

ROCORI SCHOOL DISTRICT
MAKING A DIFFERENCE TODAY FOR A BETTER
TOMORROW



ISD #750
ROCORI SCHOOL DISTRICT

2022 Referendum Projects

REVIEW AND COMMENT SUBMITTAL

Presented to:

**Minnesota Department of
Education**

May 16, 2022





ROCORI SCHOOL DISTRICT

ROCKVILLE • COLD SPRING • RICHMOND

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KARA HABBEN
Director

JASON WESENBERG
Director

SAM COURT
Acting Superintendent

May 16, 2022

Dr. Heather Mueller, Commissioner
Minnesota Department of Education
400 NE Stinson Blvd
Minneapolis, MN 55413

Re: Independent School District #750
ROCORI School District
2022 Referendum

Dear Commissioner Mueller,

In accordance with M.S. 123B.71, Independent School District #750 is submitting this Review and Comment document for review for the proposed referendum project. The School Board has approved this Review and Comment for submission at the May 16, 2022 Board Meeting.

The proposed work would provide additions and renovations at the ROCORI Secondary School building, an Early Childhood addition at Cold Spring Elementary, additions and renovations at John Clark Elementary and renovations Richmond Elementary, as well as related site work improvements at each facility. These items were identified and developed through a community focused Task Force Committee during the winter of 2021 through spring 2022. The direction to proceed with the referendum was approved by the Board at the May 16, 2022 Board meeting. The proposed referendum is August 9, 2022.

The total cost of the proposed work is Q1: 63,790,000 and Q2: 8,955,000 and will be funded through a two-question voter approved bonding authority.

The proposed ballot language for Question 1 will read: "Shall the school board of Independent School District No. 750 (ROCORI School District) be authorized to issue its general obligation school building bonds in an amount not to exceed \$63,790,000 to provide funds for the acquisition and betterment of school sites and facilities, including security upgrades, facility maintenance, and modernized learning spaces district-wide; upgrades at Cold Spring Elementary, John Clark Elementary, and Richmond Elementary including secured entrances and new playground equipment; upgrades at the High School/Middle School campus including remodeling and additions for career and technical education and upgrades and enhancements to the fine arts spaces; construction of an early childhood education addition; and the acquisition, installation and integration of improved technology and technology systems district-wide?"



ROCORI SCHOOL DISTRICT

The proposed ballot language for Question 2 will read “If School District Question 1 is approved, shall the school board of Independent School District No. 750 (ROCORI School District) also be authorized to issue its general obligation school building bonds in an amount not to exceed \$8,955,000 to provide funds for the acquisition and betterment of school sites and facilities, including the construction and equipping of a new activities center including multipurpose courts lined for basketball, volleyball, and pickleball; an indoor walking and running track; and an indoor swimming and diving pool?”

There is a benefactor to the district that has committed to provide a donation of \$15,000,000 towards Question 2.

The District will publish the Review and Comment on or before July 20, 2022. The local newspaper is distributed on Tuesday July 19. We kindly request the MDE response be provided on or before July 12 so we can meet the local publishing deadlines.

Additional specific details involving the need for these projects is furnished in this report. We appreciate your review and subsequent comments on this important proposal and look forward to your reply.

Sincerely,

Sam Court, Interim Superintendent

cc: ISD #750 Board of Education
Beth Downes, Director of Business
Paul Aplikowski, Wold Architects and Engineers

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In accordance with Minnesota Statue 123B.71, the School Board of Independent School District #750 ROCORI School District submits the following educational facility proposal for Review and Comment.



The projects presented are the result of extensive District and Community review of facility conditions, capacity of buildings compared to enrollment projections, program initiatives, and equity within the District. The specific information is as follows:

Key Information:

- Address: **Independent School District #750**
ROCORI School District
534 5th Ave N
Cold Spring, Minnesota 56320
Contact: Sam Court, Acting Superintendent
courtsam@rocori.k12.mn.us
Phone: (320) 685-4185
- School Board
Jennifer Bohnsack, Chair
Lynn Schurman, Vice-Chair
Chuck Hentges, Treasurer
Sunny Hesse, Clerk
Kara Habben, Director
Jason Wesenberg, Director
- Financing: **Q1: \$63,790,000 General Obligation Bonds**
Q2: \$8,955,000 General Obligation Bonds
- Architect/Planner: **Wold Architects and Engineers**
332 Minnesota Street, Suite W2000
St. Paul, MN 55101
Contact: Paul Aplikowski, AIA
paplikowski@woldae.com
Phone: (651) 227-7773
- Fiscal Consultant: **Ehlers**
3060 Centre Pointe Drive
Roseville, MN 55113
Contact: Jodie Zesbaugh
jzesbaugh@ehlers-inc.com
Phone: (651) 697-8526



I. The Geographic Area and Population to be Served

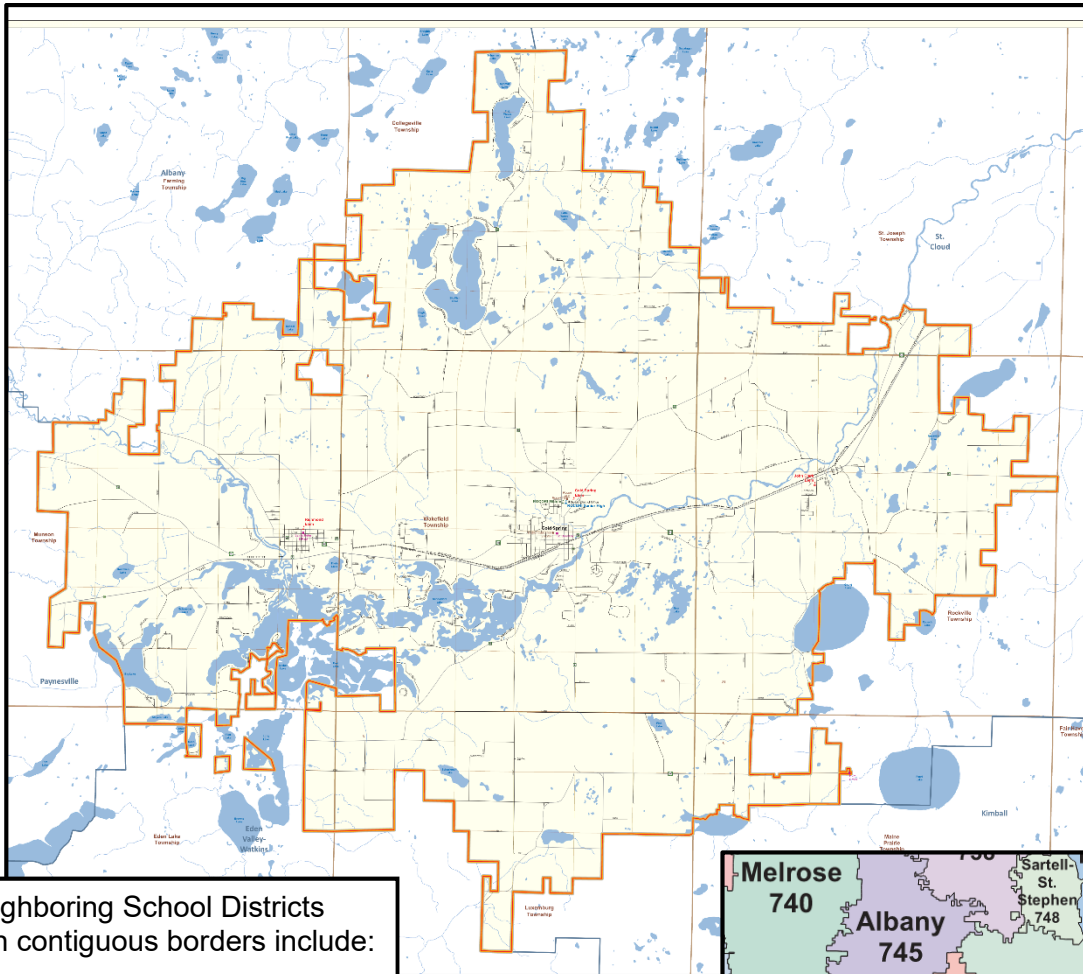
- a. **Preschool Through Grade 12 Student Enrollments for the Past Five Years,**
- b. **Current Year Student Enrollment and Student Enrollment Projections for the Next Five Years.**

Geographic Area to be Served

ROCORI School District, ISD 750, consists of approximately 127 square miles and is home to approximately 1,739 resident Kindergarten to 12th grade students and their families, as reported for fiscal year 2021. The District is located approximately 90 miles northwest of Saint Paul, MN and approximately 15 miles southwest of Saint Cloud. The District is off of interstate 94 in Stearns County. The District serves Rockville, Cold Spring, and Richmond communities with a combined population of approximately 12,799 people. The population to be served by this project are the students, staff and associated community in the ROCORI School District attendance area.

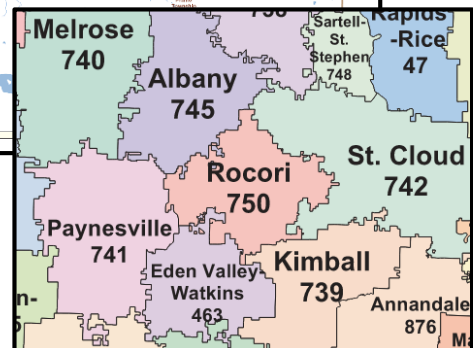
Map of ISD #750

<https://www.mngeo.state.mn.us/maps/SchoolDistricts2016/sd0750.pdf>



Neighboring School Districts
with contiguous borders include:

ISD 742	Saint Cloud
ISD 739	Kimball
ISD 463	Eden Valley Watkins
ISD 741	Paynesville
ISD 745	Albany



