

FACILITY RECOMMENDATIONS FOR A LONG-RANGE PLAN



8/24/2011

Ames Community School District



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APPROACH | 1

This recommendation of facilities for the Ames Community School District, to be used in the development of a Long-Range Facility Plan, is one that has been completed in consideration of many factors. This report encompasses planning for the educational process and curriculum, facility operations and longevity, sustainability and future operations, demographics and development patterns in Ames, and avoiding unnecessary disruption of the educational process.

Information Gathered and Presented in Facilitation Meetings

This plan takes into consideration information gathered and presented since June 2010 and includes:

- A visual walk-through of all existing facilities done by architects with Struxture Architects and engineers with Modus Consulting Engineers. Interviews were also conducted with maintenance staff in regard to those facilities. A building condition assessment report from that walk-through was completed and shared previously and a detailed facility report card is on file with the district.
- Information was gathered on the specifics of all sites owned by the district and options for usage of those deemed viable were presented and discussed. Various maps were presented showing sites in relation to each other with distance gauges for pedestrian and transportation. That information was discussed by the Board and opinions were shared as to the merits of each.
- This report reflects a review of information detailed in the Demographic Study done by RSP & Associates that was completed in May of 2009 for the district. That information on demographics, as well as other city trends, was reviewed in a meeting with the Ames City Manager and City Planner.
- Public opinion with respect to facilities and overall view of the district was also presented to the Board and discussed. This information was gathered in a series of public forums whose attendance was selected from groups and organizations which best represented the broadest demographic possible throughout Ames. These meetings also included two meetings that were open to the general public and published in the Ames Tribune.
- The staff opinion of the district facilities was gathered by means of an online survey that was distributed and the data was collected. Analytical data from these surveys was then presented to the staff of each building in group meetings to verify results given and additional information was collected. A summary of this information was presented to the Board for review and that information is on file.
- Personal interviews were conducted with all building principals and an outline of those comments was presented in order to protect anonymity and achieve a greater candor in the interview process.
- Information was gathered and presented for operational costs and transportation costs in regard to building sizes, numbers, and placement.
- Ideal building space programs were created and verified as they relate to what is considered standard or common practice in the design of education facilities today.
- Building costs were presented for facilities to replace or modify existing to meet this ideal program.

It should be noted that information presented at facility meetings that led to the generation of this report has not been included in the body of this report but is on file with the district.

CONSIDERATIONS | 2

This report was developed from a background formed from the Board of Education’s seven guiding principles. Its aim is to create educational environments in the Ames Community School Facilities that will enhance the educational process and accommodate flexibility in programming for years to come. It seeks to create facilities that are responsive to the process of education but also ones that are environmentally responsible to future generations of Ames.

Exiting facilities should be considered carefully with respect to the future. Though education and program needs continually change, buildings can often adapt to those changes if they are easily modified. This report has tried to look at the following factors when considering modifying existing buildings:

- All buildings must be absent of hazardous materials as well as air quality and environmental problems. Existing buildings must be in a condition that will not continuously generate future problems by faults in their construction or can be easily modified to remedy these faults.
- All buildings must have the ability to make updates for the ventilation and electrical needs in order to meet current code and energy standards without major disruption of the architectural components or processes.
- All buildings must have the capacity to be modified in a cost effective manner and remain “in business” without disruption of the education process unless other facilities are available for temporary relocation of students.
- All buildings, when modified and renovated, must have the ability to meet the District’s long term needs and fulfill the Board’s guiding principles.

Whether new or renovated, it is essential that the schools meet the academic programming requirements as they evolve and develop. Although it is unwise to build facilities to ascribe to any current trend, it is important that flexibility exists that can accommodate the programming needs. When the existing buildings were built, even over the long span of time that encompasses, the model for instruction was significantly molded around the teacher lecturing to the students. Today facilities need to provide for:

- Spaces for interactive learning groups for peer learning.
- Flexibility to change room layouts in a matter of minutes to facilitate a new learning scenario.
- Opportunities for students to have access to individual learning spaces.
- Opportunities for student interaction at a variety of times and levels
- Facilities that can allow a continuous change of the computer systems as they evolve and develop.
- Opportunities for staff to interact with peers to develop educational plans and cross-discipline learning opportunities.
- An environment that is fundamentally safe for students, staff and visitors. This requires:
 - The ability of the staff to monitor anyone entering or leaving the building
 - The ability to lockdown the building on a moment’s notice
 - Capacity for students and staff to get to protected spaces in case of a tornado or severe storm
 - The ability for students to easily move about the building in a form that provides appropriate wide corridors in a logical building arrangement.
 - The ability for visitors and parents to access the building or appropriate parts of it easily and without disruption to other parts of the building.
- An environment that is clean, well-lighted, and with temperature comfort in all seasons. The building is free from mold and other hazardous materials.
- All aspects of the building are accessible to persons with disabilities and special needs.
- Buildings that are convenient and available for use by the community when school is not in session. This particularly includes the use of gym spaces for community recreational use.

FACILITY RECOMMENDATIONS FOR A LONG-RANGE PLAN

ELEMENTARY CENTERS

Currently the district operates five K-5 elementary sites and an additional site at the Northwood building for Preschool, Pre-K and Early Childhood Special Education. This configuration is currently at the extent of the District’s operational capacity in relation to its general funding ability. Information on different building size and number scenarios has been presented in this planning process and is included below. Based on the numbers reflected, this report is recommending that the current number of sites be held and that facilities be adjusted in size to meet necessary capacities.

SCHOOL OPTION	CONSTRUCTION	20 YEAR ENERG	20 YEAR TRANSPC	20 YEAR STAFF	TOTAL COST	PER STUDENT CO	20-YR GEN FUN	PER STUDENT CO\$
8-2 SECTION	\$ 81,013,680.00	\$ 20,293,898.67	\$ 3,573,369.43	\$ 97,108,243.63	\$ 201,989,191.73	\$ 100,994.60	\$ 120,975,511.73	\$ 60,487.76
7-2 SECTION	\$ 70,886,970.00	\$ 17,757,161.34	\$ 3,573,369.43	\$ 84,969,713.17	\$ 177,187,213.94	\$ 88,593.61	\$ 106,300,243.94	\$ 53,150.12
5-3 SECTION	\$ 60,458,475.00	\$ 15,144,826.97	\$ 3,573,369.43	\$ 81,031,644.83	\$ 160,208,316.23	\$ 80,104.16	\$ 99,749,841.23	\$ 49,874.92
4-4 SECTION	\$ 54,405,780.00	\$ 13,628,828.97	\$ 3,573,369.43	\$ 86,782,926.04	\$ 158,390,904.44	\$ 79,195.45	\$ 103,985,124.44	\$ 51,992.56
1-4, 3-3, 1-2	\$ 60,003,240.00	\$ 15,030,790.76	\$ 3,573,369.43	\$ 82,453,248.86	\$ 161,060,649.05	\$ 80,530.32	\$ 101,057,409.05	\$ 50,528.70
4-3, 1-2	\$ 58,493,490.00	\$ 14,652,598.91	\$ 3,573,369.43	\$ 76,963,846.32	\$ 153,683,304.66	\$ 76,841.65	\$ 95,189,814.66	\$ 47,594.91
5-5, 1-2	\$ 70,585,185.00	\$ 17,681,564.30	\$ 3,573,369.43	\$ 93,170,175.28	\$ 185,010,294.01	\$ 92,505.15	\$ 114,425,109.01	\$ 57,212.55

The recommendation of this report, and the desire of the Board of Education, is to locate buildings close to population using them. The Board has also indicated a desire to keep an excess capacity of 10% in their facility model to accommodate fluctuations in grade levels that can and have happened in the past. Current demographic models for the elementary age children project a requirement for 2000 students. In order to best accomplish locating buildings in developed areas of Ames, and best distribute capacity based on population centers, this report recommends an elementary scenario that utilizes one four-section building, three three-section buildings, and one two section-building. Based on the programmed capacity, this arrangement would allow a student population of 2,185 K-5 students and accommodate a projected excess capacity of 9%.

HIGH SCHOOL

The existing Ames High School is the result of multiple additions and renovations over time to address an expanding student population and its academic and extra-curricular components. However, in each of its developments, the fundamental concerns of the older sections of the building remain. Concerns that exist include:

- Narrow corridors
- Illogical layout
- Isolated theatre well within the building requiring patrons to travel through much of the building.
- Theatre that is undersized for many venues
- Isolated library
- Disconnected academic spaces. Lower level classrooms are inappropriate in location and environment
- Commons cafeteria that is remote and with no connection to public functions
- Layout that is impossible to monitor and control. Too many remote points of access.
- Athletic facilities that need updating, especially the pool.
- Lecture type classrooms that do not lend themselves to flexibility.
- Spaces that do not have good environmental comfort.

The consideration is to find a way to renovate and upgrade what is there or to build new. High Schools in this generation are being built to maximize the ability for students to interact in multiple ways and multiple disciplines. The connection of curriculum between its elements is essential for today’s student and its interconnectedness needs to be easily accommodated both for students and faculty. A science curriculum must be able to connect to mathematics, language, social science, and technology in many and convenient ways. The building must encourage that rather than prevent it.

Students at the high school level must also have the ability to develop their career path in ways that enhance their opportunities to succeed. That means providing learning opportunities that speak to their learning styles and provide them the connectedness to resources and peers to maximize the experience. That is accomplished with a variety of unassigned learning spaces for conferencing, isolated study, group projects and casual conversation, and easy and up-to-date access to computers in all settings. The building must accommodate these realities rather than impede them.

MIDDLE SCHOOL

As the current Middle School building was recently constructed, the District feels that any upgrades or modifications to the building other than safety and maintenance issues should be considered after the elementary and high school needs are met.

DEMOGRAPHICS | 3

The RSP Study seems to be consistent with the thoughts of the City’s officials and planners. The study is also clear that concrete numbers and locations are simply not possible to obtain in order to predict student locations in the future. We recommend that the district not locate schools based on future growth projections as they will not likely accurately predict student locations long-term.

It is well known that the City of Ames is bisected into two parts, divided by Iowa State University. The City is limited by Interstate 35 on the East and considerably hindered on the South by Highway 30. Present industrial and commercial development to the East of Ames will effectively shut off residential development in that direction. The Airport and commercial development in the Southern part of Ames will also block most residential development to the South with exception of the far Eastern and far Western portions. This leaves the city with the ability to grow to the North and West of Ames, taking development beyond the borders of the District.

Students will likely come from various sources in the city, new development to the North, repopulation of existing neighborhoods, development to the Southwest, and some minor development to the Southeast of Ames. In addition, the Ames District still continues to offer outstanding education and will likely be able to attract open-enrolling students from the Northern and Western part of the city (that is outside district lines) if facilities and education are deemed more attractive than neighboring districts.

