0	0 SF	1	117 SF
	Office/Practice	1	72 SF	1	235 SF	0	0 SF	1	72 SF
	Art	1	1,221 SF	1	1,150 SF	1	1,200 SF	1	1,221 SF
	Storage	1	95 SF	1	187 SF	1	100 SF	1	95 SF
	Kiln	1	55 SF	1	100 SF	1	100 SF	1	55 SF
	Science	0	0 SF	0	0 SF	1	1,000 SF	0	0 SF
	Multi-Use Studio	0	0 SF	0	0 SF	1	1,500 SF	1	762 SF
	SUB TOTAL		2,700 SF		3,082 SF		5,100 SF		3,462 SF

FOOD SERVICE		Qty	SF Total	Qty	SF Total	Qty	SF Total	Qty	SF Total
	Kitchen	1	851 SF	1	1,000 SF	1	1,300 SF	1	851 SF
	Cold Storage	1	54 SF	1	80 SF	1	184 SF	1	54 SF
	Dry Storage	1	265 SF	1	440 SF	1	202 SF	1	256 SF
	Cafeteria/Student Dining	1	2,427 SF	1	3,000 SF	1	2,427 SF	1	2,652 SF
	SUB TOTAL		3,597 SF		4,520 SF		4,113 SF		3,813 SF

PHYSICAL EDUCATION		Qty	SF Total	Qty	SF Total	Qty	SF Total	Qty	SF Total
	Gym	1	4,956 SF	1	6,320 SF	1	4,000 SF	1	4,956 SF
	Chair Storage	1	242 SF	0	0 SF	0	0 SF	1	242 SF
	Program Storage	1	245 SF	1	400 SF	1	300 SF	1	245 SF
	Office	1	143 SF	1	120 SF	1	300 SF	1	143 SF
	SUB TOTAL		5,586 SF		6,840 SF		4,600 SF		5,586 SF

SUPPORT		Qty	SF Total	Qty	SF Total	Qty	SF Total	Qty	SF Total
	Custodial	4	275 SF	3	180 SF	2	100 SF	5	428 SF
	RR-Female	4	839 SF	-	1,265 SF	-	770 SF	7	1,328 SF
	RR-Male	4	795 SF	-	1,057 SF	-	770 SF	6	1,040 SF
	Mechanical	1	558 SF	-	2,880 SF	-	3,000 SF	1	558 SF
	IT Room	1	26 SF	2	180 SF	2	64 SF	1	26 SF
	Storage	7	793 SF	4	238 SF	2	535 SF	4	359 SF
	SUB TOTAL		3,286 SF		5,800 SF		5,238 SF		3,739 SF

Notes:

State recommended restroom and mechanical square footage is based on a ratio for the total square footage with the number of restrooms dependant on code.

The central storage amount decreases but overall storage space increases with dedicated space per grade, included in the grade houses above.

- DEPARTMENT LEGEND
- ADMINISTRATION
 - CIRCULATION
 - CLASSROOM
 - DINING
 - EGRESS
 - FOOD SERVICE
 - IT
 - MEDIA CENTER
 - PHYSICAL EDUCATION
 - SPECIAL NEEDS
 - STUDENT SERVICES
 - SUPPORT



1 Cornell Elementary School - Existing Plan

SCALE: 1/32" = 1'-0"



2015 SAYDEL CSD MASTER PLANNING
 SAYDEL COMMUNITY SCHOOL DISTRICT
 5740 NE 14TH STREET, DES MOINES, IOWA



- DEPARTMENT LEGEND
- ADMINISTRATION
 - CIRCULATION
 - CLASSROOM
 - COMMONS
 - DINING
 - EGRESS
 - FOOD SERVICE
 - IT
 - MEDIA CENTER
 - PHYSICAL EDUCATION
 - SPECIAL NEEDS
 - SUPPORT
- NEW ADDITION



1 Cornell Elementary School - Departments
SCALE: 1/32" = 1'-0"



2015 SAYDEL CSD MASTER PLANNING
SAYDEL COMMUNITY SCHOOL DISTRICT
5740 NE 14TH STREET, DES MOINES, IOWA

- Academic Level**
- 1st Grade House
 - 2nd Grade House
 - 3rd Grade House
 - 4th Grade House
 - Exploratory
 - Kindergarten House
 - Pre-Kindergarten House
 - Special Needs/At-Risk
 - NEW ADDITION