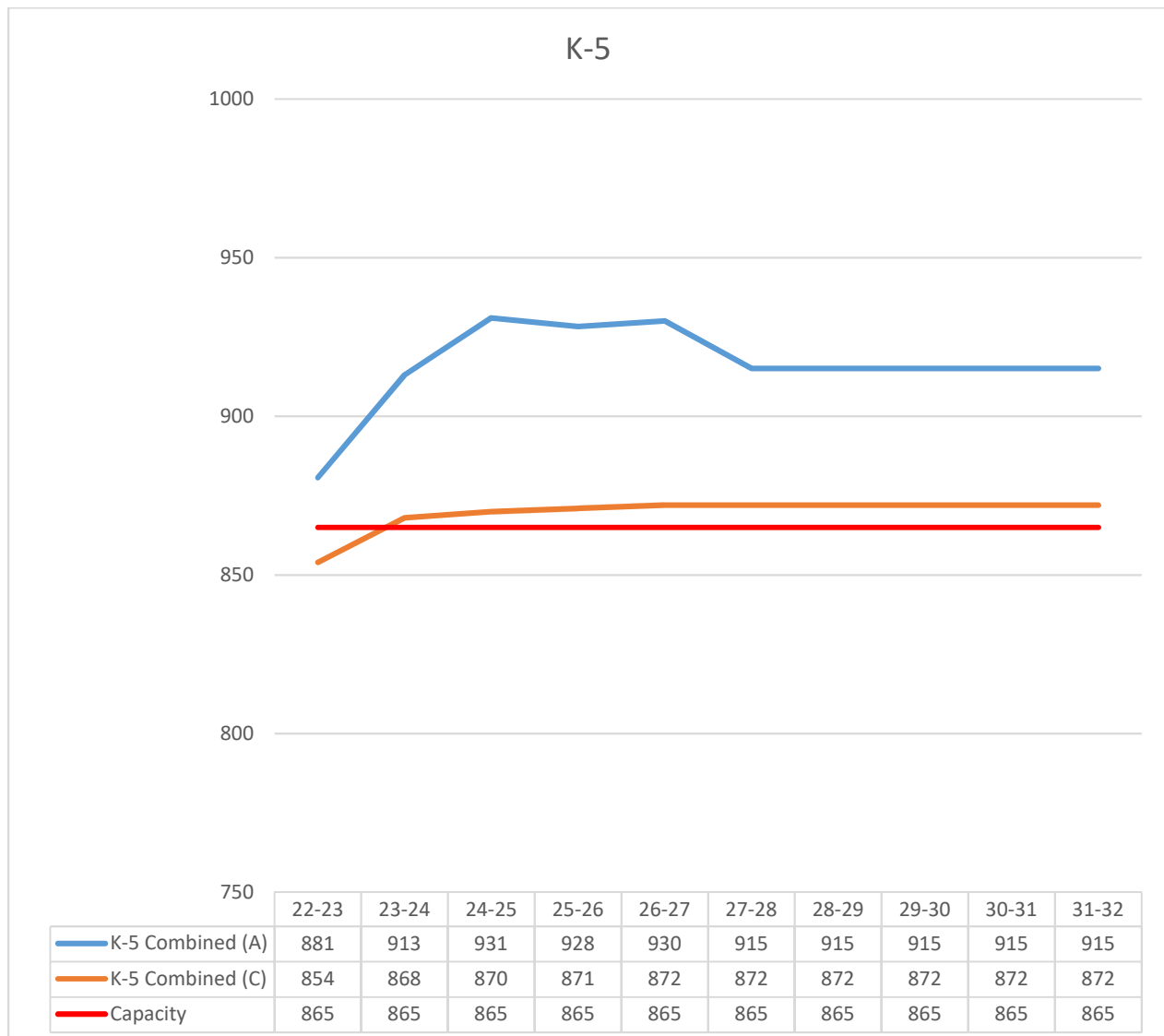


I. The Geographic Area and Population to be Served (continued)

Population to be Served: Enrollment History & Projections

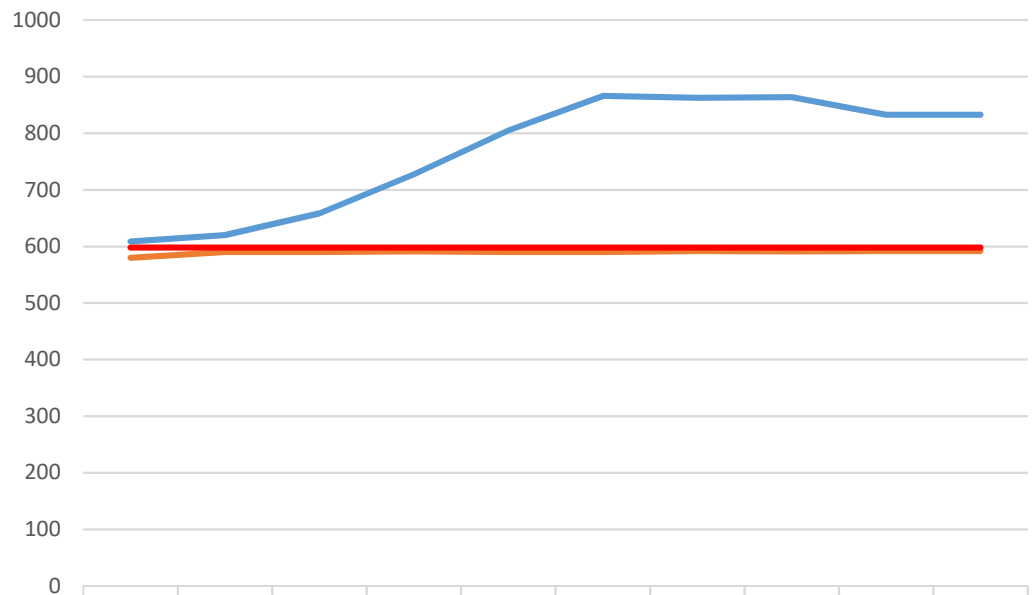
ROCORI School District is in a favorable position in terms of enrollment. While resident enrollment is relatively flat, the District enjoys a very favorable influx due to open enrollment. The District has begun managing open enrollment in order to manage the overall enrollment increase. At this time, without any enrollment limits, the District is projecting a total enrollment of increase of as much as 3300 students. It is the intent of the District to manage open enrollment to keep their facilities and programs operating at an efficient level. The District has set enrollment capacity limits at each grade level and will allow open enrollment up to those levels.

As a result of various space needs, and to increase their flexibility, the District is proposing a modest increase in building capacity of 5 classrooms at the elementary level. The secondary building, which houses grades 6-12, will also have a capacity increase of 5 rooms. The District will continue manage open enrollment to stem the need for additional classrooms beyond what is being planned for the immediate future.



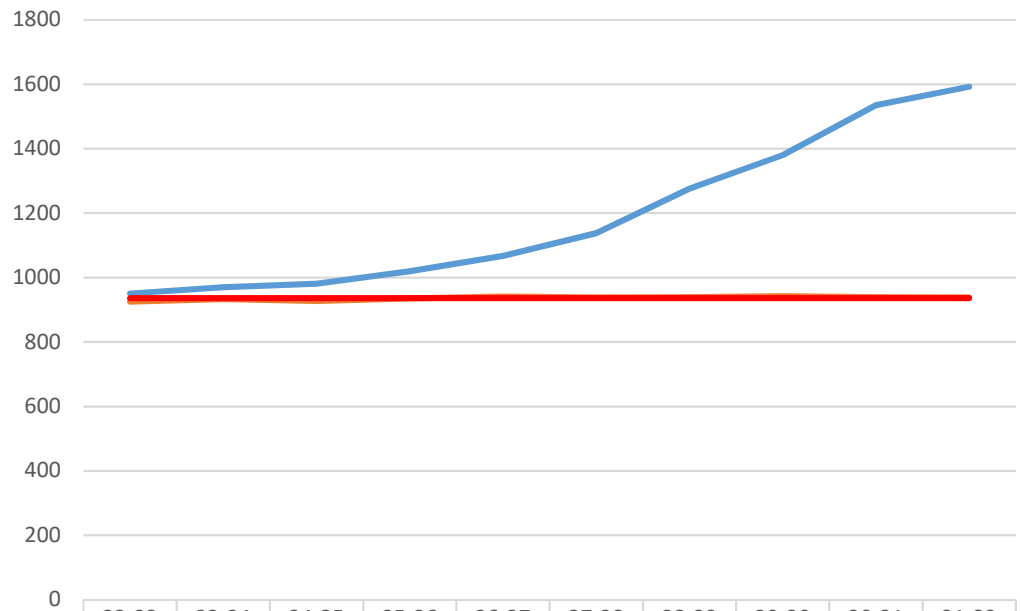


6-8

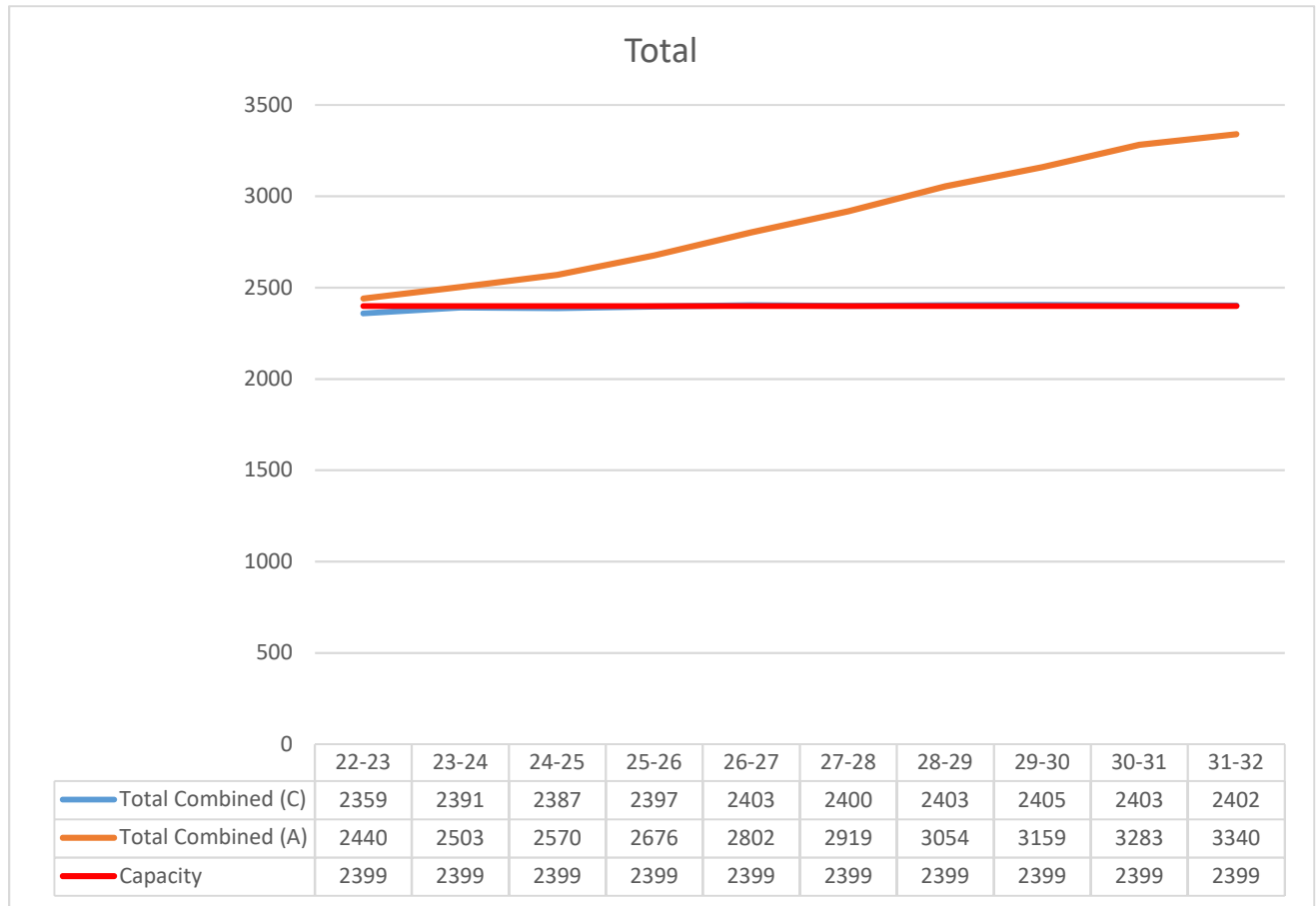


	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32
6-8 Combined (A)	609	620	659	727	805	866	863	864	833	833
6-8 Combined (C)	580	590	590	591	590	590	592	591	592	592
Capacity	598	598	598	598	598	598	598	598	598	598

9-12



	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32
9-12 Combined (A)	951	970	981	1020	1067	1138	1276	1380	1535	1592
9-12 Combined (C)	925	933	927	935	941	938	939	942	939	938
Capacity	936	936	936	936	936	936	936	936	936	936





2. A List of Existing School Facilities

- a. by year constructed,
- b. their uses, and
- c. an assessment of the extent to which alternate facilities are available within the school district boundaries and in adjacent school districts.

