

**WDMCSD 10 YEAR FACILITY MASTER PLAN  
FINAL REPORT – 27 August 2001**

**FINAL REPORT TO THE BOARD OF DIRECTORS  
Prepared by: Ken Bussard, RDG Consult**

**COMPLETION OF PHASE 1**

In June 2000, the West Des Moines Community School District entered into an historic agreement with RDG Consult, Capital Resources Group/The Weitz Company, RDG Bussard Dikis and KJWW Engineering to plan for facility improvements funded by the one-cent school sales tax. For the past fourteen months, the Facility Planning Team has worked collaboratively to assess and prioritize needs, establish project costs and timelines and recommend alterations to the original 10-year facility improvement plan. Three interim reports have been presented to the Board of Education – in November 2000, April 2001 and June 2001.

Now, as per the Agreement Between West Des Moines Community School District and RDG Consult For Special Services, dated 11 June 2000, we have completed the tasks outlined in Article 2 of the agreement. The work is contractually described as “WDMCSD-School Infrastructure Project Plan-Phase 1”. With the completion of this master planning work the first of three phases is finished. The completed document, presented to the Board on 27 August 2001, is the fourth and final report. Each of the four reports has been organized with the same segments of information in order to create and document the historical evolution of the year-long process. With the acceptance of this final report, Phase 2 will begin under the leadership of Jim McCulloh and Dave Person of Capital Resources Group, Ltd.

**EXECUTIVE SUMMARY** – The West Des Moines Community School District 10 Year Master Plan for facility improvements includes:

- All schools will receive fire alarm and smoke detection systems, sprinkler systems, new communication and technology systems, a district wide security system and corrections of existing life safety code and disability code deficiencies. *See page A1*
- All schools will receive new or improved energy efficient heating, cooling and ventilating systems.
- All schools will receive new or improved electrical power systems and lighting.
- Parity of teaching/learning classroom type spaces will be designed for all elementary schools. *See page A1*
- Elementary students will be relocated to “swing space” for one academic year to expedite construction. This strategy will save both time and money, and avoid the safety and construction distractions to the students and teachers. *See pages A1 and C1*
- Vehicular and bus traffic, safety and parking problems will be corrected at three elementary schools. *See page F5, F21 and F27*
- Two outdated elementary schools will be replaced with one new 21<sup>st</sup> Century elementary school. *See pages F57 through F61*
- Funds will be allocated to bring parity (quantity and quality) of space and air conditioning to the junior highs. *See pages F 62 through F77*
- Two alternatives are presented -- for Board consideration -- as to the future of Valley High School. *See pages F81 to F97*
- Valley Stadium will be relocated to a new site with enhanced facilities. This move is directed by the selection of the current site as the preferred location of the new elementary school,. *See pages F98 to F100*
- Funds will be allocated for the continued remodeling of Walnut Creek Campus Alternative High School. *See page F104*
- Future growth capacity (equivalent of one additional elementary school) is accommodated within nine elementary schools, thus avoiding the construction of another elementary school until student population justifies the investment. *See page B1*

- The schools with the most critical needs for correcting space and site deficiencies receive construction funding earlier in the schedule. *See pages C1 through C3.*
- Funds are allocated on a definitive prioritization basis -- addressing life safety, fire and code compliance as the number one priority. This approach addresses the short fall of approximately \$ 40 million to fund all of needs identified in 1999. *See page D1.*
- PPEL funds will be used to supplement the SST revenues to support projects needing immediate repair or replacement such as repairing roofs, removal of asbestos, repairing parking lots etc. *See page D1.*
- Project budgets are based on a Design Program Concept for each school. The Design Program Concept is used as a basis for establishing costs for new construction and for the levels of remodeling (as determined in the assessment process). *For example, see F27, F31, F32 and F33.*
- A total budget is presented for all projects, comparing the original ten-year plan to the current scope of each project within the limits of available funding. All costs (inflation design, contingency, construction and equipment) have been allocated to each project. *See page E1. The current plan budget cost, shown on E1, is broken down into the categories of needs, established at the sales tax vote, to compare "then" to "now" costs. For example the budget in the 3<sup>d</sup> column of page E1 for Clive school is \$7,338,640. This is the present project budget shown at the lower right on page F6.*
- A Financial Plan, prepared by Evensen and Dodge, is included in the Appendix. This plan addresses funding for the project costs shown on page E1. This plan also takes into consideration the calendar time required and the funds needed for design and construction as shown on the schedules. *See pages C2 and C3.*
- A Facility Project Standards and Guidelines book has been prepared by the FPTeam to be used by the project architects and engineers in Phase 2 (implementation) as described in this facilities master plan. *See separate publication*

## FINAL REPORT

The final report features the same organization of information as found in the previous three progress reports. This format provides easy reference to previous information. It also allows for quick identification of the changes and recommendations made by the Superintendency and Board during the year taken to develop the master plan. The divisions are the same...the word "Final" is now used in lieu of "Proposed." Thus, the Final Report includes the following topics:

- Final Improvements to Facilities
- Information Matrix-Elementary Schools
- Final Schedule
- Final Allocation of Revenue
- Final Budget
- Final Design Program Concept Plans

### This report reflects the work of the Facility Planning Team – Phase 1:

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