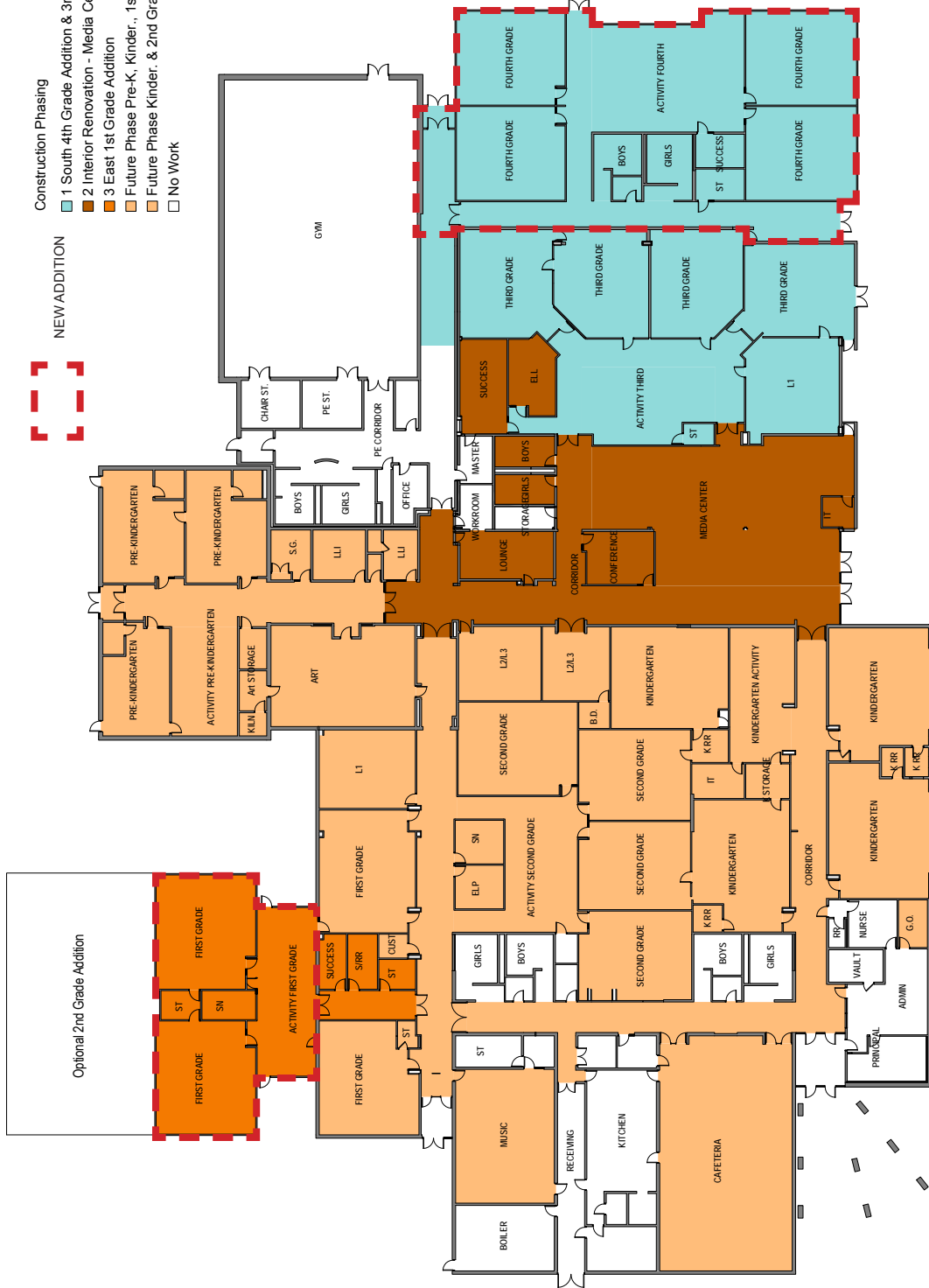


1 Cornell Elementary School - Academic Houses
SCALE: 1/32" = 1'-0"