In 2008/2009, the District received a study conducted by RSP & Associates. Their findings are as follows:

Enrollment projections by 2030 will be:

- Elementary (K-5) 2000
- Middle School (6-8) 1100
- High School (9-12) 1500

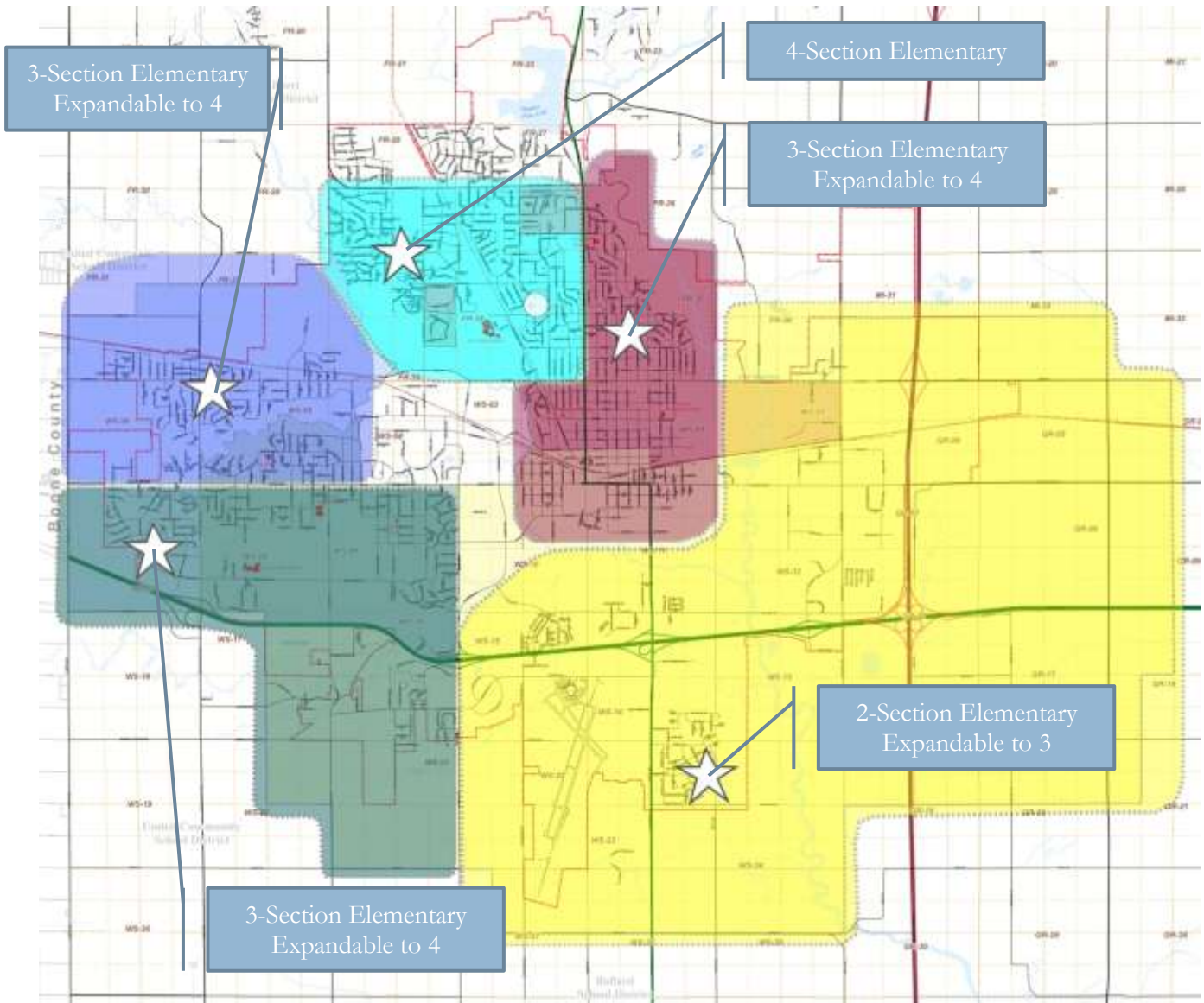
TOTAL 4600

This would constitute an increase of 370 students over the 2008-09 school population. From 2000/09, the elementary student population fluctuated from a high of 1999 in 2000/01 to a low of 1815 in 2004/05. 2008/09 had an elementary count of 1834, so it has increased from its low, but is well below the population at the turn of the century. The Middle School population is projected to be 1100 in 2030. In 2008/09, the population was 1103, only eight fewer students from the turn of the century. The high school is scheduled to be at 1500 students by 2030. Last year, high school enrollment stood at 1384 students, a decrease of 13% from the high point of 1591 students in 2000/01. In the last ten years, the K-12 enrollment has decreased by over 8%.

The projections indicated by the RSP report that enrollment will increase by 6.5% in the next twenty years, although modest, seems somewhat optimistic, but not enough data is available to dispute the RSP Report.

ELEMENTARY SITE LOCATIONS | 4

This report recommends that locations of elementary schools in Ames be placed nearest to the population densities created by the development of the City of Ames. Currently buildings are located very close to one another in certain parts of the city and it is the recommendation of this report that those distances be increased to better distribute centers within the city. Based on the natural barriers in Ames (i.e. Flood Plain, ISU, Industrial and Commercial Development, Interstate, etc.) it is recommended that schools be placed according to the map below.



This map represents keeping educational centers at the Meeker, Mitchell, and Sawyer sites. The map also reflects moving the location of the school that serves the southwest portion of Ames to below the Lincoln Way barrier on the district property on Miller Avenue. The map shows the school serving the North central portion of Ames, which is currently Fellows, be moved Northwest to the G.W. Carver Avenue site in order to better geographically distribute centers.

BUILDING SPACE PROGRAM | 5

The Iowa Department of Education does not set standards for space requirements of education environments. The pages in this section represent the building space programs determined to meet current trends for best instructional practices and include accommodation for differentiated instruction, engaged instruction, small and large group spaces and future technological needs. Common spaces were determined according to national recommendations as set forth by the Council of Educational Facility Planners International, The National Clearinghouse for Educational Facilities as well as common practices in the design of educational environments.

These programs represent additional areas not previously included in the elementary buildings in Ames. Though these spaces can be incorporated in many different ways within the building, it is necessary to provide additional area for them. Examples of these areas are as follow:

Shared Resource Areas are being seen in a large percentage of new and remodeled school construction. These spaces are proposed in the Ames project at a rate of three spaces for grades PK through Fifth.

Advantages of these spaces include the following:

- Large and small group instruction*
- Increased technology opportunities*
- Differentiated instruction*
- Associate and volunteer centers*
- Engaged instruction*
- Project areas*
- Tutorial spaces*
- Team teaching*
- Homework centers*
- Increased Opportunities for Sub grouping*



Larger elementary gymnasiums can accommodate a wider variety of programming and can also readily be used by the public in Ames. The programmed space allows for a full-court size with safety perimeter and additional space for three rows of bleachers. Advantages of these larger spaces are as follows:

- School assemblies*
- Physical Education classes*
- After school enhancement activities*
- Community and family events*
- Small stage space for presentations and performances*
- Intramural activities for K-12*
- City Recreation Programming*
- Adult Leagues*
- Greater involvement of the community within the schools*



Multi-Purpose Student Commons/Cafeterias can accommodate many functions and when design with level offsets from the gymnasiums, can also be used as performance areas for student events. These spaces also separate eating from student PE classes and allow full use of the gym throughout the day. Other benefits to this space are as follow:

- After school enhancement activities*
- Community and family events*
- Small stage space for presentations and performances*
- Greater involvement of the community within the schools*



FACILITY RECOMMENDATIONS FOR A LONG-RANGE PLAN

This and following pages outline space programs for the all district facilities with the exception of the middle school which was deemed adequate in the building review process.

Ames Community School District						
Space Program - True Four Section Building						
Program Space	No. Req'd	Area Req'd	Program Area-Tot	Occupancy	Tot. Occupcy	
Kindergarten	4	1000 SF	4,000 SF	23	92	
Kindergarten Coats	2	200 SF	400 SF		0	
Kindergarten Toilets	4	50 SF	200 SF		0	
Kindergarten Work/ Storage	2	100 SF	200 SF		0	
First Grade	4	900 SF	3,600 SF	23	92	
K-1 Grade Shared Activity	1	1200 SF	1,200 SF		0	
Second Grade	4	900 SF	3,600 SF	23	92	
Third Grade	4	900 SF	3,600 SF	24	96	
2-3 Grade Shared Activity	1	1200 SF	1,200 SF		0	
Fourth Grade	4	900 SF	3,600 SF	25	100	
Fifth Grade	4	900 SF	3,600 SF	25	100	
4-5 Grade Shared Activity	1	1200 SF	1,200 SF		0	
Future Program Spaces	2	900 SF	1,800 SF		0	
Music	1	1000 SF	1,000 SF		0	
Music Storage	1	200 SF	200 SF		0	
Band/Orchestra	1	1000 SF	1,000 SF		0	
Instrument Storage	1	250 SF	250 SF		0	
Special Education -Lvl 3	1	1100 SF	1,100 SF	8	8	
Spec. Ed Storage	1	60 SF	60 SF		0	
Spec. Ed Tlt	1	90 SF	90 SF		0	
Spec. Ed. Skills Area	1	80 SF	80 SF		0	
Special Education -Lvl 2	1	1000 SF	1,000 SF		0	
Spec. Ed Storage	1	60 SF	60 SF		0	
Spec. Ed Focus Area	1	40 SF	40 SF		0	
Special Education - Resource	2	800 SF	1,600 SF		0	
Title 1	1	500 SF	500 SF		0	
Speech	1	500 SF	500 SF		0	
AEA	1	250 SF	250 SF		0	
ELL	1	600 SF	600 SF		0	
ELP	1	600 SF	600 SF		0	
Art	1	1100 SF	1,100 SF		0	
Art Storage	1	180 SF	180 SF		0	
Art Storage / Kiln	1	80 SF	80 SF		0	
Gymnasium	1	6200 SF	6,200 SF		0	
PE Storage	1	300 SF	300 SF		0	
PE Office	1	120 SF	120 SF		0	
Community Storage	1	180	180		0	
Chair Storage	1	180 SF	180 SF		0	
Cafeteria	1	3200 SF	3,200 SF		0	
Table Storage	1	250 SF	250 SF		0	
After School Care Storage	1	250 SF	250 SF		0	
Media Center	580	5 SF	2,900 SF		0	
Media Center Office/Work	1	600 SF	600 SF		0	
Media Center Storage	1	600 SF	600 SF		0	
Computer Lab	1	850 SF	850 SF		0	
Book Resource Room	2	200 SF	400 SF		0	
Guidance / Waiting	1	600 SF	600 SF		0	
School Office	1	800 SF	800 SF		0	
Principal Office	1	200 SF	200 SF		0	
Asst. Principal Office	1	180 SF	180 SF		0	
Conference Room	1	350 SF	350 SF		0	
ISS Area	2	40 SF	80 SF		0	
Work Area	1	100 SF	100 SF		0	
Associate Work Area	1	200 SF	200 SF		0	
Health Office	1	380 SF	380 SF		0	
Health Toilet	1	90 SF	90 SF		0	
Staff Work Room	1	600 SF	600 SF		0	
Staff Toilets	4	60 SF	240 SF		0	
Custodian Areas	3	80 SF	240 SF		0	
Custodian Storage	1	900 SF	900 SF		0	
Kitchen/Serving/Storage	1	2600 SF	2,600 SF		0	
Designated Program Area			62,080			
Mechanical Areas	10%		6,208			
Circulation/Locker/Restrooms	18%		11,174			
Building Services	5%		3,104			
Total Building Area			82,566		580	