Description of Existing Facilities/Utilization

ROCORI Public Schools currently operates with three (3) PK-5 elementary schools that feed into a single Secondary School (grades 6-12). The District Office is located in the Secondary School. The Alternative Learning Center is on the same site as the Secondary School, as is Cold Spring Elementary. The ROCORI District Ed facility currently houses Community Education, Early Childhood and Pre School as well as a Senior Center for the community.

Schools	Grade Org.	Original Building	Additions	Site Size in Acres	Adjacent Public Acres	Building Area SF
John Clark Elementary	K-5	1934	1971, 1992	22.5	.43	28,052
Cold Spring Elementary	K-5	1992		65.16*	N/A	101,846
Richmond Elementary	K-5	1966	1971, 1992	10.11	N/A	26,428
ROCORI Secondary	6-12	1969	1978, 1997, 2006, 2010	65.16*	N/A	303,402
ROCORI Alternative Learning Center	9-12 (ALC)	2010		65.16*	N/A	4,095
ROCORI District Ed Facility	EC	1960	1965, 1992, 2011	17.81	N/A	74,163

* These buildings are co-located on one site: Cold Spring Elementary, ROCORI Secondary, and ALC

John Clark Elementary School is located in Rockville, MN. Cold Spring Elementary School, ROCORI Secondary School, and ROCORI Alternative Learning Center is located in Cold Spring, MN. Richmond Elementary is located in Richmond, MN.

**Acreage Analysis**

An analysis of site acreage for the facilities indicates acreage for John Clark, where a small addition for a new office and secure vestibule are proposed, is well within the MDE guidelines for site acreage.

Richmond falls slightly below the guidelines, but no additions or capacity increase are proposed there.

The Cold Spring Campus houses Cold Spring Elementary as well as ROCORI High School/Middle School. The site currently falls below the guidelines by 1.15 acres. With the proposed additions the site falls 3.38 acres below the low end of the guidelines. The District is currently in negotiations to purchase approximately 41 acres of land adjacent to the campus. This would bring the site well within the guidelines for school site acreage. The referendum budgets include an allowance for the purchase of this land.

	Capacity	Addition	Addn'l Acr. Based on Cap.			Guidelines	ISD #750 Owned	Other	Total		Difference	Finding	
<u>Elementaries</u>													
John Clark	134		1.34	10	15	11.34	26.34	22.50	0.43	22.93	11.59	(3.41)	OK
Richmond	134		1.34	10	15	11.34	26.34	10.11		10.11	(1.23)	(16.23)	Below
<u>Shared Sites - Existing</u>													
Cold Spring Elementary	597		5.97	10	15	15.97	30.97						
ROCORI High/Middle School	1,534		15.34	35	40	50.34	90.34						
Combined						66.31	121.31	65.16		65.16	(1.15)	(56.15)	Below
<u>Shared Sites - Proposed</u>													
Cold Spring Elementary	597	115	7.12	10	15	17.12	32.12						
ROCORI High/Middle School	1,534	108	16.42	35	40	51.42	91.42						
Combined						68.54	123.54	65.16		65.16	(3.38)	(58.38)	Below

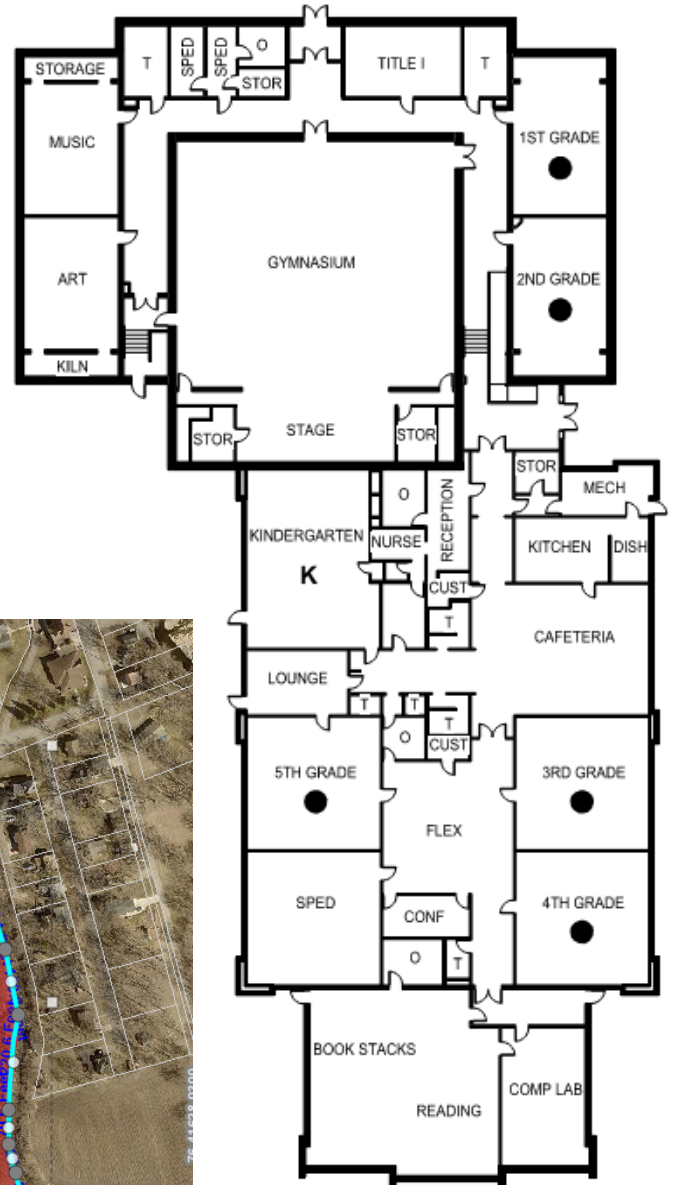
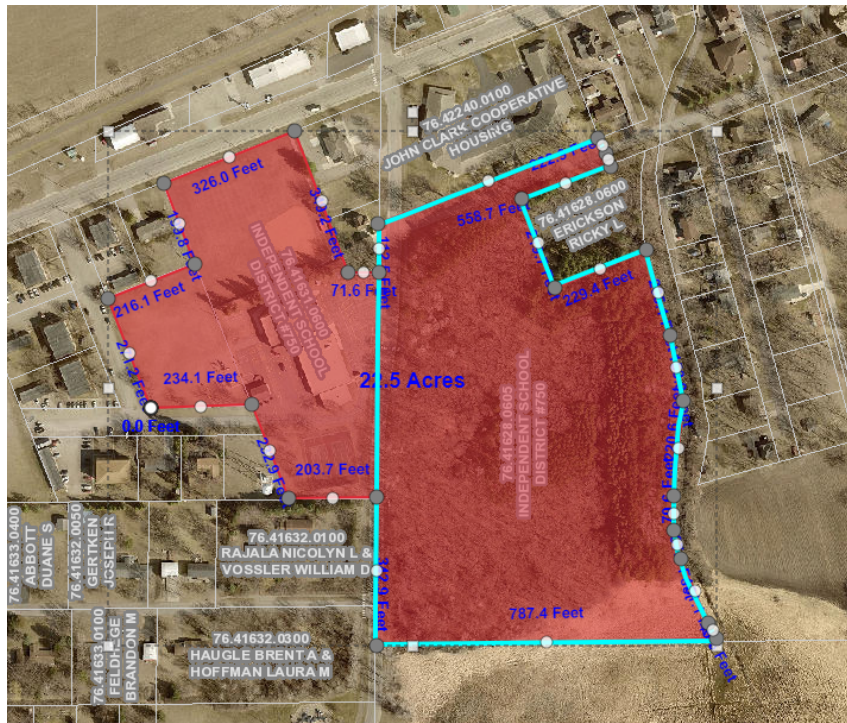
Available Alternate Facilities

The current facilities within the District are at capacity at this time and cannot accommodate the additional programming needs. The district has reviewed the availability of other facilities both within and outside of the School District. No other facilities of significant size and adequate function have been identified to meet the needs of the District and/or to be available for use. The proposed improvements would include renovation of existing space to better accommodate programs as well as additions for increased space needs and capacity.



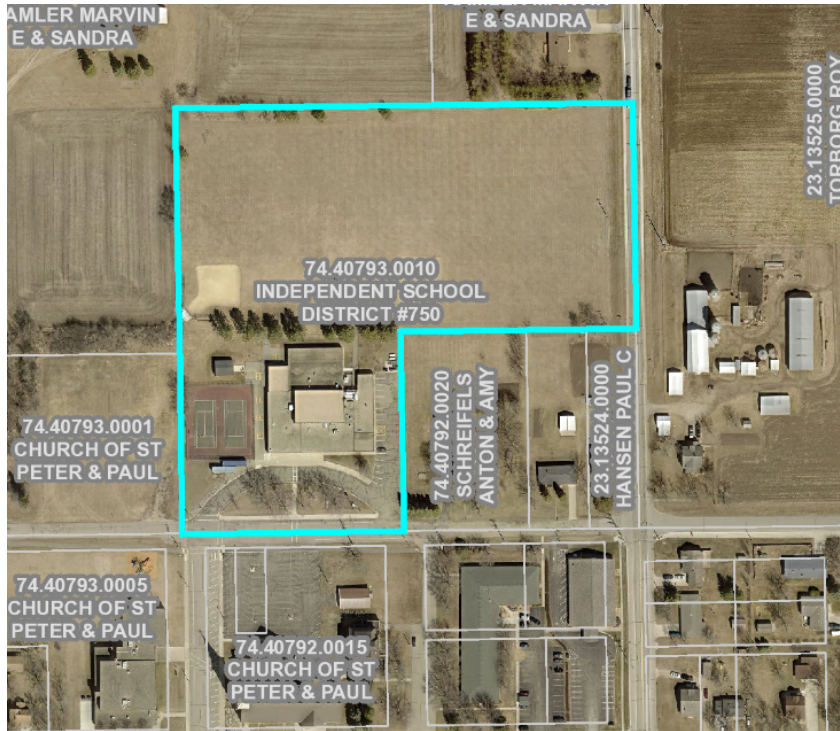
2. A List of Existing School Facilities (Continued)