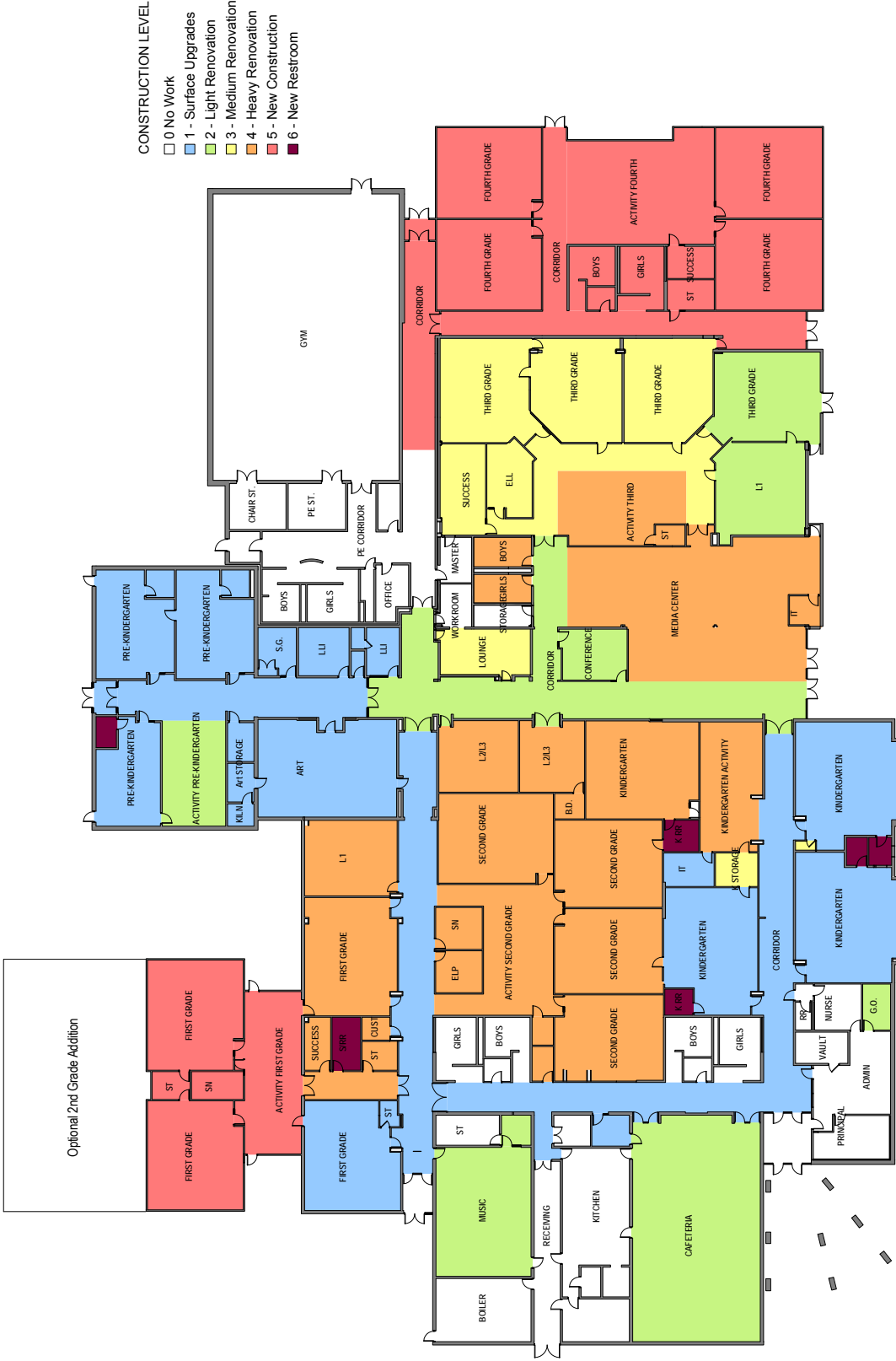
2015 SAYDEL CSD MASTER PLANNING
SAYDEL COMMUNITY SCHOOL DISTRICT
5740 NE 14TH STREET, DES MOINES, IOWA