FACILITY RECOMMENDATIONS FOR A LONG-RANGE PLAN

Ames Community School District						
Space Program - True Three Section Building						
Program Space	No. Req'd	Area Req'd		Program Area-Tot	Occupancy	Tot. Occupcy
Kindergarten	3	1000 SF		3,000 SF	23	69
Kindergarten Coats	2	200 SF		400 SF		0
Kindergarten Toilets	3	50 SF		150 SF		0
Kindergarten Work/ Storage	2	100 SF		200 SF		0
First Grade	3	900 SF		2,700 SF	23	69
K-1 Grade Shared Activity	1	1200 SF		1,200 SF		0
Second Grade	3	900 SF		2,700 SF	23	69
Third Grade	3	900 SF		2,700 SF	24	72
2-3 Grade Shared Activity	1	1200 SF		1,200 SF		0
Fourth Grade	3	900 SF		2,700 SF	25	75
Fifth Grade	3	900 SF		2,700 SF	25	75
4-5 Grade Shared Activity	1	1200 SF		1,200 SF		0
Future Program Space	2	900 SF		1,800 SF		0
Music	1	1000 SF		1,000 SF		0
Music Storage	1	200 SF		200 SF		0
Band/Orchestra	1	1000 SF		1,000 SF		0
Instrument Storage	1	250 SF		250 SF		0
Special Education -Lvl 3	1	1100 SF		1,100 SF	8	8
Spec. Ed Storage	1	60 SF		60 SF		0
Spec. Ed Tit	1	90 SF		90 SF		0
Spec. Ed. Skills Area	1	80 SF		80 SF		0
Special Education -Lvl 2	1	1000 SF		1,000 SF		0
Spec. Ed Storage	1	60 SF		60 SF		0
Spec. Ed Focus Area	1	40 SF		40 SF		0
Special Education - Resource	2	800 SF		1,600 SF		0
Title 1	1	500 SF		500 SF		0
Speech	1	500 SF		500 SF		0
AEA	1	250 SF		250 SF		0
ELL	1	600 SF		600 SF		0
ELP	1	600 SF		600 SF		0
Art	1	1100 SF		1,100 SF		0
Art Storage	1	180 SF		180 SF		0
Art Storage / Kiln	1	80 SF		80 SF		0
Gymnasium	1	6200 SF		6,200 SF		0
PE Storage	1	300 SF		300 SF		0
PE Office	1	120 SF		120 SF		0
Community Storage	1	180		180		0
Chair Storage	1	180 SF		180 SF		0
Cafeteria	1	2700 SF		2,700 SF		0
Table Storage	1	250 SF		250 SF		0
After School Care Storage	1	250 SF		250 SF		0
Media Center	437	5 SF		2,185 SF		0
Media Center Office/Work	1	600 SF		600 SF		0
Media Center Storage	1	600 SF		600 SF		0
Computer Lab	1	850 SF		850 SF		0
Book Resource Room	2	200 SF		400 SF		0
Guidance / Waiting	1	600 SF		600 SF		0
School Office	1	800 SF		800 SF		0
Principal Office	1	200 SF		200 SF		0
Conference Room	1	350 SF		350 SF		0
ISS Area	2	40 SF		80 SF		0
Work Area	1	100 SF		100 SF		0
Associate Work Area	1	200 SF		200 SF		0
Health Office	1	380 SF		380 SF		0
Health Toilet	1	90 SF		90 SF		0
Staff Work Room	1	600 SF		600 SF		0
Staff Toilets	4	60 SF		240 SF		0
Custodian Areas	3	80 SF		240 SF		0
Custodian Storage	1	900 SF		900 SF		0
Kitchen/Serving/Storage	1	2600 SF		2,600 SF		0
Designated Program Area				55,135		
Mechanical Areas	10%			5,514		
Circulation/Locker/Restrooms	18%			9,924		
Building Services	5%			2,757		
Total Building Area				73,330		437

FACILITY RECOMMENDATIONS FOR A LONG-RANGE PLAN

Ames Community School District						
Space Program - True Two Section Building						
Program Space	No. Req'd	Area Req'd		Program Area-Tot	Occupancy	Tot. Occupcy
Kindergarten	2	1000 SF		2,000 SF	23	46
Kindergarten Coats	1	200 SF		200 SF		0
Kindergarten Toilets	2	50 SF		100 SF		0
Kindergarten Work/ Storage	1	100 SF		100 SF		0
First Grade	2	900 SF		1,800 SF	23	46
Second Grade	2	900 SF		1,800 SF	23	46
K-1-2 Grade Shared Activity	1	1200 SF		1,200 SF		0
Third Grade	2	900 SF		1,800 SF	24	48
Fourth Grade	2	900 SF		1,800 SF	25	50
Fifth Grade	2	900 SF		1,800 SF	25	50
3-4-5 Grade Shared Activity	1	1200 SF		1,200 SF		0
Future Program Space	2	900 SF		1,800 SF		0
Music	1	1000 SF		1,000 SF		0
Music Storage	1	200 SF		200 SF		0
Band/Orchestra	1	1000 SF		1,000 SF		0
Instrument Storage	1	250 SF		250 SF		0
Special Education -Lvl 3	1	1100 SF		1,100 SF	8	8
Spec. Ed Storage	1	60 SF		60 SF		0
Spec. Ed Tlt	1	90 SF		90 SF		0
Spec. Ed. Skills Area	1	80 SF		80 SF		0
Special Education -Lvl 2	1	1000 SF		1,000 SF		0
Spec. Ed Storage	1	60 SF		60 SF		0
Spec. Ed Focus Area	1	40 SF		40 SF		0
Special Education - Resource	2	600 SF		1,200 SF		0
Title 1	1	500 SF		500 SF		0
Speech	1	500 SF		500 SF		0
AEA	1	250 SF		250 SF		0
ELL	1	600 SF		600 SF		0
ELP	1	600 SF		600 SF		0
Art	1	1100 SF		1,100 SF		0
Art Storage	1	180 SF		180 SF		0
Art Storage / Kiln	1	80 SF		80 SF		0
Gymnasium	1	6200 SF		6,200 SF		0
PE Storage	1	300 SF		300 SF		0
PE Office	1	120 SF		120 SF		0
Community Storage	1	180 SF		180 SF		0
Chair Storage	1	180 SF		180 SF		0
Cafeteria	294	6 SF		1,764 SF		0
Table Storage	1	180 SF		180 SF		0
After School Care Storage	1	250 SF		250 SF		0
Media Center	1	2300 SF		2,300 SF		0
Media Center Office/Work	1	400 SF		400 SF		0
Media Center Storage	1	400 SF		400 SF		0
Computer Lab	1	850 SF		850 SF		0
Book Resource Room	1	200 SF		200 SF		0
Guidance / Waiting	1	600 SF		600 SF		0
School Office	1	800 SF		800 SF		0
Principal Office	1	200 SF		200 SF		0
Conference Room	1	350 SF		350 SF		0
ISS Area	2	40 SF		80 SF		0
Work Area	1	100 SF		100 SF		0
Associate Work Area	1	200 SF		200 SF		0
Health Office	1	380 SF		380 SF		0
Health Toilet	1	90 SF		90 SF		0
Staff Work Room	1	600 SF		600 SF		0
Staff Toilets	4	60 SF		240 SF		0
Custodian Areas	3	80 SF		240 SF		0
Custodian Storage	1	900 SF		900 SF		0
Kitchen/Serving/Storage	1	2600 SF		2,600 SF		0
Designated Program Area				46,194		
Mechanical Areas	10%			4,619		
Circulation/Locker/Restrooms	18%			8,315		
Building Services	5%			2,310		
Total Building Area				61,438		294

FACILITY RECOMMENDATIONS FOR A LONG-RANGE PLAN

Ames Community School District				
Space Program - High School 9-12 Building				
August 15, 2011				
Program Space	No. Req'd	Area Req'd	Program Area-Tot	Tot. Occupcy
Academic				
English	12	790 SF	9,480 SF	
Foreign Language	4	790 SF	3,160 SF	
Social Studies	9	790 SF	7,110 SF	
Math	10	790 SF	7,900 SF	
<i>Subtotal</i>			27,650 SF	
Science:				
Physical Science	3	1200 SF	3,600 SF	
Biology	4	1200 SF	4,800 SF	
Chemistry	2	1500 SF	3,000 SF	
Physics	1	1200 SF	1,200 SF	
Other Science	1	1200 SF	1,200 SF	
Prep Rooms	5	250 SF	1,250 SF	
M/SCI Computer Lab	1	850 SF	850 SF	
<i>Subtotal</i>			15,900 SF	
Resource/ Special Education				
Resource Rooms	6	450 SF	2,700 SF	
Special Education	3	1200 SF	3,600 SF	
Inst Kitchen / Tlts	1	400 SF	400 SF	
In-School Susp.	1	800 SF	800 SF	
<i>Subtotal</i>			7,500 SF	
Arts Education				
Visual Arts	2	1400 SF	2,800 SF	
Art Storage/ Kiln	1	600 SF	600 SF	
Instrumental Music	1	2500 SF	2,500 SF	
Ensemble Practice	1	300 SF	300 SF	
Band Uniform Stor	1	400 SF	400 SF	
Instrument Storage	1	600 SF	600 SF	
String Instrument Stor.	1	150 SF	150 SF	
Band/Choral Office / Wrk	2	200 SF	400 SF	
Music Storage	1	200 SF	200 SF	
Indv Practice	3	90 SF	270 SF	
Vocal Music	1	1850 SF	1,850 SF	
Vocal Music Storage	1	300 SF	300 SF	
Dance/Drama	2	3600 SF	7,200 SF	
Props/Costume/Gen Stor	1	500 SF	500 SF	
<i>Subtotal</i>			18,070 SF	
Auditorium/Theater				
Seating	800	9 SF	7,200 SF	
Stage/Dressing/Storage	1	1200 SF	1,200 SF	
Lobby	1	1200 SF	1,200 SF	
<i>Subtotal</i>			9,600 SF	
Business/Off Education				
Typing/Keyboarding	2	1200 SF	2,400 SF	
Computer / Applications	1	1200 SF	1,200 SF	
Business/Office Education	1	1000 SF	1,000 SF	
Faculty Office/Storage	1	500 SF	500 SF	
<i>Subtotal</i>			5,100 SF	
Service/Marketing Education				
Cons/Occc Home Economics	2	1400 SF	2,800 SF	
Marketing	1	1200 SF	1,200 SF	
Health Occupation	1	1400 SF	1,400 SF	
<i>Subtotal</i>			5,400 SF	
Workforce Development Labs				
Agri/Trade & Indus	1	3000 SF	3,000 SF	
Trade & Indust	2	2500 SF	5,000 SF	
Technology	1	2000 SF	2,000 SF	
Communications/Misc.	2	1500 SF	3,000 SF	
Vocational Classrooms	2	750 SF	1,500 SF	
<i>Subtotal</i>			14,500 SF	