**JOHN CLARK ELEMENTARY SCHOOL
FLOOR PLAN AND SITE AERIAL
(not to scale)**

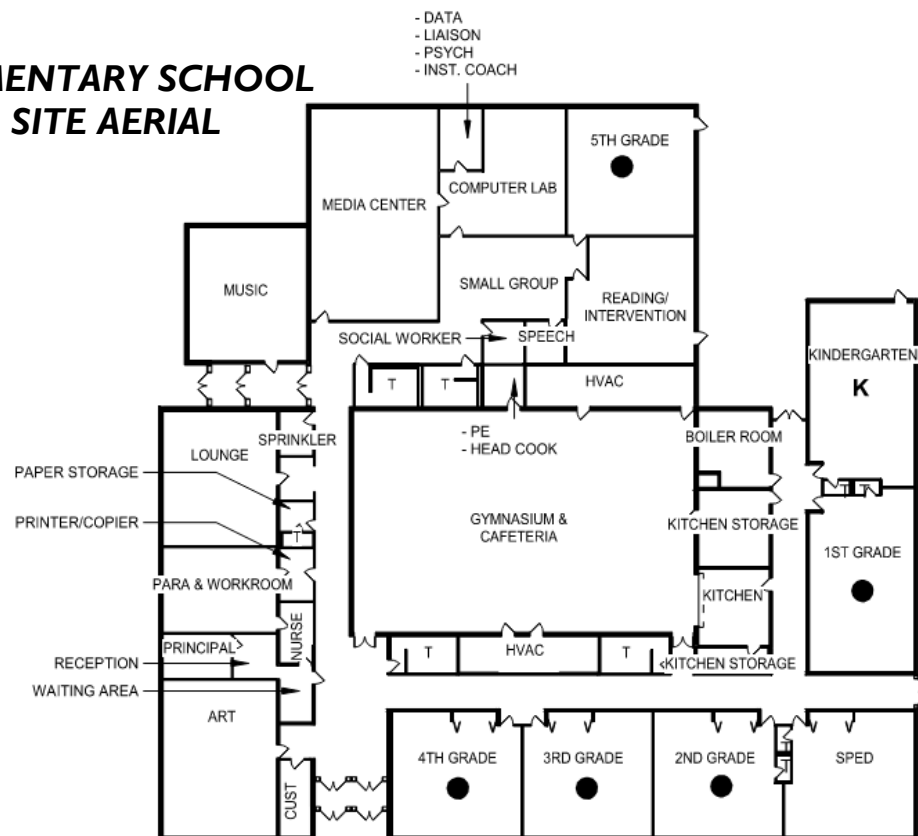




2. A List of Existing School Facilities (Continued)

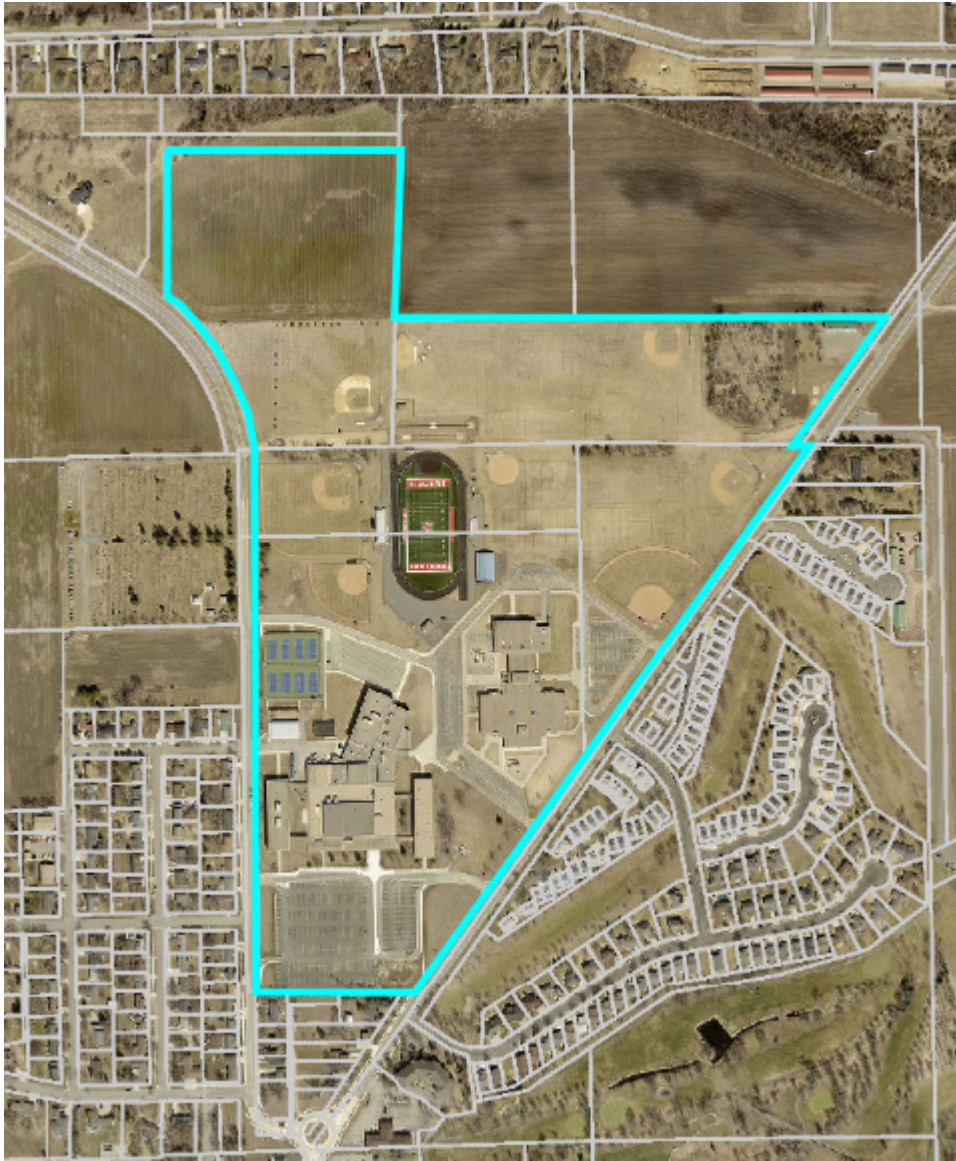


**RICHMOND ELEMENTARY SCHOOL
FLOOR PLAN AND SITE AERIAL
(not to scale)**





2. A List of Existing School Facilities (Continued)



COLD SPRING CAMPUS SITE AERIAL

Cold Spring Elementary

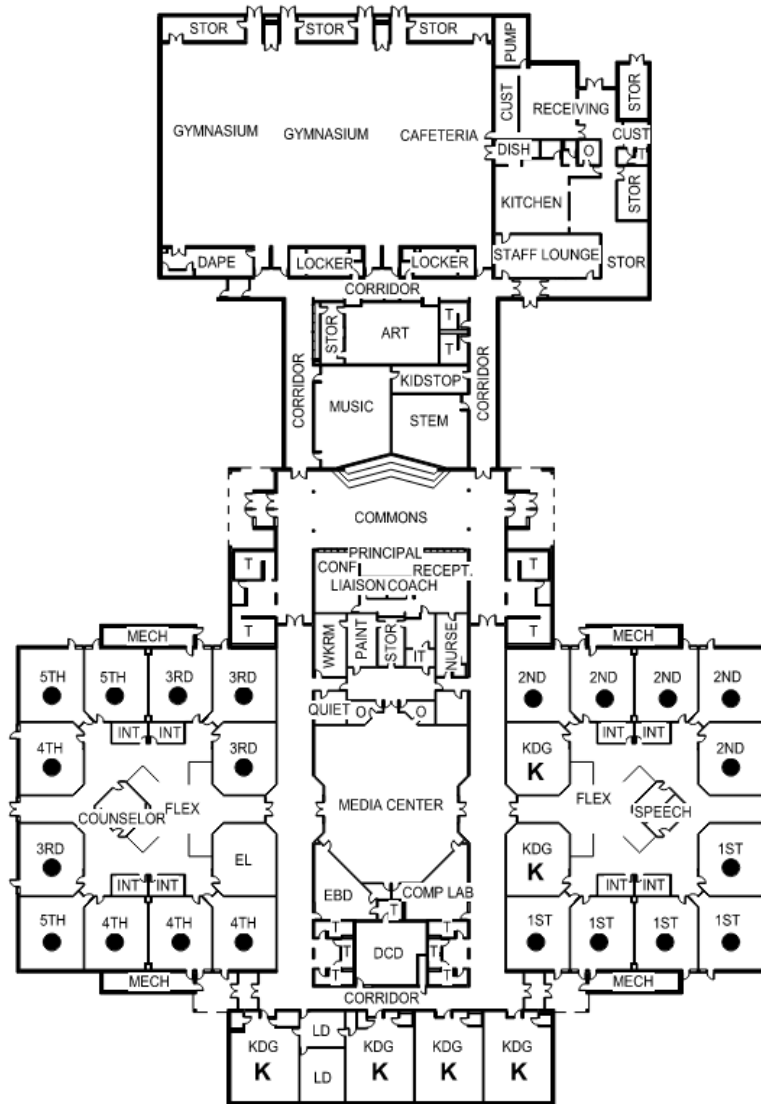
ROCORI Secondary School

ROCORI ALC

(not to scale)