- Construction Phasing**
- 1 South 4th Grade Addition & 3rd Grade "Horseshoe" Renovation
 - 2 Interior Renovation - Media Center
 - 3 East 1st Grade Addition
- NEW ADDITION**
- Future Phase Pre-K, Kinder., 1st Grade, & Cafeteria Renovations
 - Future Phase Kinder. & 2nd Grade Building Core Renovations
 - No Work



1 Cornell Elementary School - Phasing
SCALE: 1/32" = 1'-0"





1 Cornell Elementary School - Construction Level
SCALE: 1/32" = 1'-0"



VI. Preliminary Cost Opinion and Phasing Sequence

Saydel CSD 2015 Master Plan
Phase Descriptions & Associated Costs

PHASE 1: Years 1 & 2

A combination of High Priority General Maintenance/Improvements and High Priority Capital Projects is the first step in the Master Plan Schedule as Phase #1. The majority of work will take place at the Cornell Elementary School in the form of an addition of a group of 4 classrooms, a community activity space, a new multi-user restroom, special education spaces, and respective support spaces. The middle school and high school will also receive a small amount of interior classroom renovation and provide a glimpse into the future of Saydel classrooms.

PHASE 1 - HIGH PRIORITY GENERAL MAINTENANCE & IMPROVEMENTS

	Included	Option
Cornell Elementary School:		
1.A) Pre-K Outdoor Classroom:	300K	
1.B) Cornell Septic System:		120K
1.B.1) Add new supplemental system		
1.B.2) Abandon old system and build new:	230K	
1.C) Install new sanitary sewer main & grease interceptor:		790-910K
1.C.1) 8" Public Main		670-790K
1.C.2) 4" Force Main		
1.D) Cornell Pre-K area moisture mitigation:	200K?	
Woodside Middle School:		
1.E) Boiler Replacement:	135K	
1.F) Basketball Courts:	100K	
1.G) Roof Replacement	420K	
High School:		
1.H) High School Roof Replacements:	634K	
1.J) Trail Project:	163K	
1.K) Water Main Project: 6" Domestic & Hydrant	90K	
1.L) Tennis Courts:		170K
1.L.1) Resurfacing existing courts:	35K	
1.L.2) Install two new courts w/ fence:		
1.M) Auditorium Lighting:		60K
1.N.1) Lighting Upgrades:	180K	
1.N.2) Ceiling Replacement:		
1.N) Remaining Flooring Upgrades Throughout H.S.	75K	
Phase 1 General Maintenance & Improvements Subtotal: (Non-Negotiables)	\$2.712M	



Saydel Community School District

VI. Preliminary Cost Opinion and Phasing Sequence

PHASE 1 - HIGH PRIORITY CAPITAL PROJECTS:

	Included	Option
Cornell Elementary School:		
1.P South 4th Grade Addition	2.4 M	
1.Q Roof Replacement at 3rd Grade/Future Media Center	160 K	
Running Subtotal:	\$5.270M	
1.R Sprinkler Pre-K, 3rd, and Future Media Center	95K	
1.S Pre-K Community Activity Room		50K
1.T Third Grade "Horseshoe" Renovation		
<i>Potential Alternates</i>		
1.T.1 3rd Grade Community Activity Room	130K	
1.T.2 3rd Grade Classroom Renov.	260K	
1.U Cafeteria Renovation:		
1.U.1 Relocate Eagles Nest Offices & Increase cafe area:		130K
1.U.2 Add sound absorbing wall & ceiling panels:	25K	
1.V Staff Restroom Renovation		
1.V.1 Renovate existing group RR into Staff RR:	60K	
1.V.2 Renovate existing staff RR with Surface Upgrade:	15K	
Woodside Middle School		
1.W 6th Grade Community Improvements		
1.W.1 Community Activity Area Renov.	263K	
New ceiling and lighting (LED downlights)		
New flooring		
Patch and Paint Walls		
New cabinets		
1.W.2 Four Classroom + 1 Room Renov. (35K per CR)	174K	
New ceiling and lighting (LED downlights)		
New flooring		
Patch and Paint Walls		
New cabinets (12')		
Sprinkler (infrastructure and 6th grade area)		78K
-not necessary for Phase 1 improvements		
High School		
1.X Model Classroom Renovations		
1.X.1 Three Classroom Renovation (50K per CR)	150K	
New ceiling and lighting (LED downlights)		
New flooring		
Patch and Paint Walls		
New cabinets (12')		
Skylights at interior rooms		
Phase 1: Capital Project Subtotal:	\$3.752M	
Phase 1: All Projects Subtotal:	\$6.442M	