FACILITY RECOMMENDATIONS FOR A LONG-RANGE PLAN

Media Center				
Media Center (4sf/sdnt)	4	1500	SF	6,000 SF
Admin/Planning	1	330	SF	330 SF
Conference/sml Group	1	200	SF	200 SF
Equipment Storage / Dist.	1	280	SF	280 SF
Multi-media Distrb/ Prdcl Stor.	1	240	SF	240 SF
Production	1	480	SF	480 SF
Workroom	1	730	SF	730 SF
Professional Area	1	240	SF	240 SF
Video Production	1	1000	SF	1,000 SF
Computer Rooms	2	850	SF	1,700 SF
<i>Subtotal</i>				11,200 SF
Food Service				
Dining	1500	5	SF	7,500 SF
Kitchen	1	6500	SF	6,500 SF
Serving	1	2000	SF	2,000 SF
Service Areas	1	1500	SF	1,500 SF
<i>Subtotal</i>				17,500 SF
Physical Education				
Gymnasium - Main (2 court)	1	14500	SF	14,500 SF
Gymnasium - Auxillary	1	6500	SF	6,500 SF
B/G Locker Room	4	1000	SF	4,000 SF
B/G Showers & Toilets	4	600	SF	2,400 SF
Coach Office/ Shwr/ Tlt	2	800	SF	1,600 SF
Training	1	400	SF	400 SF
Laundry	1	200	SF	200 SF
Equipment Storage	2	1200	SF	2,400 SF
Officials Room/ Shwrs/ Tlt	1	200	SF	200 SF
Lobby Concessions, Commons	1	2000	SF	2,000 SF
Weight Room	1	2400	SF	2,400 SF
Wrestling Room	1	2600	SF	2,600 SF
Health/PE Classroom	2	750	SF	1,500 SF
<i>Subtotal</i>				40,700 SF
Administration				
Principal	1	250	SF	250 SF
Asst. Principal	3	150	SF	450 SF
Reception	1	500	SF	500 SF
Secretary	1	900	SF	900 SF
Sims	1	200	SF	200 SF
Attendance	1	120	SF	120 SF
Health	1	200	SF	200 SF
Office Work Room	1	330	SF	330 SF
Conference	1	250	SF	250 SF
Records	1	280	SF	280 SF
Office Storage	1	150	SF	150 SF
Bookkeeping	1	120	SF	120 SF
<i>Subtotal</i>				3,750 SF
Guidance				
Secretary/ Info Center	1	1000	SF	1,000 SF
Conference/Testing	4	150	SF	600 SF
Counselor Offices	5	150	SF	750 SF
Vocational Counselor	1	200	SF	200 SF
Other Student Services	1	200	SF	200 SF
Student Offices/ Yearbook	1	800	SF	800 SF
<i>Subtotal</i>				3,550 SF

FACILITY RECOMMENDATIONS FOR A LONG-RANGE PLAN

Staff Support			
Teacher Offices/Work	4	600 SF	2,400 SF
Staff Lounge	1	1200 SF	1,200 SF
Floating Offices	10	100 SF	1,000 SF
<i>Subtotal</i>			4,600 SF
Pool / Support Spaces			
8 Lane Olympic Sizes Pool	1	16000 SF	16,000 SF
Spectator Area	1	4000 SF	4,000 SF
Control Area	1	2000 SF	2,000 SF
B/G Locker Room	2	1000 SF	2,000 SF
B/G Showers & Toilets	2	600 SF	1,200 SF
Coach Office/ Shwr/ Tlt	1	800 SF	800 SF
<i>Subtotal</i>			26,000 SF
Designated Program Area			211,020 SF
Mechanical Areas	12%		25,322 SF
Circulation/Locker/Restrooms	18%		37,984 SF
Building Services	8%		16,882 SF
Total Building Area			291,208 SF
			1500

Ames Community School District						
Space Program - District Facilities Planning & Management						
August 15, 2011						
Program Space	No. Req'd	Area Req'd	Program Area-Tot	Occupancy	Tot. Occupcy	
Front Office Waiting	1	80 SF	80 SF	4	4	
Reception Work Station	1	90 SF	90 SF	1	1	
Work Station	1	90 SF	90 SF	1	1	
Front Office Work Room	1	150 SF	150 SF	0	0	
Files	1	80 SF	80 SF	0	0	
Facility Manager Office	1	200 SF	200 SF	1	1	
Conference Room	1	150 SF	150 SF	1	1	
Operations Work Stations	12	80 SF	960 SF	1	12	
Plan Room/ Storage	1	300 SF	300 SF	0	0	
District Record Storage	1	1000 SF	1,000 SF	0	0	
Staff Break Room	1	250 SF	250 SF	0	0	
Key Room / Badge Area	1	250 SF	250 SF	0	0	
Woodworking Shop	1	2000 SF	2,000 SF	0	0	
Welding / Repair Shop	1	2000 SF	2,000 SF	0	0	
Mechanic Bays / Work Area	1	2000 SF	2,000 SF	0	0	
Vehicle Storage	20	500 SF	10,000 SF	0	0	
Grounds Equipment Storage	20	250 SF	5,000 SF	0	0	
Receiving Area/Dock	1	1000 SF	1,000 SF	0	0	
Paper / Misc. Storage	1	5000 SF	5,000 SF	0	0	
Tool Storage	1	500 SF	500 SF	0	0	
Salt Storage	1	2000 SF	2,000 SF	0	0	
Designated Program Area			33,100			
Mechanical Areas	10%		3,310			
Circulation/Restrooms	18%		5,958			
Building Services	5%		1,655			
Total Building Area			44,023		20	

FACILITY RECOMMENDATIONS FOR A LONG-RANGE PLAN

Ames Community School District						
Space Program - District Office						
August 15, 2011						
Program Space	No. Req'd	Area Req'd	Program Area-Tot	Occupancy	Tot. Occupcy	
Superintendent Office						
Superintendent Waiting	1	80 SF	80 SF	0	0	
Superintendent Support	5	150 SF	750 SF	1	5	
Superintendent Work	1	80 SF	80 SF	0	0	
Superintendent Office	1	250 SF	250 SF	1	1	
Superintendent Files	1	80 SF	80 SF	0	0	
Conference Room	3	220 SF	660 SF	0	0	
School Improvement Office						
Asst Superintendent Office	1	220 SF	220 SF	1	1	
Support Staff	9	150 SF	1,350 SF	1	9	
Curriculum Files	1	80 SF	80 SF	0	0	
Waiting Area	1	60 SF	60 SF	0	0	
Business Services						
CFO Office	1	220 SF	220 SF	1	1	
Support Staff	5	150 SF	750 SF	1	5	
Waiting Area	1	80 SF	80 SF	0	0	
Business Files	1	120 SF	120 SF	0	0	
Business Work	1	100 SF	100 SF	0	0	
Technology Office						
Tech Director Office	1	220 SF	220 SF	1	1	
Tech Support	5	80 SF	400 SF	1	5	
Tech Work/ Repair	1	500 SF	500 SF	0	0	
Technology Storage	1	1000 SF	1,000 SF	0	0	
Technology File	1	50 SF	50 SF	0	0	
Board Room	1	2000 SF	2,000 SF		0	
Staff Break Room	1	200 SF	200 SF		0	
General Storage	1	150 SF	150 SF		0	
File storage	1	200 SF	200 SF		0	
Designated Program Area			9,600			
Mechanical Areas	10%		960			
Circulation/Locker/Restrooms	25%		2,400			
Building Services	5%		480			
Total Building Area			13,440		28	

ELEMENTARY RECOMMENDATION | 6

With the fluctuation in student geographic location that will occur over time, the report would recommend that the new and renovated facilities have the capacity to expand to four sections without interruption of the current building operation. The recommendation for elementaries is to build in a sequence that addresses the known location for students with consideration for the logical development of the community. Some are new sites; some existing. This report leaves the final location of the North-central elementary (Fellows) which is to be developed, up to the district.

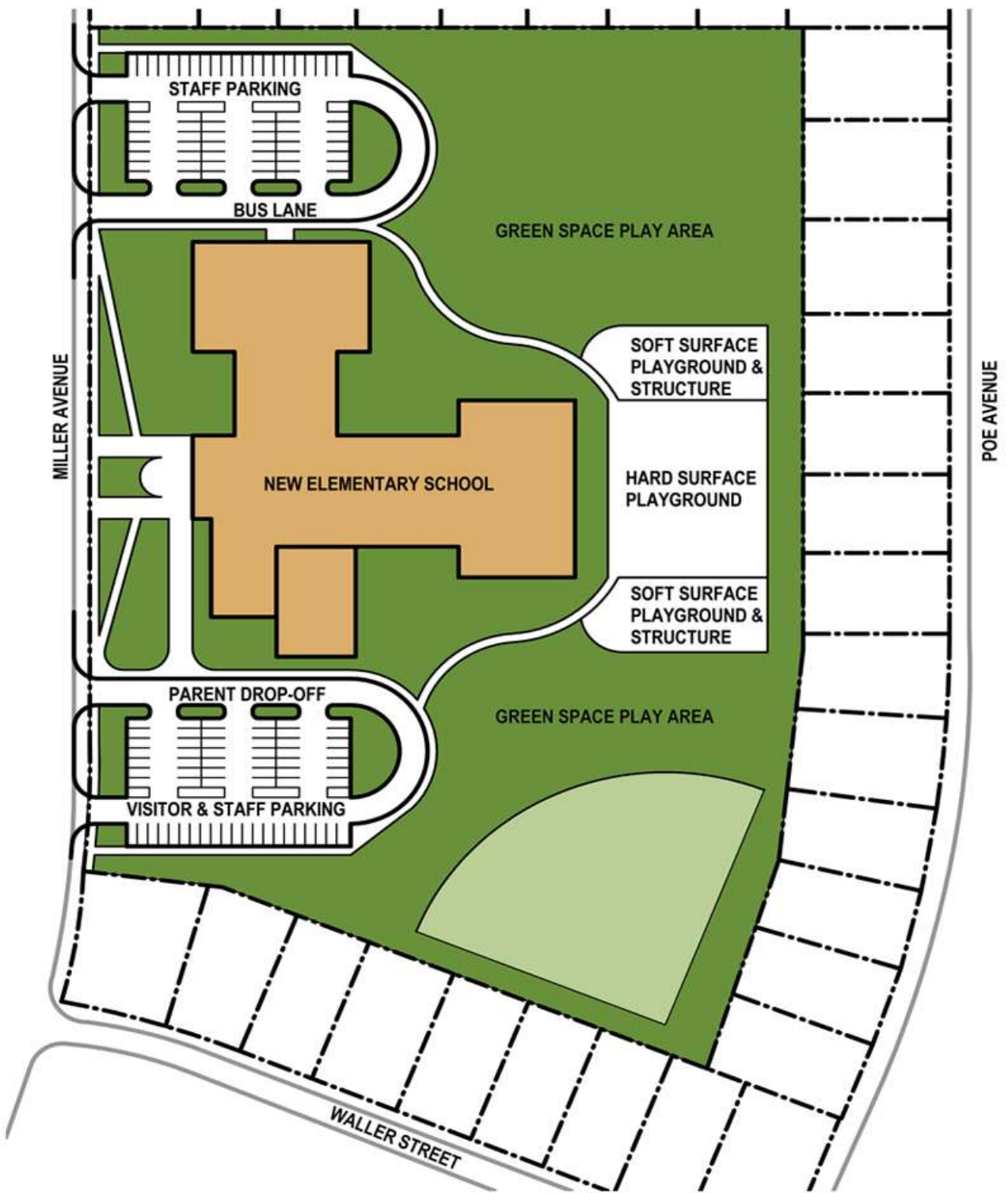
Elementary Recommendation – Build new three-section elementary school at the property owned by the district in Southwest section of Ames on Miller Ave.

Currently this portion of Ames is being under served for the amount of development taking place. This area of Ames is one of the few areas left within district boundaries with active residential development. This elementary should well serve the lower West quadrant of Ames and will likely collect enough population from south of Lincoln Way that should either eliminate or minimize the amount of students crossing that road to go to school. Because of the active development in this portion of Ames it is also recommended that this building be designed for future expansion to create a 4-section building.

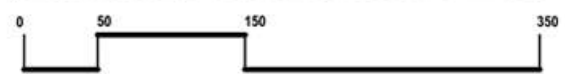
Edwards Elementary currently serves a portion of this population but lacks the space within the building and on the site to meet neither all of the existing nor any future needs. After the new building is built and occupied, it is the recommendation of this report to close the Edwards Elementary building and sell the site for redevelopment or demolish the building and sell the property. This recommendation is also based on the overall condition of the Edward's building, including the lack of accessibility to needed portions of the building, deficient mechanical and electrical systems, air and environmental quality issues, and excessive costs to upgrade.