2. A List of Existing School Facilities (Continued)

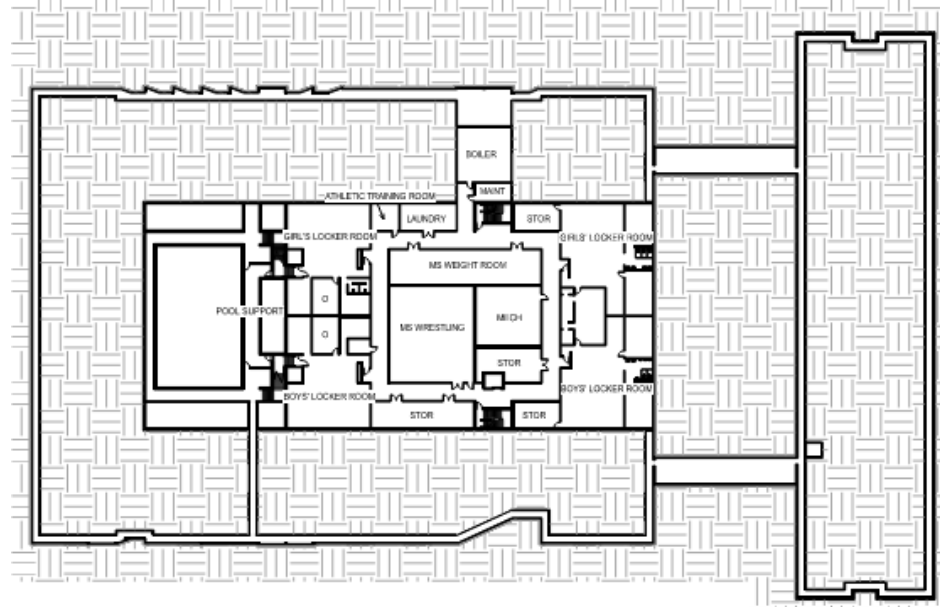


**COLD SPRING
ELEMENTARY SCHOOL
FLOOR PLAN
(not to scale)**

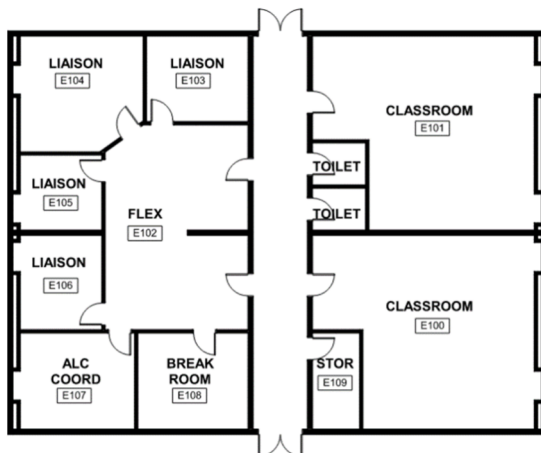




2. **A List of Existing School Facilities (Continued)**



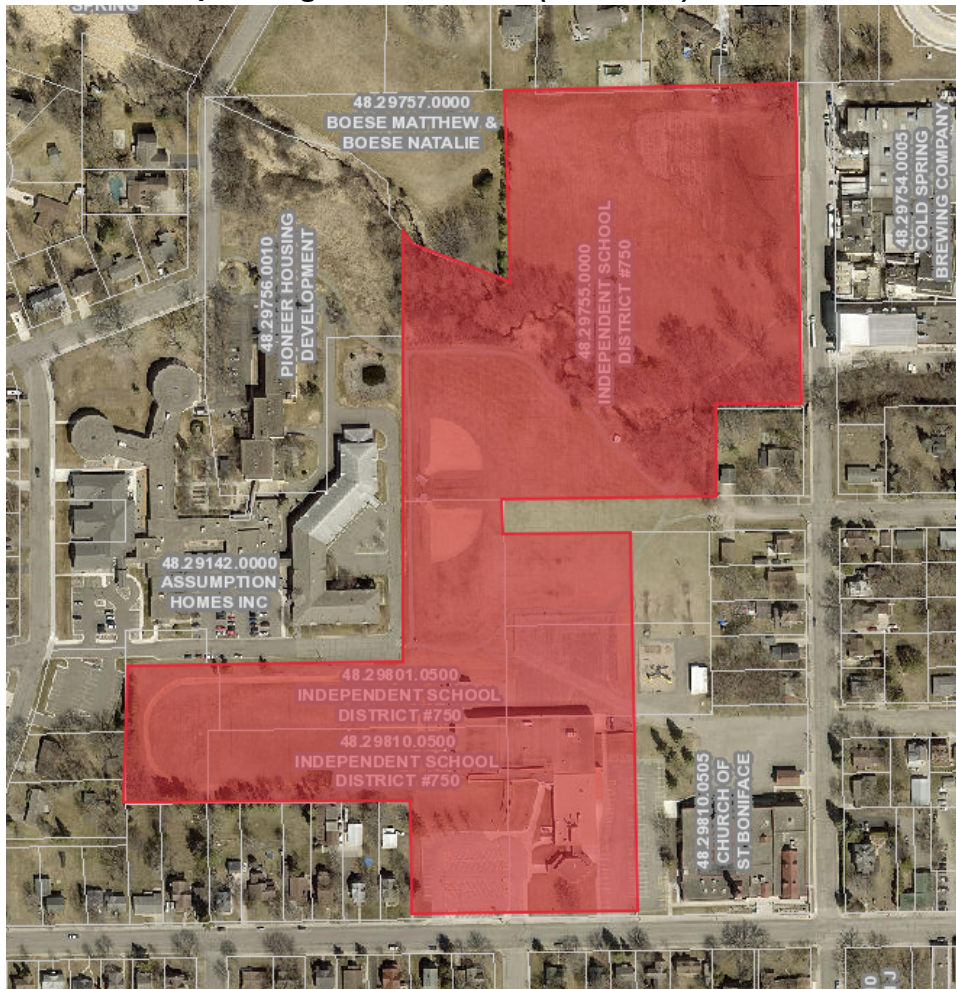
**ROCORI SECONDARY SCHOOL
LOWER LEVEL FLOOR PLAN
(not to scale)**



**ROCORI ALC SCHOOL
FLOOR PLAN
(not to scale)**



2. A List of Existing School Facilities (Continued)



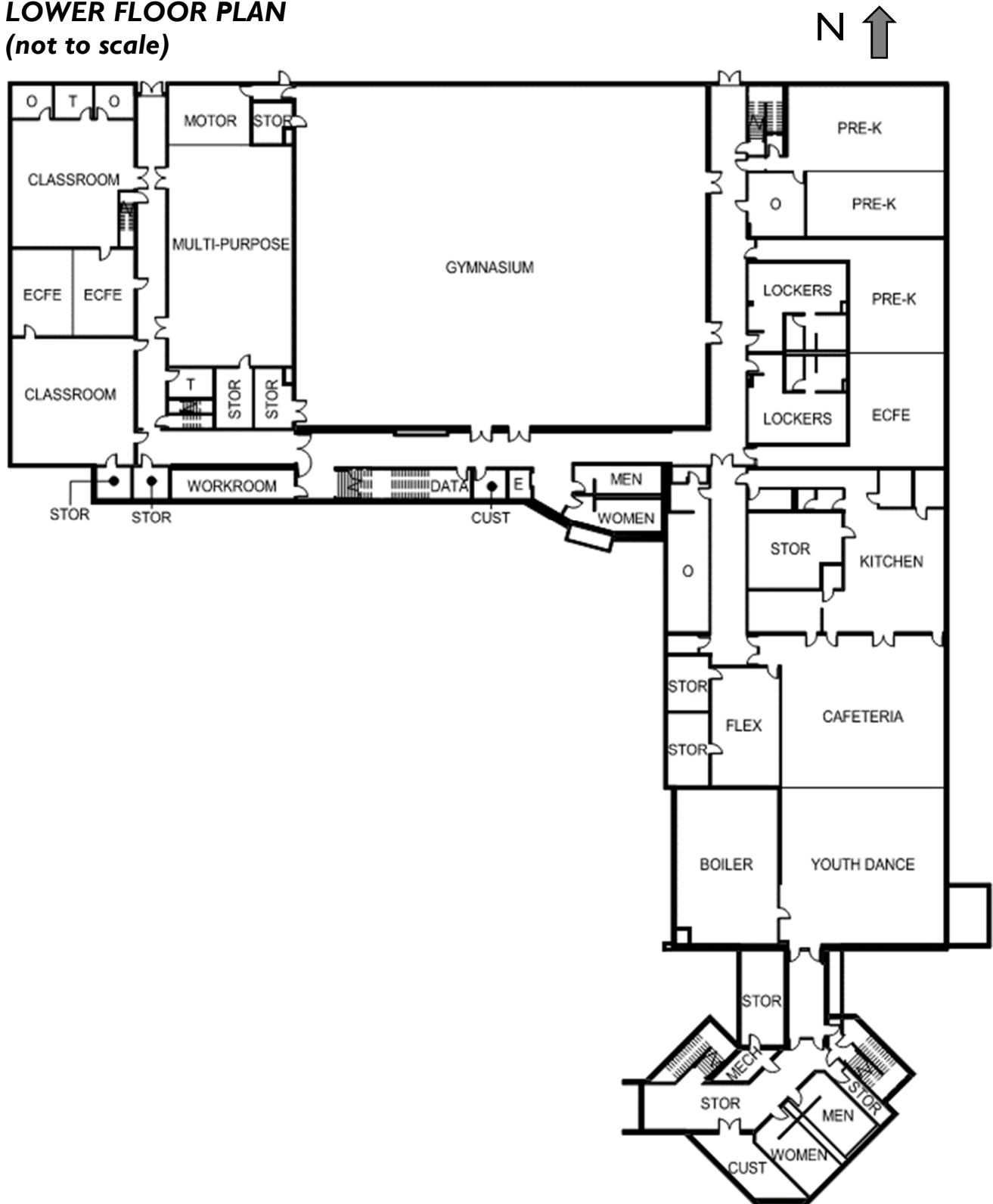
**ROCORI DISTRICT ED FACILITY
SITE AERIAL
(not to scale)**





2. A List of Existing School Facilities (Continued)

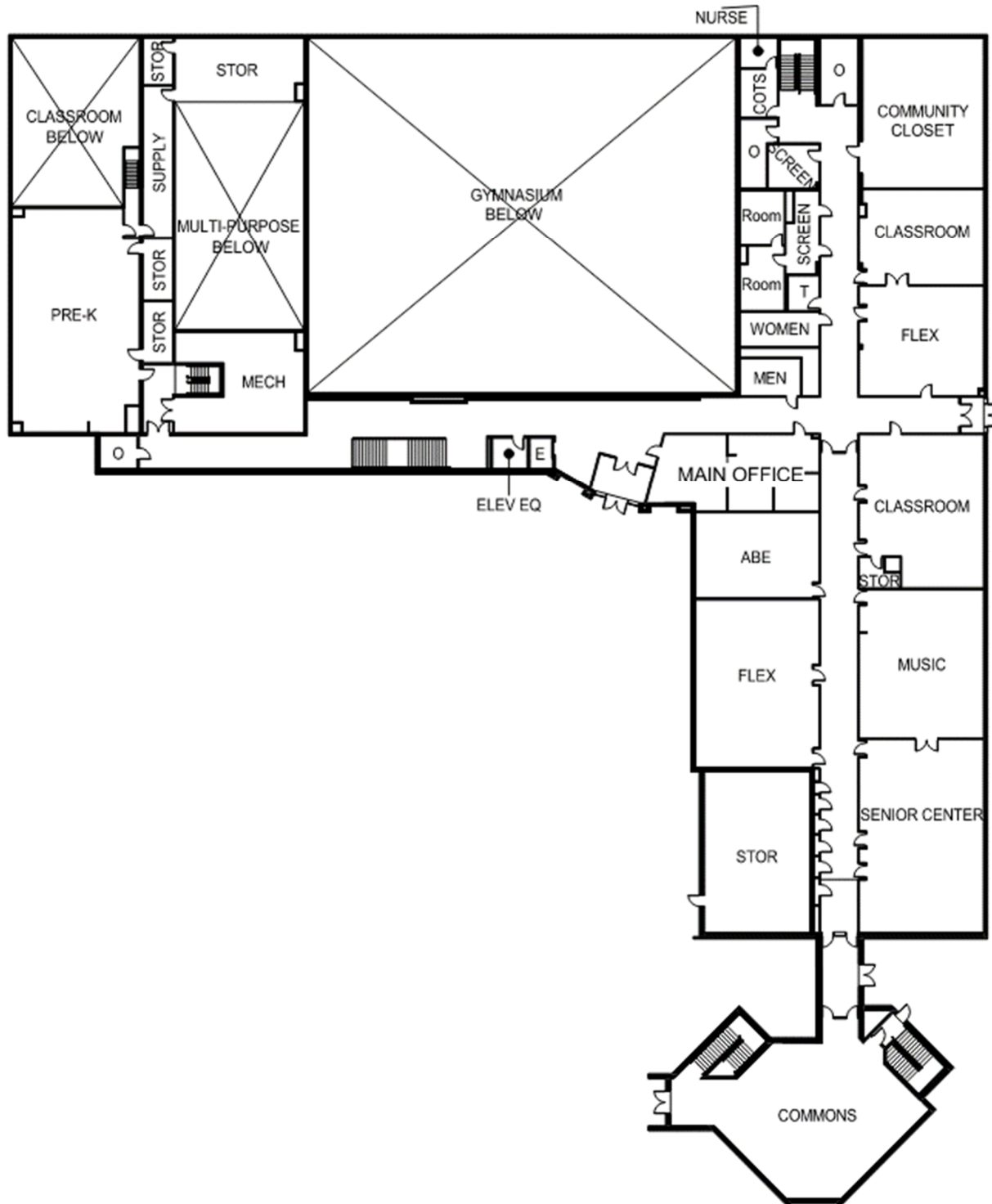
**ROCORI DISTRICT ED FACILITY
LOWER FLOOR PLAN
(not to scale)**





2. A List of Existing School Facilities (Continued)

**ROCORI DISTRICT ED FACILITY
UPPER LEVEL FLOOR PLAN
(not to scale)**





3. A List of the Specific Deficiencies of the Facilities

- a) Demonstrating Need
- b) Process Used to Determine Deficiencies
- c) List of How Deficiencies will be Addressed
- d) Specific Benefits to Students, Teachers and Community

Process Used to Determine Deficiencies

The District hired Wold Architects and Engineers in October 2021 to assist in facility assessment, studying building capacity against the impact of annual enrollments, security improvements, potential locations for additions, and other minor projects.