VI. Preliminary Cost Opinion and Phasing Sequence

PHASES 2 & 3: Year 3-5

Phase 2 and Phase 3 represents “next steps” in the sequence of work for the District Facilities Master Plan. Work at all three schools that totals between \$5.9-\$6.5 million which is the estimated amount allowed by the extension of the Penny Tax. This work will take place after the Penny Tax is extended. No specific time frame has been determined at this time. Take note, this work is estimated in the current year and a 5% annual inflation rate must be taken into account when this work is finally realized.

PHASE 2	Included	Option
Cornell Elementary School:		
Complete Interior South Renovation-Media Center (w/ skylights):	650K	
Woodside Middle School:		
5th Grade Academic House and Exploratories Renovation:	1.150M	
High School:		
Auditorium Surface Upgrades:	325K	
Phase 2 Subtotal:	\$2.125M	
PHASE 3		
Cornell Elementary School:		
East Addition - First Grade Academic House	1.250M	
Woodside Middle School:		
Small Administration Addition and Eastern Wing Improvements:	1.363M	
High School:		
Wrestling Addition and Guidance Renovation:	1.825M	
Phase 3 Subtotal:	\$4.438M	
Phase 2/3 Subtotal:	\$6.563M	

STAND ALONE CLASSROOM UPGRADE PROJECTS: “Ala Carte” Per Classroom

Classroom Furniture Replacement	8-12K	
Classroom Renovations	35K	
New ceiling and lighting (LED Downlight)		
New flooring		
Patch and Paint Walls		
New cabinets (12 feet)		
Skylight Retrofit	\$15K	
Full Classroom Upgrade	\$60K	

VI. Preliminary Cost Opinion and Phasing Sequence

FUTURE PHASES: Year 5+

The Future Phases represent work that will take place as additional funding is accumulated. No specific time frame has been set for these projects. Take note, this work is estimated in the current year and a 5% annual inflation rate must be taken into account when this work is finally realized.

Future Phases - Academic Projects

Cornell Elementary School:

	Needs	Options
East Renovation - First Grade, Pre-K	1.643M	
Central Core Renovation - 2nd Grade & Kindergarten:	2.555M	
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Woodside Middle School:		
7th Grade Academic House and Media Center Renovation:		1.113M
8th Grade Academic House Renovation:		535K
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High School:		
Language Wing Addition (Classroom relocation)*:		2.700M
Media Center and Commons Renovations:	4.513M	
Social Studies and Special Need CR Renovation:	782K	
Vocational Tech Surface Upgrades:	625K	
Math and Science Wing Surface Upgrades:	526K	
Auditorium Backstage Addition:	713K	
Performance Arts Renovation:	448K	
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Future Phases Academic Projects Subtotal:	\$11.805M	\$4.348M
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Future Phases - Athletics Projects:		
Tennis Courts Lighting:		140K
Football Re-carpeting:	200K	
Football/Track Lighting Replacement:	175K	
Softball Field Drainage:		150K
2 Softball Masonry Dugouts:		90K
2 Baseball Masonry Dugouts:		90K
New Multipurpose Locker Room:		1.00M
Track Resurfacing	150K	
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Future Phases Athletic Projects Subtotal:	\$375K	\$1.470M
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Future Phases - General Improvements		
Cornell Parking Lot Replacement:	444K	
High School Parking Lot Replacement:	725K	
High School Parking Lot Road Access:	90K	
Trail to Woodside from High School:		186K
Trail to Cornell from High School:		46K
Four Athletic Training Stations (between Woodside and H.S.):		40K
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Future Phases General Improvements Subtotal:	\$1.259M	\$272K
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TOTAL MASTER PLAN COST OPINION:	\$26,424,000	
(Cost opinion established for 2015/2016 construction market)		
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