This report also recommends that options be explored with the City of Ames to jointly develop a portion of this property into a park to help enhance the surrounding neighborhood.

Elementary Recommendation – Southwest Three-Section Elementary



SCHOOL / SITE SPACE PLAN



Elementary Recommendation – Southwest Three-Section Elementary

MILLER AVE. ELEMENTARY COST OPINION			
00	Procurement and Contracting Require	\$4.38	\$321,054
01	General Requirements	\$2.41	\$176,653
03	Concrete	\$12.43	\$911,119
04	Masonry	\$19.00	\$1,392,700
05	Metals	\$11.84	\$867,872
06	Wood, Plastics, and Composites	\$4.23	\$310,059
07	Thermal and Moisture Protection	\$15.80	\$1,158,140
08	Openings	\$8.00	\$586,400
09	Finishes	\$15.72	\$1,152,276
10	Specialties	\$2.56	\$187,648
11	Equipment	\$0.25	\$18,325
12	Fixed Furnishings	\$0.12	\$8,796
21	Fire Suppression	\$1.82	\$133,406
22	Plumbing	\$12.23	\$896,459
23	HVAC	\$12.50	\$916,250
26	Electrical	\$15.89	\$1,164,737
	Total Building Costs	\$139.12	\$10,201,894
02	Existing Conditions		\$60,000
31	Earthwork		\$350,000
32	Exterior Improvements		\$700,000
	Total Non-Building Costs		\$1,110,000
00	Professional Fees, Permits, Testing, Reproducibles		\$980,952
12	Furnishings, Fixtures & Equipment		\$600,000
32	Exterior Improvements -Playgrounds		\$350,000
	Project Soft Costs		\$1,930,952
	Total Project Costs	\$180.59	\$13,242,846

Cost opinions are based on 2011 figures and are estimated for average costs to construct an elementary building in Iowa for the space requirements as determined by the program developed for this report. Site costs were estimated based on the typical development but also with some specific site needs and variations. Cost escalation of 3.5% a year should be added to these values when looked at in the overall schedule.

Elementary Recommendation – Build new four-section elementary school at the property owned by the district in Somerset Development on George Washington Carver Avenue or redeveloped on the current Fellows site.

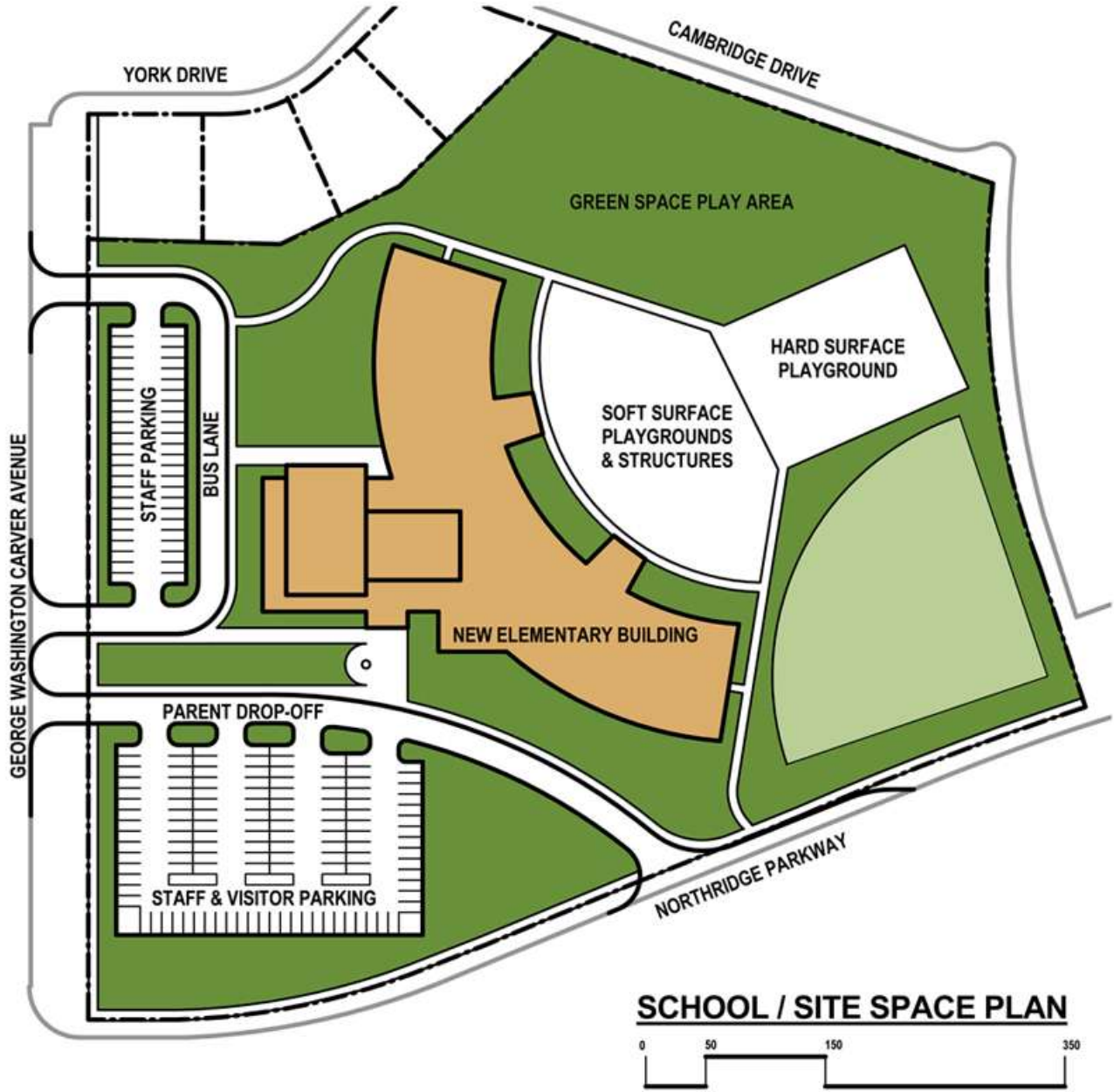
Currently this section of Ames is served by Fellows Elementary which is located only 8-9 blocks from Meeker Elementary. This recommendation would widen the distance between the two schools in order to better serve all of the school population in that section of town. Currently this portion of Ames has a very dense population of elementary age children and that is forecasted to continue. Along with the Southwest portion of the city, it is other area with active residential development.

After the new building is built and occupied, it is the recommendation of this report to that the Fellows student population be moved to the new school and that the existing elementary building be used as a temporary building to house students as remodeling takes place on subsequent other buildings. After the completion of the remodeling at other locations it is the recommendation of the report to demolish the existing building and site in order to accommodate future needs.

This recommendation for the removal of the building is based on the overall condition of Fellows, deficient mechanical and electrical systems, overall smaller classroom size, air and environmental quality issues, extensive need for removal of finish materials containing asbestos, and the excessive cost as well as the limited ability to upgrade to new standards.

Alternatively, if the district decides that the disruption of the existing neighborhood fabric by moving Fellows outweighs the benefit to moving the site geographically, this report recommends a new four-section building be developed on the existing site and that the existing building be removed after construction is complete.

Elementary Recommendation – Somerset Area Four-Section Elementary



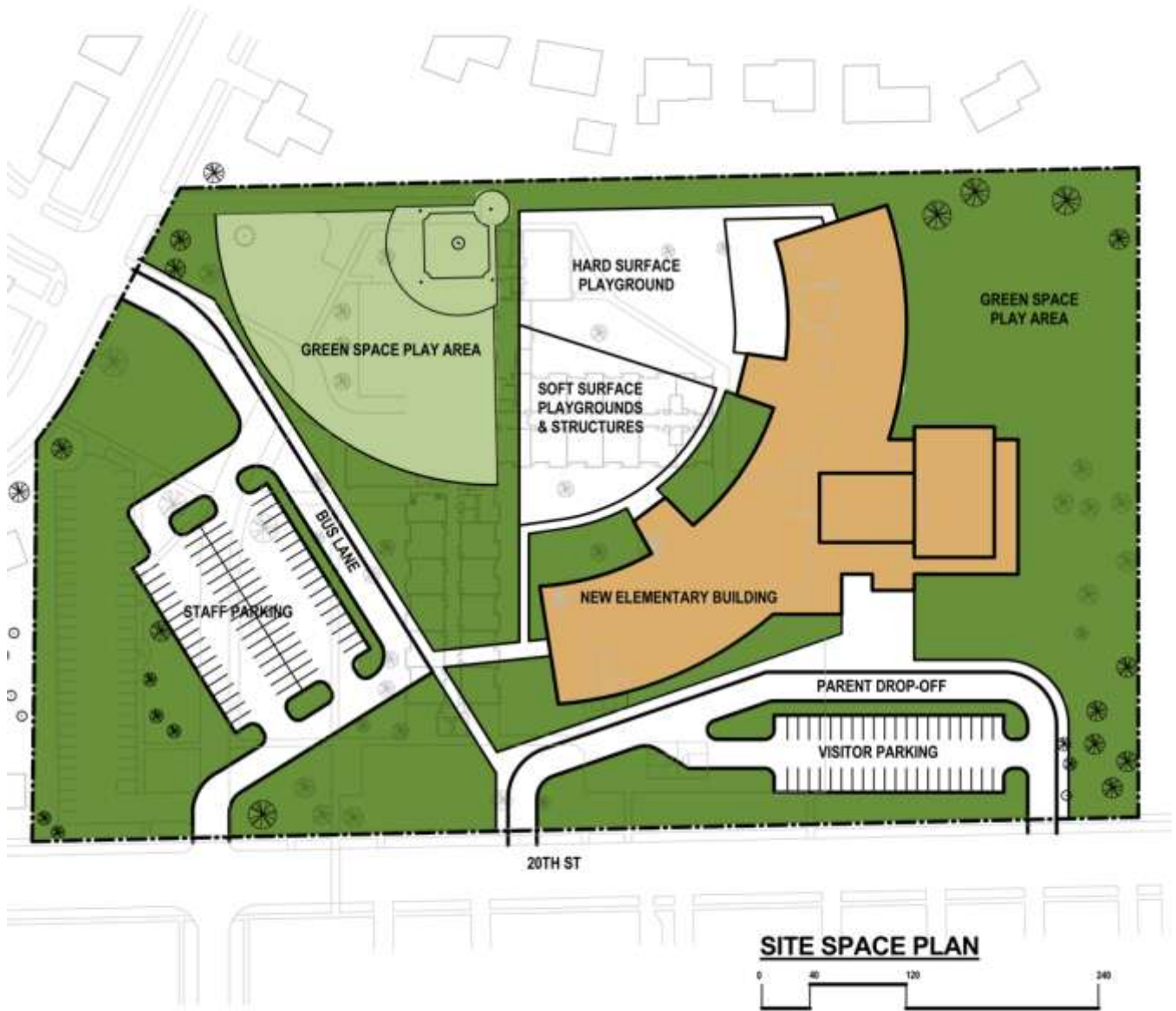
Elementary Recommendation – Somerset Area Four-Section Elementary

GW CARVER AVE. ELEMENTARY COST OPINION			
Spec	Description	Cost/SF	Total Cost
00	Procurement and Contracting Require	\$4.38	\$361,595
01	General Requirements	\$2.41	\$198,960
03	Concrete	\$12.43	\$1,026,171
04	Masonry	\$19.00	\$1,568,564
05	Metals	\$11.84	\$977,463
06	Wood, Plastics, and Composites	\$4.23	\$349,212
07	Thermal and Moisture Protection	\$15.80	\$1,304,385
08	Openings	\$8.00	\$660,448
09	Finishes	\$15.72	\$1,297,780
10	Specialties	\$2.56	\$211,343
11	Equipment	\$0.25	\$20,639
12	Fixed Furnishings	\$0.12	\$9,907
21	Fire Suppression	\$1.82	\$150,252
22	Plumbing	\$12.23	\$1,009,660
23	HVAC	\$12.50	\$1,031,950
26	Electrical	\$15.89	\$1,311,815
	Total Building Costs	\$139.18	\$11,490,144
02	Existing Conditions		\$60,000
31	Earthwork		\$375,000
32	Exterior Improvements		\$800,000
	Total Non-Building Costs		\$1,235,000
00	Professional Fees, Permits, Testing, Reproducibles		\$1,094,012
12	Furnishings, Fixtures & Equipment		\$600,000
32	Exterior Improvements -Playgrounds		\$350,000
	Project Soft Costs		\$2,044,012
	Total Project Costs	\$178.90	\$14,769,156

This option would require an additional \$400,000 for removing the building and reconditioning the Fellows Elementary School site.