Wold helped facilitate a community task force at the request of the School Board. The task force met from October 2021 through February 2022. The group was re-convened in May following a community survey to review findings and adjust their recommendation to the School Board.

The Task Force was charged with the following guidance:

Develop a comprehensive long-range Facilities Master Plan with one or more scenarios for recommendation to the School Board that will:

- Be consistent with the School District's Vision
- Best serve the School District's educational goals
- Be financially attainable and sustainable
- Improve safety and security across District facilities
- Cover anticipated needs for the next 10 years, as well as recognize major issues beyond 10 years
- Accommodate the District's PreK-12 enrollment
- Maximize the use of our campuses to deliver effective and efficient programming while maintaining our community schools (Rockville, Richmond, Cold Spring)
- Accommodate District Community Education programs including early childhood education, child care, and community use of facilities
- Review indoor and outdoor activities spaces and make recommendations to better align them with school day, extracurricular, and community needs
- Improve facilities for ROCORI's Alternative Learning Center
- Analyze and make recommendations for optimizing Career and Technical Education programs at the high school
- Analyze and make recommendations for High School Fine Arts programs and functions and required facilities

Through the course of their work the Task Force studied numerous topics through reports and presentations. Topics studies included the following:

- Enrollment
- Capacity
- Deferred Maintenance
- Early Childhood Education
- Childcare Enrichment Programming
- Activities
- Community Education Programming and Facilities Rentals
- Alternative Learning Center
- Safety and Security
- 21st Century Learning
- Career and Technical Education
- Fine Arts/Music
- Technology



The Task Force spent multiple meetings reviewing this data and then was asked to categorize the needs identified. The group created a narrative of identified needs for each of the categories. These statements summarized deficiencies in the facilities in need of facilities improvements.

ENROLLMENT AND CAPACITY NEEDS

ROCORI School District builds programming and opportunities that enhance and support ROCORI students. Adequate space and facilities are critical to fulfilling the District's mission.

1. All our ROCORI schools are full now. We need additional space to offer more diverse programs and to provide some room for flexibility into the future.
2. Additional land for future needs should be procured when available.

CLASSROOMS

Our students will enter an ever evolving world. They deserve an education based on 21st Century needs. Our instruction and offerings have changed dramatically and will continue to evolve to meet the needs of the future.

1. Content-specific equipment that is equitable and updated to support current and future education and technology.
2. We need flexible break-out areas to provide a greater range of educational settings for students and teachers.
3. Classroom space appropriate to class sizes, specialty programs and equipment needs – ex. CTE, Band, Choir, Art, Weight Training, etc.
4. Learning spaces that accommodate 21st century skill building and support our work with community partnerships.

COMMUNITY

ROCORI schools is a multi-city community entity. We need to invest in our schools to help create healthy and vital communities. We need to provide equitable opportunities from birth to the senior citizens. ROCORI facilities should support the needs of our entire community.

1. We need to enhance our facilities and programming opportunities to help grow our communities and keep our enrollment strong and stable.
2. Richmond and Rockville need to feel valued and supported by investing in the buildings.
3. Strong early learning programs starts kids on even footing.
 - a. Alignment of early learning and elementary programs benefits all learners.
 - b. Infant care/education and parental education are not available to ALL those who need them in our communities.
 - c. No early learners should be turned away because of a lack of space.
4. Our early learning programs, (Childcare, ECCE/ECSE, Preschool, etc.) Should be relocated to space better suited to the programs and co-located with our elementary population.
5. Involving the senior community in ROCORI schools helps everyone. We need to provide appropriate fitness and activity spaces and programs for seniors (Gathering, community education, walking track, etc.)
6. We have some great partnerships with community entities. We need to improve and expand them by investing in both our programs and facilities.



CAREER TECHNICAL EDUCATION (CTE)

Employer needs have changed dramatically in recent years. Programming and the supporting facilities should target the needs of employers in our communities. Student interests have evolved too with a growing focus on career focused content.

1. We need to expand our course offerings and spaces to support more interest in career opportunities (trades, broadcasting, journalism, food processing/preparation, etc.)
2. We need spaces that are multi-functional.
 - a. Functional modern equipment
 - b. Adequate space
 - c. Improved flexibility with adequate storage
3. Education needs to be visibly connected to end use/purpose-based learning that is intended to provide/solve a particular problem.

ACTIVITIES, FINE ARTS, AND PHYSICAL EDUCATION

Activities is an important part of our student's school experience. It helps provide engagement and draw families into ROCORI and support their student's academic career. Too often our facilities lack adequate space for practices and community use. Our children end up practicing late on school nights just to get access.

1. Our aquatic center lacks accessibility and availability. Seating is inadequate. Many of our peers have 8 lane pools while ours is only 6 lanes. Swimming lessons is an important skill and more capacity to offer swim classes is needed.
2. Fitness and strength training are important for health and fitness of all students and are a growing part of physical education curriculum as well as competitive activities.
3. Adequate gymnasium, field, and flexible multi-purpose spaces can practice on site after school.
4. Activities programs have grown exponentially over the last 40-50 years. More spaces and spaces that support boys, girls, and a diverse array of activities and fine arts are needed.
5. Our sound, scoreboards, and lighting in many of our activities areas, including Richmond and Rockville, are inadequate.
6. Robotics needs a District-provided space.
7. We need the proper infrastructure to provide a 21st Century Fine Arts experience.
 - a. We need storage space, classroom space, breakout space (soundproof), and practice space to adequately facilitate a growing enrollment.
 - b. The auditorium (stage, sound, lights, rigging, etc.) does not function adequately and requires upgrading to meet our program needs.
 - c. We need changing rooms to provide proper privacy/restrooms nearby.
 - d. We need storage that is easily accessible and climate control for safety and preservation for instruments/props.
 - e. We need the capability and equipment to offer arts programs community-wide.



ALC

The ROCORI Alternative Learning Center (ALC) provides a vital service to help students who are unable to be successful in the traditional high school setting. Reaching these students and providing a learning experience where they can be successful is essential for our larger school community.

1. The facility is in disrepair and would need substantial repair. Replacing this facility would be the best investment.
2. The ALC should be better connected to the school community to allow these students access to specialty programs for them. (career-oriented curriculum, physical education, fine arts, etc.)
3. This facility needs to better represent the learning needs of ALC students. This program would benefit from an alternative learning environment that better matches the real world experiences these students will encounter after high school.
4. The ALC program is only able to serve a small fraction of the students in need. Expanding the program to accommodate grades 6-12 (currently only 11-12) will allow us to support more students. At-risk students need interventions quicker/sooner.

SAFETY, MAINTENANCE AND APPEARANCE

Nothing is more important than the safety of our kid and staff. Well-maintained and secure spaces support a safe and healthy environment for all students and staff.

1. Buildings are aging and need to be updated. Required maintenance needs to be adequately funded. (HVAC, plumbing, electrical, deteriorated building envelope and finishes, etc.)
2. School visitors should be screened before entering. We need secure entrances for all buildings.
3. Security systems should be improved and expanded to provide a safe environment (Camera systems, door locks, etc.)
4. Sufficient lighting in parking lots to provide safety for drivers and pedestrians.
5. Barriers that prevent our students and community from using our facility or put them at risk when they are there, should be corrected. (ex, safe locker room floors)

**3. A List of the Specific Deficiencies of the Facilities (Continued)**

A full Facility Analysis was performed by Wold Architects and Engineers in coordination with District administration and staff. The full report can be found in the appendix. In working through the various components of this proposal, the District prioritized the following list to be included in the referendum budgets. The remaining deferred maintenance items from the report have been incorporated into the District's LTFM budget. These needs will be addressed over the next 10+ years as funding allows.

Proposed Maintenance Scope Items Included In Referendum

John Clark Elementary		
Category	Item	Cost
Mechanical	Upgrade boiler controls and integrate into BAS	\$ 15,500
Accessibility	ADA compliant door hardware	\$ 61,000
	ADA Toilet rooms	\$ 552,000
Interior	Abate Gym ceiling	\$ 61,500
Site	Replace playground	\$ 200,000
Total: \$		890,000

Cold Spring Elementary		
Category	Item	Cost
Mechanical	Replace manual faucets with auto	\$ 16,000
	Replace manual flush valves with auto	\$ 61,500
	Replace wash fountains and drinking fountains at wash areas	\$ 67,500
Accessibility	ADA Toilet Rooms	\$ 2,389,500
Site	Replace playground (West only)	\$ 200,000
Total: \$		2,734,500

Richmond Elementary		
Category	Item	Cost
Mechanical	Replace manual faucets with auto	\$ 10,500
	Replace manual flush valves with auto	\$ 22,500
Accessibility	ADA Toilet Rooms	\$ 631,500
Site	Replace playground (West only)	\$ 200,000
Total: \$		864,500



ROCORI Secondary		
Category	Item	Cost
Mechanical	Provide dehumidification to 3 existing AHU w/ space for future cooling coil	\$ 634,000
	Provide new HVAC systems for MS Gym and Locker Rooms	\$ 2,547,000
	Provide new high efficiency central heating plant, replace existing steam converters, and replace failing finned tube radiation in HS wing (A & B)	\$ 2,133,500
Accessibility	ADA door hardware	\$ 90,000
	ADA Toilet Rooms	\$ 1,164,000
	MS Locker Rooms	\$ 3,893,000
	Pool Locker Rooms	\$ 1,939,375
Interior	Paint Commons	\$ 45,000
Exterior	Replace exterior main entry doors	\$ 42,500
	Replace 3 smoke hatches at Auditorium	\$ 16,500
	Replace main entry vestibule doors	\$ 36,500
Total:		\$ 12,541,375

3. A List of the Specific Deficiencies of the Facilities (Continued)

Based on the needs of increasing enrollment, changes in educational programming, security needs, and a need to increase community access to facilities. The Task Force has recommended projects be planned at all four attendance center buildings. The School Board and their Facilities and Grounds Committee has studied all of the data and is in agreement with the Task Force recommendation. Needs being addressed are stated at length above.