Cost opinions are based on 2011 figures and are estimated for average costs to construct an elementary building in Iowa for the space requirements as determined by the program developed for this report. Site costs were estimated based on the typical development but also with some specific site needs and variations. Cost escalation of 3.5% a year should be added to these values when looked at in the overall schedule.

Elementary Recommendation – Fellows Replacement Four-Section Elementary



Elementary Recommendation – Fellows Replacement Four-Section Elementary

FELLOWS ELEMENTARY REPLACEMENT COST OPINION			
Spec	Description	Cost/SF	Total Cost
00	Procurement and Contracting Require	\$4.38	\$361,595
01	General Requirements	\$2.41	\$198,960
03	Concrete	\$12.43	\$1,026,171
04	Masonry	\$19.00	\$1,568,564
05	Metals	\$11.84	\$977,463
06	Wood, Plastics, and Composites	\$4.23	\$349,212
07	Thermal and Moisture Protection	\$15.80	\$1,304,385
08	Openings	\$8.00	\$660,448
09	Finishes	\$15.72	\$1,297,780
10	Specialties	\$2.56	\$211,343
11	Equipment	\$0.25	\$20,639
12	Fixed Furnishings	\$0.12	\$9,907
21	Fire Suppression	\$1.82	\$150,252
22	Plumbing	\$12.23	\$1,009,660
23	HVAC	\$12.50	\$1,031,950
26	Electrical	\$15.89	\$1,311,815
	Total Building Costs	\$139.18	\$11,490,144
02	Existing Conditions, Hazardous Demolition of Existing Building		\$395,000
31	Earthwork		\$350,000
32	Exterior Improvements		\$800,000
	Total Non-Building Costs		\$1,545,000
00	Professional Fees, Permits, Testing, Reproducibles		\$1,110,812
00	Relocation		\$30,000
12	Furnishings, Fixtures & Equipment		\$500,000
32	Exterior Improvements -Playgrounds		\$350,000
	Project Soft Costs		\$1,990,812
	Total Project Costs	\$182.01	\$15,025,956

Cost opinions are based on 2011 figures and are estimated for average costs to construct an elementary building in Iowa for the space requirements as determined by the program developed for this report. Site costs were estimated based on the typical development but also with some specific site needs and variations. Cost escalation of 3.5% a year should be added to these values when looked at in the overall schedule.

Elementary Recommendation – Partial renovation and additions for Sawyer Elementary School to create a three-section building.

Though similar in age to other buildings in the district, Sawyer Elementary is well preserved and does not have similar environmental and air quality concerns found elsewhere. This building has classroom sizes that lend themselves well to needed program spaces and the building is well maintained and can easily be preserved and added to in order to meet program needs.

This building currently serves the farthest Northwest section of Ames that still continues to see multi-family and some single-family development. The present building is located well within the boundaries to serve the surrounding neighborhoods. With the relocation of sites in the Southwest section of Ames and the closing of Edwards, this report recommends expanding this building to a three-section to better serve the population North of Lincoln Way and West of Iowa State University.

Because of the development in this area of Ames and the potential for population in this portion of the city this report recommends the design of the building accommodate the addition of a fourth-section.

Elementary Recommendation – Renovate Sawyer Elementary into a Three-Section

SAWYER ELEMENTARY COST OPINION			
Spec	Description	Cost/SF	Total Cost
00	Procurement and Contracting Require	\$4.38	\$331,566
01	General Requirements	\$2.41	\$182,437
2	Selective Demolition, Asbestos Removal		\$150,000
03	Concrete	\$12.43	\$409,195
03r	Concrete		\$96,255
04	Masonry	\$17.62	\$580,050
04r	Masonry		\$155,000
05	Metals	\$11.84	\$389,772
05r	Metals		\$75,000
06	Wood, Plastics, and Composites	\$4.23	\$139,251
06r	Wood, Plastics, and Composites		\$75,000
07	Thermal and Moisture Protection	\$10.80	\$520,136
07r	Thermal and Moisture Protection		\$150,000
08	Openings	\$6.09	\$200,482
08r	Openings		\$250,000
09	Finishes	\$15.72	\$517,502
09r	Finishes		\$185,000
10	Specialties	\$2.56	\$193,792
11	Equipment	\$0.15	\$11,355
12	Fixed Furnishings	\$0.12	\$9,084
21	Fire Suppression	\$1.82	\$137,774
22	Plumbing	\$12.23	\$925,811
22r	Plumbing		\$85,560
23	HVAC	\$9.93	\$326,895
23r	HVAC		\$491,970
26	Electrical	\$15.89	\$523,098
26r	Electrical		\$470,000
	Total Building Costs	\$100.16	\$7,581,985
02	Existing Conditions		\$140,000
31	Earthwork		\$150,000
32	Exterior Improvements		\$600,000
	Total Non-Building Costs		\$890,000
00	Professional Fees, Permits, Testing, Reproduces		\$729,759
00	Relocation, Phasing		\$75,000
12	Furnishings, Fixtures & Equipment		\$450,000
32	Exterior Improvements -Playgrounds		\$200,000
	Project Soft Costs		\$1,454,759
	Total Project Costs	\$131.13	\$9,926,744

Cost opinions are based on 2011 figures and are estimated for average costs to construct an elementary building in Iowa for the space requirements as determined by the program developed for this report. Site costs were estimated based on the typical development but also with some specific site needs and variations. Cost escalation of 3.5% a year should be added to these values when looked at in the overall schedule.

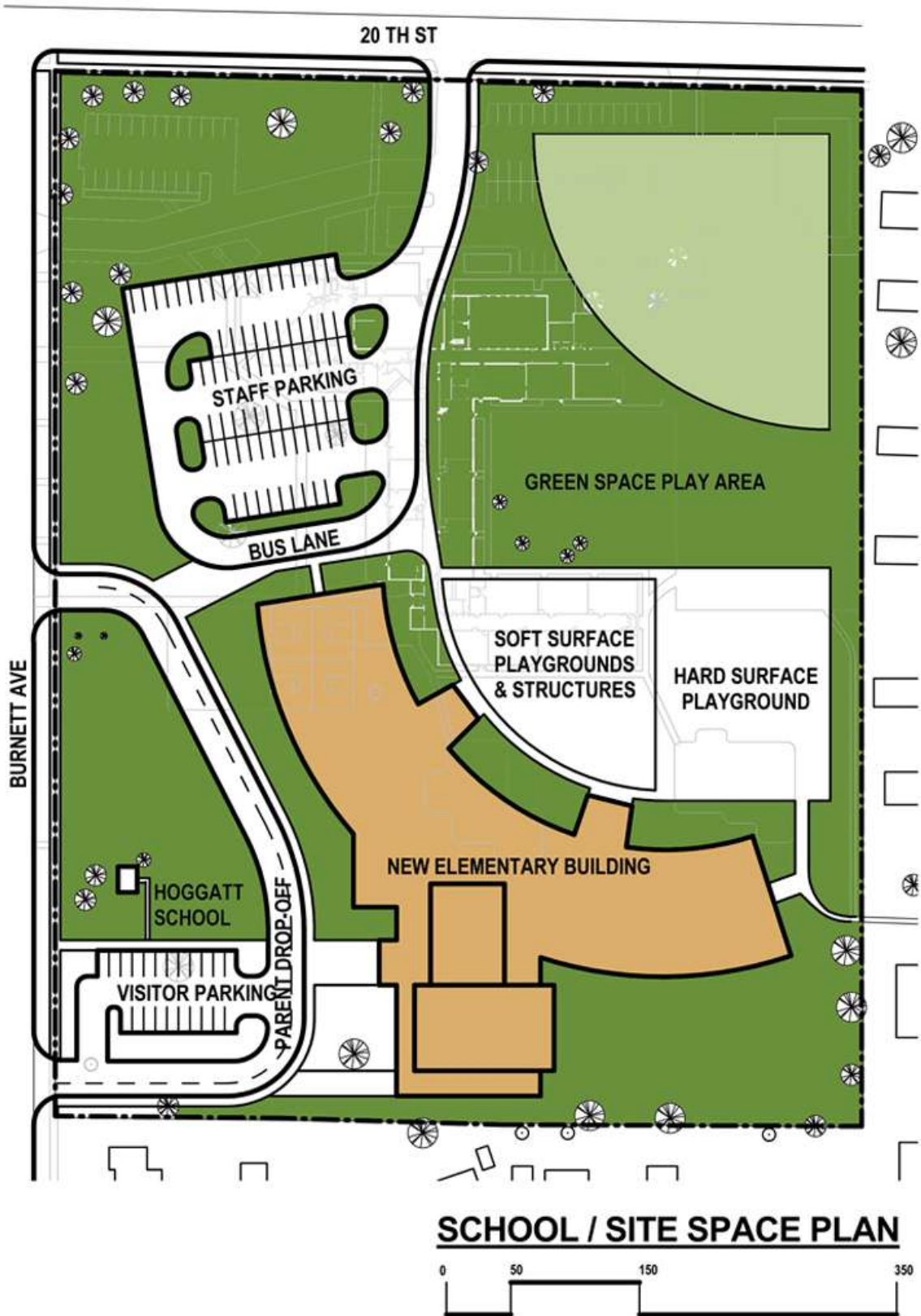
Elementary Recommendation – Replacement for Meeker Elementary on the present site with a new three-section elementary.

The Meeker Elementary Site is well positioned in the district to serve the Northeast section of Ames. Currently the existing building is aged and in need of modernization. The building continues to have ongoing water problems with the lower levels and that has led to air quality issues within the building. Existing structural concerns in the core of the building remain and would also need to be addressed. The building does have classrooms of adequate size though all are in need of upgrade. All major building systems are also in need of upgrade or replacement.

Though this building could potentially be reused and added to fulfill the program, due to the overall cost of modernization and additions to meet the program and concerns for long-term viability, this report recommends replacing the building with a new three-section school to be built at the present site. This building can be built in such a way as to preserve the existing and maintain its operation while under construction though this report recommends students be relocated off site if facilities are available.

This report recommends that the design on this building accommodate the future addition of a fourth-section in order to best accommodate future capacity should this area experience regrowth in school-age population.

Elementary Recommendation – Three-Section Building Replacement for Meeker Elementary



Elementary Recommendation – Renovate Sawyer Elementary into a Three-Section

MEEKER ELEMENTARY REPLACEMENT COST OPINION			
Spec	Description	Cost/SF	Total Cost
00	Procurement and Contracting Require	\$4.38	\$321,185
01	General Requirements	\$2.41	\$176,725
03	Concrete	\$12.43	\$911,492
04	Masonry	\$19.00	\$1,393,270
05	Metals	\$11.84	\$868,227
06	Wood, Plastics, and Composites	\$4.23	\$310,186
07	Thermal and Moisture Protection	\$15.80	\$1,158,614
08	Openings	\$8.00	\$586,640
09	Finishes	\$15.72	\$1,152,748
10	Specialties	\$2.56	\$187,725
11	Equipment	\$0.25	\$18,333
12	Fixed Furnishings	\$0.12	\$8,800
21	Fire Suppression	\$1.82	\$133,461
22	Plumbing	\$12.23	\$896,826
23	HVAC	\$12.50	\$916,625
26	Electrical	\$15.89	\$1,165,214
	Total Building Costs	\$139.18	\$10,206,069
02	Existing Conditions, Hazardous Demolition of Existing Building		\$395,000
31	Earthwork		\$350,000
32	Exterior Improvements		\$800,000
	Total Non-Building Costs		\$1,545,000
00	Professional Fees, Permits, Testing, Reproduces		\$1,008,086
00	Relocation		\$30,000
12	Furnishings, Fixtures & Equipment		\$500,000
32	Exterior Improvements -Playgrounds		\$350,000
	Project Soft Costs		\$1,888,086
	Total Project Costs	\$186.00	\$13,639,155

Cost opinions are based on 2011 figures and are estimated for average costs to construct an elementary building in Iowa for the space requirements as determined by the program developed for this report. Site costs were estimated based on the typical development but also with some specific site needs and variations. Cost escalation of 3.5% a year should be added to these values when looked at in the overall schedule.

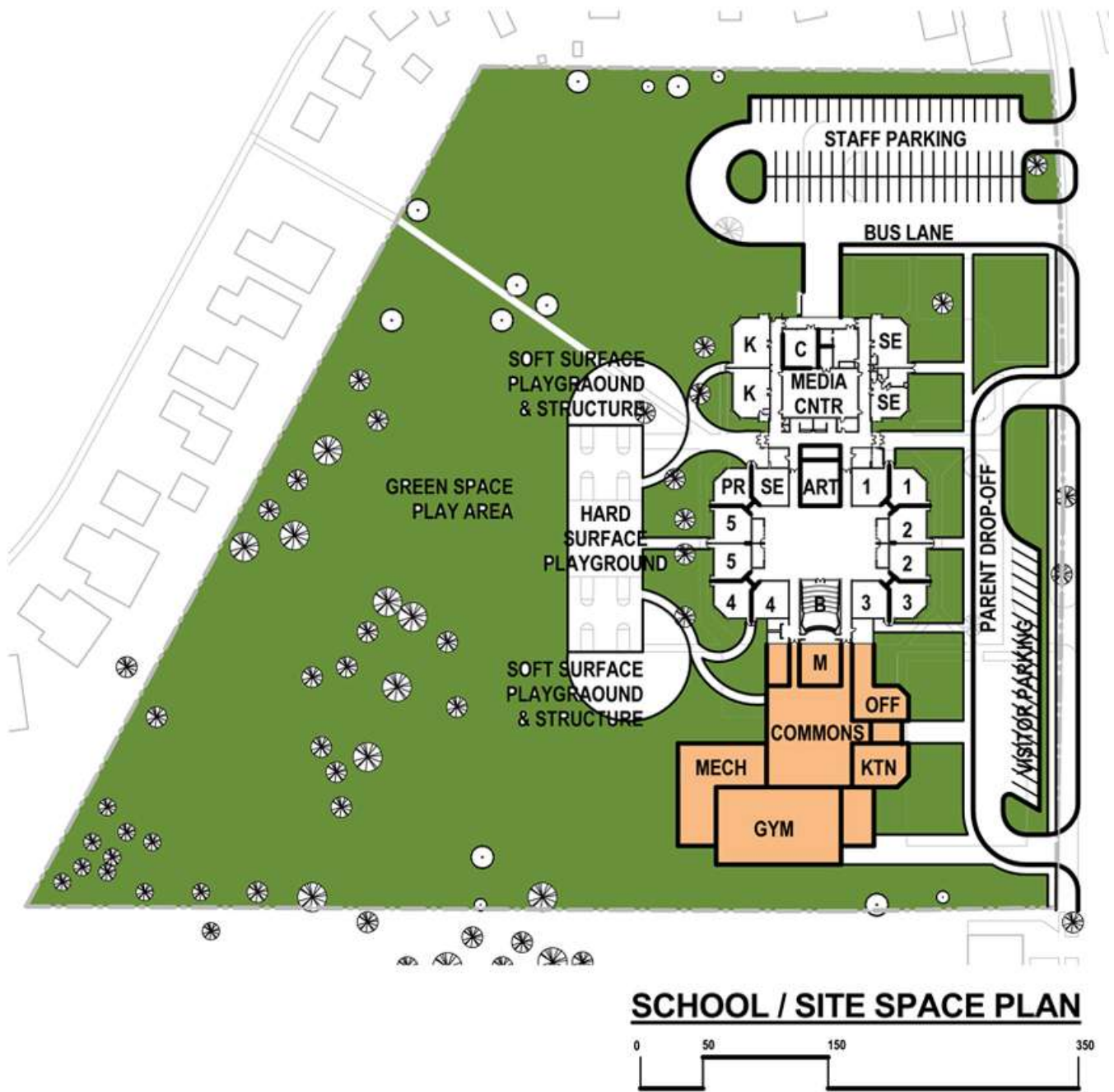
Elementary Recommendation – Complete renovation and additions for Mitchell Elementary for a two-section building.

Mitchell Elementary currently serves a smaller, but still active Southwest neighborhood in Ames. One of the newest building in Ames, it still in nearly 40 years old and has received minimal updating. The building, which was built on the open-plan layout of that era, has the flexibility to be remodeled and added to in order to meet program requirements. This building requires extensive upgrade of systems as well as replacement of some finishes that contain asbestos.

This report recommends that this building be modified to meet program needs and updated to be a two-section elementary. Due to the lack of development in this portion of Ames there is no reason to make this facility larger, though it does have the property to support a three-section building. As this building will require extensive interior construction it is recommended that students be moved to the Fellows or Edwards buildings for one year during construction to avoid disruption of the educational process.

Because of active development in multi-family residential in this portion of Ames, this report recommends that the design of this school accommodate a future addition of a third section.

Elementary Recommendation – Two-section addition and renovation to Mitchell Elementary



Elementary Recommendation – Two-section addition and renovation to Mitchell Elementary

MITCHELL ELEMENTARY COST OPINION			
Spec	Description	Cost/SF	Total Cost
00	Procurement and Contracting Require	\$4.38	\$270,618
01	General Requirements	\$2.41	\$148,901
02	Selective Demolition, Asbestos Removal		\$250,000
03	Concrete	\$14.00	\$336,000
03r	Concrete		\$42,000
04	Masonry	\$17.62	\$422,880
04r	Masonry		\$75,000
05	Metals	\$11.84	\$284,160
05r	Metals		\$36,000
06	Wood, Plastics, and Composites	\$4.23	\$101,520
06r	Wood, Plastics, and Composites		\$75,550
07	Thermal and Moisture Protection	\$15.80	\$379,200
07r	Thermal and Moisture Protection		\$75,580
08	Openings	\$9.00	\$216,000
08r	Openings		\$125,000
09	Finishes	\$15.72	\$377,280
09r	Finishes		\$453,420
10	Specialties	\$2.56	\$158,170
11	Equipment	\$0.15	\$9,268
12	Fixed Furnishings	\$0.12	\$7,420
21	Fire Suppression	\$1.82	\$112,460
22	Plumbing	\$12.23	\$293,520
22r	Plumbing		\$226,710
23	HVAC	\$9.93	\$238,320
23r	HVAC		\$332,508
26	Electrical	\$15.89	\$381,360
26r	Electrical		\$453,420
	Total Building Costs	\$95.21	\$5,882,265
02	Existing Conditions		\$250,000
31	Earthwork		\$250,000
32	Exterior Improvements		\$520,000
	Total Non-Building Costs		\$1,020,000
00	Professional Fees, Permits, Testing, Reproducibles		\$620,181
00	Relocation, Phasing		\$150,000
12	Furnishings, Fixtures & Equipment		\$450,000
32	Exterior Improvements -Playgrounds		\$400,000
	Project Soft Costs		\$1,620,181
	Total Project Costs	\$137.94	\$8,522,446

Cost opinions are based on 2011 figures and are estimated for average costs to construct an elementary building in Iowa for the space requirements as determined by the program developed for this report. Site costs were estimated based on the typical development but also with some specific site needs and variations. Cost escalation of 3.5% a year should be added to these values when looked at in the overall schedule.

Middle School Recommendation | 7

The district has positioned itself well for the future for the needs of the middle school population. The building that was constructed in 2005 and is well suited for curriculum goals overall and is designed to give flexibility for instructional needs. This report has only found deficiency in the design and operation of the chillers and related piping and recommends that maintenance and replacement of necessary equipment be completed within five to ten years.

This report also recommends that the original middle school that was closed by the district be demolished as soon as possible and that land that it is on, as well as the athletic site along Lincoln Way, be sold for redevelopment. Estimated demolition cost for the middle school site is \$600,000.

High School Recommendation | 8

Ames High School is a facility that has been expanded and upgraded multiple times and has evolved into a very disjointed building suffering from multiple circulation, security, and adjacency problems. Overall the building is in average condition, but the way it has been expanded in the past will make future upgrades very expensive due to the lack of access within the core for construction operations.

To achieve a complete modernization of this facility, construction operations will need to displace a portion of the students off-site and do so in multiple phases over 10-14 years. This will result in constant disruption of the educational process around the building for almost an entire generation and will result in costs similar to constructing a new facility.

To avoid disruption of the educational process, this report recommends that a phased replacement of the existing facility be started and constructed in order to allow usage of the individual pieces as they are complete. This report recommends that the aquatic facility be built first and occupied prior to the lease sunset on the current facility. Additional portions of the common areas can be built in subsequent phases with the final phase being the academic wing.

This phasing of the new building will allow ongoing use of the current existing facility and the ability of the recent work that has been completed to more closely reach its life cycle end before removal.

High School Recommendation

HIGH SCHOOL PHASED REPLACEMENT COST OPINION			
Spec	Description	Cost/SF	Total Cost
00	Procurement and Contracting Require	\$4.38	\$1,278,960
01	General Requirements	\$3.50	\$1,022,000
03	Concrete	\$14.00	\$4,088,000
04	Masonry	\$19.00	\$5,548,000
05	Metals	\$14.00	\$4,088,000
06	Wood, Plastics, and Composites	\$6.00	\$1,752,000
07	Thermal and Moisture Protection	\$18.00	\$5,256,000
08	Openings	\$9.00	\$2,628,000
09	Finishes	\$16.00	\$4,672,000
10	Specialties	\$4.50	\$1,314,000
11	Equipment	\$1.25	\$365,000
12	Fixed Furnishings	\$3.50	\$1,022,000
21	Fire Suppression	\$1.90	\$554,800
22	Plumbing	\$18.50	\$5,402,000
23	HVAC	\$16.50	\$4,818,000
26	Electrical	\$20.00	\$5,840,000
	Total Building Costs	\$170.03	\$49,648,760
02	Existing Conditions , Hazardous Demolition		\$1,575,000
31	Earthwork		\$637,000
32	Exterior Improvements		\$2,762,500
	Total Non-Building Costs		\$4,974,500
00	Professional Fees, Permits, Testing, Reproducibles		\$4,651,621
12	Furnishings, Fixtures & Equipment		\$1,022,000
32	Phasing, Relocation		\$2,500,000
	Project Soft Costs		\$8,173,621
	Total Project Costs	\$215.06	\$62,796,881
Phase 1	Aquatic Center, Public Locker Rooms, Control		\$8,645,412
Phase2	Athletics, Locker Rooms, Commons, Kitchen		\$13,333,720
Phase 3	Auditorium, Music, Arts		\$9,700,000
Phase 4	Educational Wing, Offices, Media Center		\$21,852,560
Phase 5	Site, Demolition		\$3,800,000

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OTHER SITE RECOMMENDATIONS | 9

District Office Recommendation

Currently the district office is served out of the Crawford building. This building offers poor adjacencies for efficient operation and inadequate area for programed spaces. The building itself is limited in its flexibility for accommodating a business-use and the current building offers no handicapped accessibility to the upper floors.