Benefits to Students, Teachers and Community:

- Secure entries for all facilities in the district to provide a safe and secure school environment.
- Additional space to provide relief for the crowded facilities and plan for project increase in enrollment in the coming years.
- Relocate the ALC from the current portable classrooms.
- Provide new, purpose build space to house early childhood at Cold Spring elementary. This new facility will provide form increased efficiency of operations, better alignment with the K-5 programming, and allow consolidation of early childhood operations.
- Increased and improved instructional space at ROCORI HS/MS will better support career education for students.
- Flexible learning space will be incorporated where renovations and additions occur to provide educational options for all learners.
- Deferred maintenance will be performed on the highest need areas to take some pressure off of the District's LTFM funding.
- Critical technology infrastructure will be replaced and upgraded to provide more reliable and expanded access for instructional needs.



- As required by the Minnesota State Building code, a storm shelter structure will be incorporated at the Cold Spring campus to house all occupants of those facilities.
- Increased activity space provided by the activities center will provide additional physical education space. Expanded access to practice facilities that will allow students and the community to complete co-curricular activities at an earlier hour and get students home early in the evenings. This facility will also provide increased access for the community to use for activities and to promote health and wellness.
- In addition to providing improved physical education facilities, the new pool facility will provide additional practice and competition space for the District and community programs.



4. A Description of the Project including:

- a) Site and Outdoor Acreage
- b) Square Footage Allocations
- c) Estimated Expenditures
- d) Schedule

Question #1

- Create secure entries with direct supervision at all three elementary schools
- Provide 5 additional rooms of capacity for the elementary school enrollment at Cold Spring elementary.
- Create 5 additional rooms of capacity at the ROCORI secondary building.
- Create a new early childhood facility by adding on to Cold Spring elementary and relocate the early childhood programs and community education support space from the DEF facility.
- Update commons space to create improved flexible learning and support space at John Clark and Richmond elementary schools. Convert the existing internal office space at Cold Spring elementary into support space.
- Relocate the ALC program from the Cold Spring Campus.
- Remodel and add on to the ROCORI secondary building to create new and improved opportunities in Career and Technical Education (CTE).
- Provide improved acoustics, sound system, and theatrical equipment for the existing auditorium. Create a scene shop and dressing rooms, which do not currently exist.
- Create a new combination music instructional space and black box performance space.
- Upgrade critical technology infrastructure
- Provide new flexible furniture for all learning spaces in the District.
- Address the most critical deferred maintenance items from the facility analysis at John Clark Elementary, Richmond Elementary, Cold Spring Elementary, and the ROCORI Secondary building.
- Provide a storm shelter facility for the Cold Spring campus.

Question #2

- Provide a new multi-function activities center including striping for five courts and an eight lane walking and running track for the Cold Spring Campus.
- Provide a new eight lane pool with integral diving well on the Secondary building. Discontinue the existing pool and convert it into instructional space.



a) Sites and Outdoor Acreage

John Clark Elementary

- 22.50 acres





a) Sites and Outdoor Acreage (continued)

Richmond Elementary

- 10.11 acres







4. A Description of the Project (continued)

b) Square Footage Allocations (Additions)

The District is proposing renovations and additions at John Clark Elementary, Richmond Elementary, Cold Spring Elementary, and ROCORI Secondary. Diagrams showing proposed addition and renovations are included below. This documentation corresponds to the budgets that are being proposed. Final configuration and location of additions and renovations will be refined following a successful election.

There is a \$200,000 allowance being proposed at the District Education Facility (DEF). This allowance is to provide for move in and relocation costs for the ALC program. No diagram has been included for that work.



4. A Description of the Project (continued)

John Clark Elementary Addition and Renovations

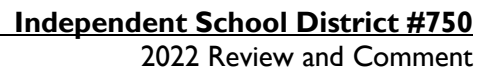




4. A Description of the Project (continued)

Richmond Elementary Renovations





ROCORI Secondary/Cold Spring Elementary Additions and Renovations





4. A Description of the Project (continued)

Technology Allocation

The District is allocating an allowance of \$2,700,000 for technology and infrastructure. The proposed scope of the technology work will be refined following a successful election. The scope that has been budgeted to include items that will reinforce access and reliability to technology and better secure the District buildings.

The technology scope includes:

- Replacing old and deteriorated structured cabling district wide.
- Add presentation displays at John Clark and ROCORI high school gymnasiums.
- Replace building paging and bell systems with modern, expandable and programmable systems.
- Improve security and access control by providing new and additional key fobs for exterior doors and mitigate the need for physical key management.
- Upgrading and relocating fiber lines where needed to accommodate construction.

Furniture Allocation

In order to affect as many students as possible with positive changes to the learning environment, The District is allocating a furniture budget to update all learning spaces in the District. A per room allocation was created for all general classrooms, special education rooms, and student contact support spaces.

Based on the estimated cost of furniture a budget recommendation was developed. This allocation includes allowances for soft costs and contingencies in order to arrive at a total project cost to procure furniture.

Furniture Budget:	\$2,257,000
Freight Installation and Delivery:	\$427,000
Project Multiplier (Contingency and Misc Costs):	x1.12
Total Furniture Budget:	\$3,000,000

**c) Estimated Expenditures**

The total expenditures for the project will be asked in two questions.

Question #1

John Clark Elementary:			Other Costs:	
	Square Footage	Budget ¹		
Additions	1,200 SF	\$1,204,250	Bond Issuance:	\$229,437
Heavy Renovation	N/A	\$ -		
Medium Renovation	700 SF	\$175,000		
Light Renovation	1,560 SF	\$127,188		
Deferred Maintenance	N/A	\$890,000		
		\$2,396,438		
Cold Spring Elementary:				
	Square Footage	Budget ¹		
Additions	7,780 SF	\$2,918,000		
Heavy Renovation	N/A	\$ -		
Medium Renovation	915 SF	\$229,000		
Light Renovation	2,625 SF	\$214,000		
Deferred Maintenance	N/A	\$2,734,500		
		\$6,095,500		
Richmond Elementary:				
	Square Footage	Budget ¹		
Additions	N/A	\$ -		
Heavy Renovation	N/A	\$ -		
Medium Renovation	2,300 SF	\$609,250		
Light Renovation	1,360 SF	\$111,000		
Deferred Maintenance	N/A	\$864,500		
		\$1,584,750		
ROCORI Secondary:				
	Square Footage	Budget ¹		
Additions	22,500 SF	\$9,133,000		
Heavy Renovation	17,040 SF	4,951,000		
Medium Renovation	9,200 SF	\$1,100,500		
Light Renovation	920 SF	\$100,000		
Deferred Maintenance	N/A	\$12,541,375		
		\$27,825,875		
Early Childhood Center:				
	Square Footage	Budget ¹		
Additions	33,541 SF	\$14,288,000		
		\$14,288,000		
District-wide Allowance:				
	Square Footage	Budget ²		
Storm Shelter Improvements	22,000 SF	\$3,400,000		
Furniture	N/A	\$3,000,000		
Technology	N/A	\$2,700,000		
ALC	N/A	\$200,000		
Site Improvement/Acquisition	N/A	\$2,070,000		
		\$11,370,000		
			Total Question #1 Value:	\$63,790,000



Question #2

ROCORI Secondary:			Other Costs:	
	Square Footage	Budget ¹		
Activities Center Addition	57,757 SF	\$9,656,750	Bond Issuance:	\$22,420
Pool Addition	13,420 SF	\$6,911,130		
Support Facilities	17,780 SF	\$7,364,700		
Private Donation	N/A	(\$15,000,000)		
		\$8,932,580	Total Question 2 Value:	\$8,955,000

Notes:

1 Soft costs including FF&E, Fees, Permits, and Contingency are included in the budget amounts noted above.

2 Budget amount for Storm Shelter includes costs for architectural, structural, mechanical, and electrical requirements to be implemented in conjunction with portions of the total addition square footage noted above.

Note: It is anticipated by the School Board that any surplus from the above noted projects (if any) will be used for yet unidentified capital expenditures as the need may arise.

**d) Operational Expenditures:**

The anticipated increase in the gross square footage for the additions district wide is approximately 167,540 SF. The additions will be at John Clark Elementary: 1,200sf, Cold Spring Elementary: 41,780sf, ROCORI MS/HS: 124,560sf. The District does not anticipate adding additional administrative or educational support positions as a result of the expansions.

To estimate the additional operational costs a study was done to baseline against existing district costs for custodial, utilities, and general maintenance costs. Custodial, cleaning costs, and utilities were estimated from current district averages. Additional maintenance costs were estimated from the current spending history from each building.

Increased custodial, cleaning Estimates:

2.65 additional FTE of custodial will be required for the proposed facilities. These positions would be estimated to cost the district \$50,000 per FTE, for a total of \$132,000. The additional summer cleaning hours are estimated at 440 hours or approximately \$8,000.

The total estimated custodial and cleaning costs are therefore estimated at \$140,000

Increased Utility Estimates:

Utility Rate:	\$	1.20	/sf
	x	167,540	sf
	\$	201,048	

Increased Routine Maintenance Estimates:

Facility	\$/SF	Additional SF	Estimated Cost
Cold Spring Elementary	\$0.31	41,780 sf	\$12,951
John Clark Elementary	\$0.59	1,200 sf	\$708
Richmond Elementary		0	N/A
District Education Facility		0	N/A
ROCORI MS/HS	\$0.19	124,560 sf	\$23,666
Total Routine Maintenance			\$37,325

Pool operation costs are expected to be a minimal increase as the building already operates a pool that will be decommissioned. The new efficiencies in pool equipment and operation costs are expected to offset the utility costs of the current pool as it operates today.

The District anticipates a reduction in operation cost for the District Education Facility as a result of moving early learning programs to the new addition at Cold Spring Elementary. This reduction is estimated at \$85,050 annually. This would offset the additional costs indicated above.

Therefore, the anticipated increase in operational costs would be \$486,728.

It is anticipated that this cost, if realized, will be absorbed into the District's operating budget beginning the 2023-24 school year. The increase in operating costs will be partially offset by the increase in enrollment. LTFM funding will be increased with increased enrollment as well and will fund some of the increased routine maintenance. The balance of increases will be offset by user fees for the new facilities and the District's general operating budget.



e) Schedule:

Review and Comment Submittal to MDE	May 2022
Review and Comment MDE Review	May – July 2022
Project Design & CD Preparation	August 2022 – April 2023
Project Construction Documents Issue	May 2023
Project Completion (phased)	Ph I: Fall 2024 / Ph 2: Fall 2025 / Ph 3: Winter 2025

**5. A Specification of the Source of Project Financing including:**

- a) Applicable Statutory Citations
- b) Scheduled Date and Required Notice
- c) Schedule of Bond Payments
- d) Property Tax Impact

ROCORI Public School District No. 750 proposes to obtain financing from the sale of General Obligation bonds. The plan proposes to finance \$87,493,143 in projects districtwide utilizing Voter Approved School Building Bonds and a donation of \$15,000,000, which is contingent on the passage of both ballot questions. The School District will seek voter approval of two building bond ballot questions on Tuesday August 9, 2022, pursuant to Minnesota Statutes Chapter 475 which, if approved, would result in a \$72,745,000 bond issue. The first question would total \$63,790,000 and the second question \$8,955,000. Underwriter's discount is estimated at \$363,725 and cost of issuance is estimated at \$248,794. The difference between the amount requested to be authorized by the voters (plus estimated interest earnings in the construction fund of \$360,662) and estimated underwriter's discount and costs of issuing this debt (legal and fiscal costs) plus the donation equals \$87,493,143, the amount the District expects to need for construction projects.