This report recommends that these functions be relocated to a renovated Willson-Beardshear building. This building offers more flexibility in its construction and can accommodate district functions as well as offering adjacencies within the office to allow for an efficient working environment.

The report also recommends that the district sell the Crawford building for redevelopment after the facility is no longer in use.

District Offices at Willson-Beadshear Recommendation



District Offices at Willson-Beadshear Recommendation

DISTRICT OFFICE REPLACEMENT COST OPINION			
Spec	Description	Cost/SF	Total Cost
00	Procurement and Contracting Require	\$4.38	\$79,103
01	General Requirements	\$2.41	\$43,525
03	Concrete	\$1.50	\$27,090
04	Masonry	\$2.00	\$36,120
05	Metals	\$2.25	\$40,635
06	Wood, Plastics, and Composites	\$16.00	\$288,960
07	Thermal and Moisture Protection	\$8.00	\$144,480
08	Openings	\$5.25	\$94,815
09	Finishes	\$18.00	\$325,080
10	Specialties	\$1.50	\$27,090
11	Equipment	\$0.10	\$1,806
12	Fixed Furnishings	\$0.15	\$2,709
21	Fire Suppression	\$1.82	\$32,869
22	Plumbing	\$10.00	\$180,600
23	HVAC	\$8.00	\$144,480
26	Electrical	\$12.00	\$216,720
	Total Building Costs	\$93.36	\$1,686,082
02	Selective Demolition		\$50,000
31	Earthwork		\$60,000
32	Exterior Improvements		\$350,000
	Total Non-Building Costs		\$460,000
00	Professional Fees, Permits, Testing, Reproducibles		\$195,687
12	Furnishings, Fixtures & Equipment		\$300,000
	Project Soft Costs		\$495,687
	Total Project Costs	\$146.28	\$2,641,768

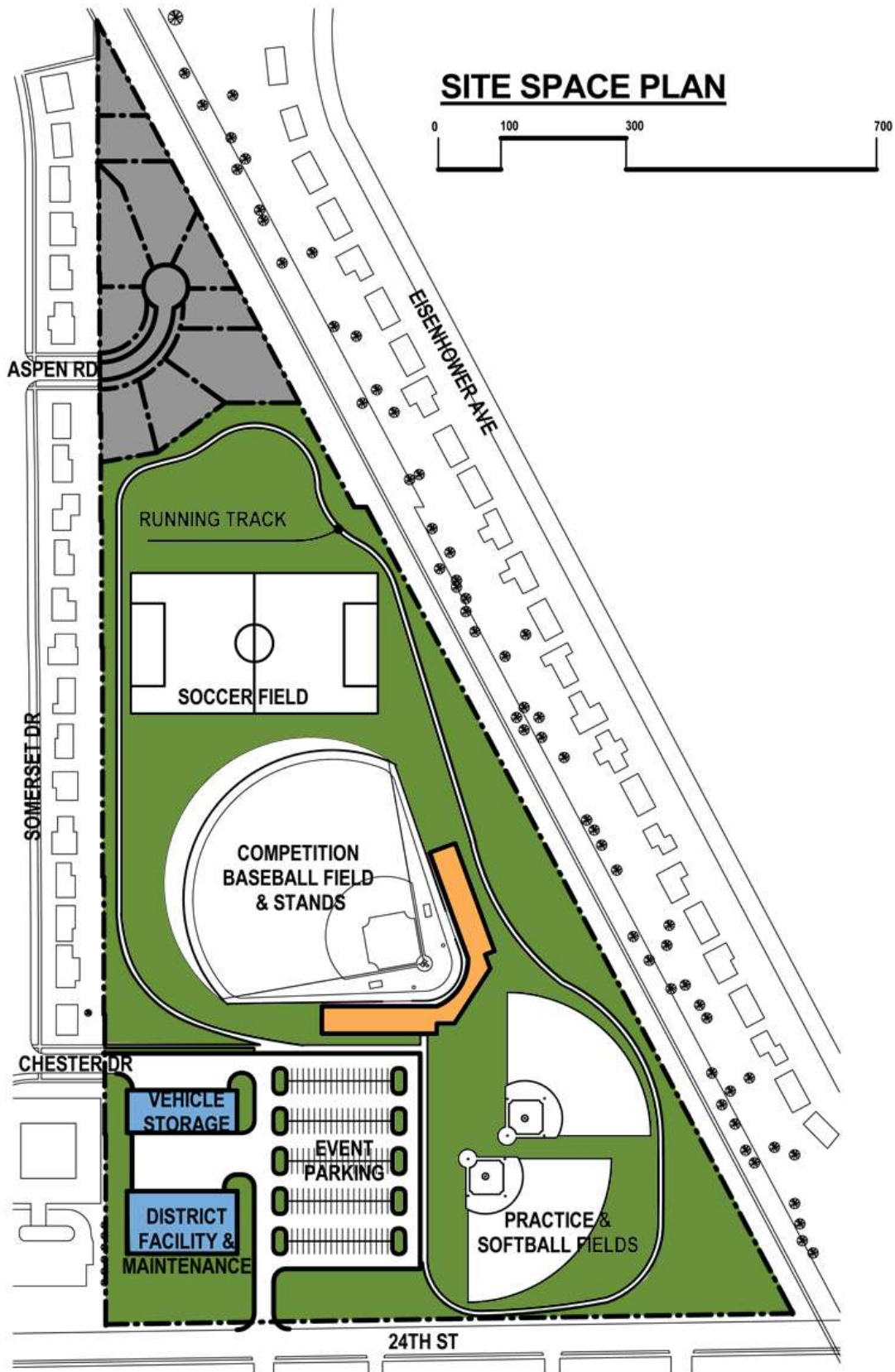
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District Maintenance & Support / Athletic Practice Complex Recommendation for the 24th Street Site

This report recommends developing the 24th street site for joint usage as district athletic fields as well as Maintenance and Support functions. This site is situated close to the high school and offers a large enough area for sports fields. Maintenance Facilities can be located at one end of the site and parking around those facilities can provide additional spaces for events held at the sports complex.

This report also recommends relocation of the district's baseball complex to this site. This facility is currently located within the flood plain and is not on District owned property.

District Maintenance & Support / Athletic Practice Complex Recommendation for the 24th Street Site



District Maintenance & Support / Athletic Practice Complex Recommendation for the 24th Street Site

DISTRICT MAINTENANCE SERVICE CENTER COST OPINION			
Spec	Description	Cost/SF	Total Cost
00	Procurement and Contracting Require	\$4.38	\$140,261
01	General Requirements	\$2.41	\$77,175
03	Concrete	\$10.00	\$320,230
04	Masonry	\$2.00	\$64,046
05	Metals	\$2.50	\$80,058
06	Wood, Plastics, and Composites	\$2.50	\$80,058
07	Thermal and Moisture Protection	\$4.20	\$134,497
08	Openings	\$7.00	\$224,161
09	Finishes	\$8.00	\$256,184
10	Specialties	\$0.75	\$24,017
11	Equipment	\$2.00	\$64,046
12	Fixed Furnishings	\$1.50	\$48,035
13	Special Construction	\$17.00	\$544,391
21	Fire Suppression	\$1.82	\$58,282
22	Plumbing	\$3.00	\$96,069
23	HVAC	\$12.00	\$384,276
26	Electrical	\$18.00	\$576,414
	Total Building Costs	\$99.06	\$3,172,198
2	Demolition of Existing Facility		\$100,000
31	Earthwork		\$95,000
32	Exterior Improvements		\$240,000
	Total Non-Building Costs		\$335,000
00	Professional Fees, Permits, Testing, Reproducibles		\$282,176
12	Furnishings, Fixtures & Equipment		\$20,000
	Project Soft Costs		\$302,176
	Total Project Costs	\$118.96	\$3,809,374

District Maintenance & Support / Athletic Practice Complex Recommendation for the 24th Street Site

DISTRICT MAINT. VEHICLE STORAGE COST OPINION			
Spec	Description	Cost/SF	Total Cost
00	Procurement and Contracting Require	\$4.38	\$52,560
01	General Requirements	\$2.41	\$28,920
03	Concrete	\$8.00	\$96,000
04	Masonry	\$2.00	\$24,000
05	Metals	\$0.52	\$6,240
06	Wood, Plastics, and Composites	\$0.56	\$6,720
07	Thermal and Moisture Protection	\$1.50	\$18,000
08	Openings	\$2.30	\$27,600
09	Finishes	\$2.25	\$27,000
10	Specialties	\$0.15	\$1,800
11	Equipment	\$9.00	\$108,000
12	Fixed Furnishings	\$1.00	\$12,000
13	Special Construction	\$17.00	\$204,000
21	Fire Suppression	\$1.82	\$21,840
22	Plumbing	\$4.00	\$48,000
23	HVAC	\$8.00	\$96,000
26	Electrical	\$12.00	\$144,000
	Total Building Costs	\$76.89	\$922,680
31	Earthwork		\$50,000
32	Exterior Improvements		\$120,000
	Total Non-Building Costs		\$170,000
00	Professional Fees, Permits, Testing, Reproducibles		\$88,214
12	Furnishings, Fixtures & Equipment		\$10,000
	Project Soft Costs		\$98,214
	Total Project Costs	\$99.24	\$1,190,894

District Maintenance & Support / Athletic Practice Complex Recommendation for the 24th Street Site

24th STREET ATHLETIC FIELDS COST OPINION			
02	Existing Conditions		\$40,000
31	Earthwork		\$650,000
32	Exterior Improvements		\$1,600,000
	Total Non-Building Costs		\$2,290,000
00	Professional Fees, Permits, Testing, Reproducibles		\$243,200
12	Fixtures & Equipment		\$750,000
00	Property Sale		(\$160,000)
	Project Soft Costs		\$993,200
	Total Project Costs	\$5.80	\$3,283,200

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Other District Site Recommendations

This report has previously recommended that the old middle school be demolished and the site sold, including the athletic site on Lincoln Way. It is recommended that this action be done immediately and the property marketed for its highest potential return. The athletic field property along Lincoln Way is highly sought after for commercial development and should be marketed as such. The former middle school site itself, once demolition activities are complete, can be marketed for residential development.

The District owns several other sites, either with buildings on them or that are totally vacant. This report would recommend that the District immediately place all vacant sites that are not used in these recommendations for sale and/or offered to the City of Ames, or other entities, in the cases where the site marketability is questionable.

FACILITY RECOMMENDATIONS FOR A LONG-RANGE PLAN