Ehlers has prepared the following schedules:

- 1) Estimated sources and uses of funds for the proposed bond issue
- 2) Estimated debt payment structure for the anticipated bond issue and estimated annual debt service property tax levies after accounting for the 105% levy requirement and debt equalization aid
- 3) An analysis of the estimated tax impact on various values of residential, commercial, agricultural, and seasonal recreational properties for the proposed bond issue

**5. A Specification of the Source of Project Financing (continued)**1) *Estimated sources and uses of funds for the proposed bond issue***PRELIMINARY INFORMATION - FOR REVIEW AND COMMENT****ROCORI Public School District No. 750****May 13, 2022**

Estimated Sources and Uses of Funds
 General Obligation School Building Bonds
 August 2022 Election

	Question 1	Question 2	Total
Bond Amount	\$63,790,000	\$8,955,000	\$72,745,000
Project Cost	\$63,560,563	\$23,932,580	\$87,493,143
Dated Date	11/1/2022	11/1/2022	11/1/2022
Sources of Funds			
Par Amount	\$63,790,000	\$8,955,000	\$72,745,000
Estimated Investment Earnings ¹	316,222	44,440	360,662
Foundation Donation		15,000,000	15,000,000
Total Sources	\$64,106,222	\$23,999,440	\$88,105,662
Uses of Funds			
Allowance for Discount Bidding ²	\$318,950	\$44,775	\$363,725
Legal and Fiscal Costs ³	226,709	22,085	248,794
Net Available for Project Costs	63,560,563	23,932,580	87,493,143
Total Uses	\$64,106,222	\$23,999,440	\$88,105,662
Estimated Deposit to Construction Fund	\$63,244,341	\$8,888,140	\$72,132,481

1 Estimated investment earnings are based on an average interest rate of 0.50%, and an average life of 12 months.

2 The allowance for discount bidding is an estimate of the compensation taken by the underwriter who provides the lowest true interest cost as part of the competitive bidding process and purchases the bonds. Ehlers provides independent municipal advisory services as part of the bond sale process and is not an underwriting firm.

3 Includes fees for municipal advisor, bond counsel, rating agency, paying agent and county certificates.



5. A Specification of the Source of Project Financing (continued)

- 2) Estimated debt payment structure for the anticipated bond issue and estimated annual debt service property tax levies after accounting for the 105% levy requirement and debt equalization aid

PRELIMINARY INFORMATION - FOR REVIEW AND COMMENT

ROCORI Public School District No. 750 Analysis of Possible Structure for Capital and Debt Levies

\$63,790,000 Bond Issue
20 Tax Levies
Wrapped Around Existing Debt

Question 1

Question 1										May 13, 2022										Shipped to the State Printing Plant																					
Type of Bond			Principal Amount			Dated Date			Interest Rate			Existing Commitments										Proposed New School Building Bonds										Combined Totals									
Vote-Approved Building			\$63,790,000			11/01/22 - 4.00%						Other Levies			Existing Tax Rate			Principal			Interest			Advt. Debt Excess			Debt Equal Aid			Net Debt Levy			State Aid			Net Tax Rate					
Levy	Payable Fiscal Year	Tax Capacity Value (\$000s)	% Chg	Building Bonds 2	Alt Fac/Bond 2 H&S Bonds 2	Abatement Bonds 2	OPEB Bonds 2	Est. Debt Excess 3	Net Levy	Tax Rate	Capital Project Levy 4	Existing Tax Rate	Principal	Interest	Advt. Debt Excess 3	Debt Equal Aid	Net Debt Levy	State Aid	Net Tax Rate																						
2021	2022	17,584	4.1%	1,877,380	451,907	72,503	358,218	(102,939)	2,657,069	15.11	310,120	16.87	-	-	-	-	-	-	2,967,190	16.87																					
2022	2023	18,530	5.4%	1,856,118	244,335	70,403	357,811	(132,511)	2,395,797	12.93	322,842	14.67	150,000	3,189,500	-	-	3,654,068	-	2,718,639	14.67																					
2023	2024	19,001	2.0%	1,849,030	244,335	73,553	357,811	(147,623)	2,377,106	12.58	340,215	14.38	1,090,000	2,545,000	-	(110,251)	3,707,129	-	6,371,419	33.71																					
2024	2025	19,184	1.5%	1,834,330	245,070	71,190	362,169	(100,989)	2,411,770	12.57	347,020	14.38	1,235,000	2,502,000	-	(111,737)	3,812,139	-	6,576,169	33.70																					
2025	2026	19,472	1.5%	1,817,530	245,700	74,078	360,909	(99,441)	2,397,706	12.31	352,225	14.12	1,405,000	2,452,000	-	(80,658)	3,817,337	-	6,641,596	33.69																					
2026	2027	19,472	0.0%	1,814,380	240,975	71,453	359,213	(99,441)	2,386,092	12.25	357,508	14.09	1,505,000	2,396,400	-	(154,711)	3,789,065	-	6,559,624	33.69																					
2027	2028	19,472	0.0%	2,081,343	-	74,078	357,071	(100,500)	2,413,050	12.39	357,508	14.23	1,585,000	2,336,200	-	(156,954)	3,808,743	-	6,581,167	33.70																					
2028	2029	19,472	0.0%	2,069,583	-	71,190	354,643	(99,441)	2,394,916	12.30	357,508	14.14	1,680,000	2,272,800	-	(285,831)	3,732,260	-	6,560,227	33.69																					
2029	2030	19,472	0.0%	2,496,723	-	73,553	-	(99,441)	2,470,459	12.69	357,508	14.52	1,760,000	2,205,600	-	(149,286)	3,747,129	-	6,562,517	33.70																					
2030	2031	19,472	0.0%	2,459,898	-	71,033	-	(102,817)	2,458,119	12.62	357,508	14.46	1,835,000	2,135,200	-	(149,885)	3,752,971	-	6,561,011	33.69																					
2031	2032	19,472	0.0%	2,478,578	-	74,393	-	(102,437)	2,450,533	12.58	357,508	14.41	1,910,000	1,985,400	-	(150,119)	3,746,737	-	6,559,947	33.69																					
2032	2033	19,472	0.0%	2,478,788	-	72,345	-	(102,119)	2,449,014	12.58	357,508	14.45	1,980,000	1,908,200	-	(149,885)	3,753,566	-	6,559,947	33.69																					
2033	2034	19,472	0.0%	2,487,450	-	70,298	-	(102,045)	2,445,702	12.61	357,508	1.84	4,420,000	1,729,400	-	(148,147)	6,203,351	-	6,559,947	33.70																					
2034	2035	19,472	0.0%	-	-	-	-	-	-	-	357,508	1.84	4,420,000	1,729,400	-	(288,872)	6,203,351	-	6,559,947	33.70																					
2035	2036	19,472	0.0%	-	-	-	-	-	-	-	357,508	1.84	4,420,000	1,729,400	-	(288,872)	6,203,351	-	6,559,947	33.70																					
2036	2037	19,472	0.0%	-	-	-	-	-	-	-	357,508	1.84	4,420,000	1,729,400	-	(288,872)	6,203,351	-	6,559,947	33.70																					
2037	2038	19,472	0.0%	-	-	-	-	-	-	-	357,508	1.84	4,420,000	1,729,400	-	(288,872)	6,203,351	-	6,559,947	33.70																					
2038	2039	19,472	0.0%	-	-	-	-	-	-	-	357,508	1.84	4,420,000	1,729,400	-	(288,872)	6,203,351	-	6,559,947	33.70																					
2039	2040	19,472	0.0%	-	-	-	-	-	-	-	357,508	1.84	4,420,000	1,729,400	-	(288,872)	6,203,351	-	6,559,947	33.70																					
2040	2041	19,472	0.0%	-	-	-	-	-	-	-	357,508	1.84	4,420,000	1,729,400	-	(288,872)	6,203,351	-	6,559,947	33.70																					
2041	2042	19,472	0.0%	-	-	-	-	-	-	-	357,508	1.84	4,420,000	1,729,400	-	(288,872)	6,203,351	-	6,559,947	33.70																					
2042	2043	19,472	0.0%	-	-	-	-	-	-	-	357,508	1.84	4,420,000	1,729,400	-	(288,872)	6,203,351	-	6,559,947	33.70																					
2043	2044	19,472	0.0%	-	-	-	-	-	-	-	357,508	1.84	4,420,000	1,729,400	-	(288,872)	6,203,351	-	6,559,947	33.70																					
2044	2045	19,472	0.0%	-	-	-	-	-	-	-	357,508	1.84	4,420,000	1,729,400	-	(288,872)	6,203,351	-	6,559,947	33.70																					
2045	2046	19,472	0.0%	-	-	-	-	-	-	-	357,508	1.84	4,420,000	1,729,400	-	(288,872)	6,203,351	-	6,559,947	33.70																					
2046	2047	19,472	0.0%	-	-	-	-	-	-	-	357,508	1.84	4,420,000	1,729,400	-	(288,872)	6,203,351	-	6,559,947	33.70																					
2047	2048	19,472	0.0%	-	-	-	-	-	-	-	357,508	1.84	4,420,000	1,729,400	-	(288,872)	6,203,351	-	6,559,947	33.70																					
2048	2049	19,472	0.0%	-	-	-	-	-	-	-	357,508	1.84	4,420,000	1,729,400	-	(288,872)	6,203,351	-	6,559,947	33.70																					
2049	2050	19,472	0.0%	-	-	-	-	-	-	-	357,508	1.84	4,420,000	1,729,400	-	(288,872)	6,203,351	-	6,559,947	33.70																					
2050	2051	19,472	0.0%	-	-	-	-	-	-	-	357,508	1.84	4,420,000	1,729,400	-	(288,872)	6,203,351	-	6,559,947	33.70																					
Totals				27,631,131	1,671,462	940,066	2,868,324	(1,393,670)	31,717,333		8,465,078		63,790,000	36,127,900	(3,196,359)	#####	141,899,837	(4,551,116)	137,348,721																						

- 1 Tax capacity value for taxes payable in 2021 and 2022 are the final values. Estimates for future years are based on the percentage changes as shown above.
2 Initial debt service levies (prior to subtracting debt equalization aid) are set at 105 percent of the principal and interest payments during the next fiscal year.
3 Debt excess adjustment for taxes payable in 2021 and 2022 are the actual amounts. Taxes payable 2023 is an estimate using the June 30, 2021 debt service fund balance. Future years are estimated at 4% of the prior year's initial debt service levy.
4 Assumes that the existing capital project levy would be renewed at the same tax rate prior to expiring.



5. A Specification of the Source of Project Financing (continued)

PRELIMINARY INFORMATION - FOR REVIEW AND COMMENT

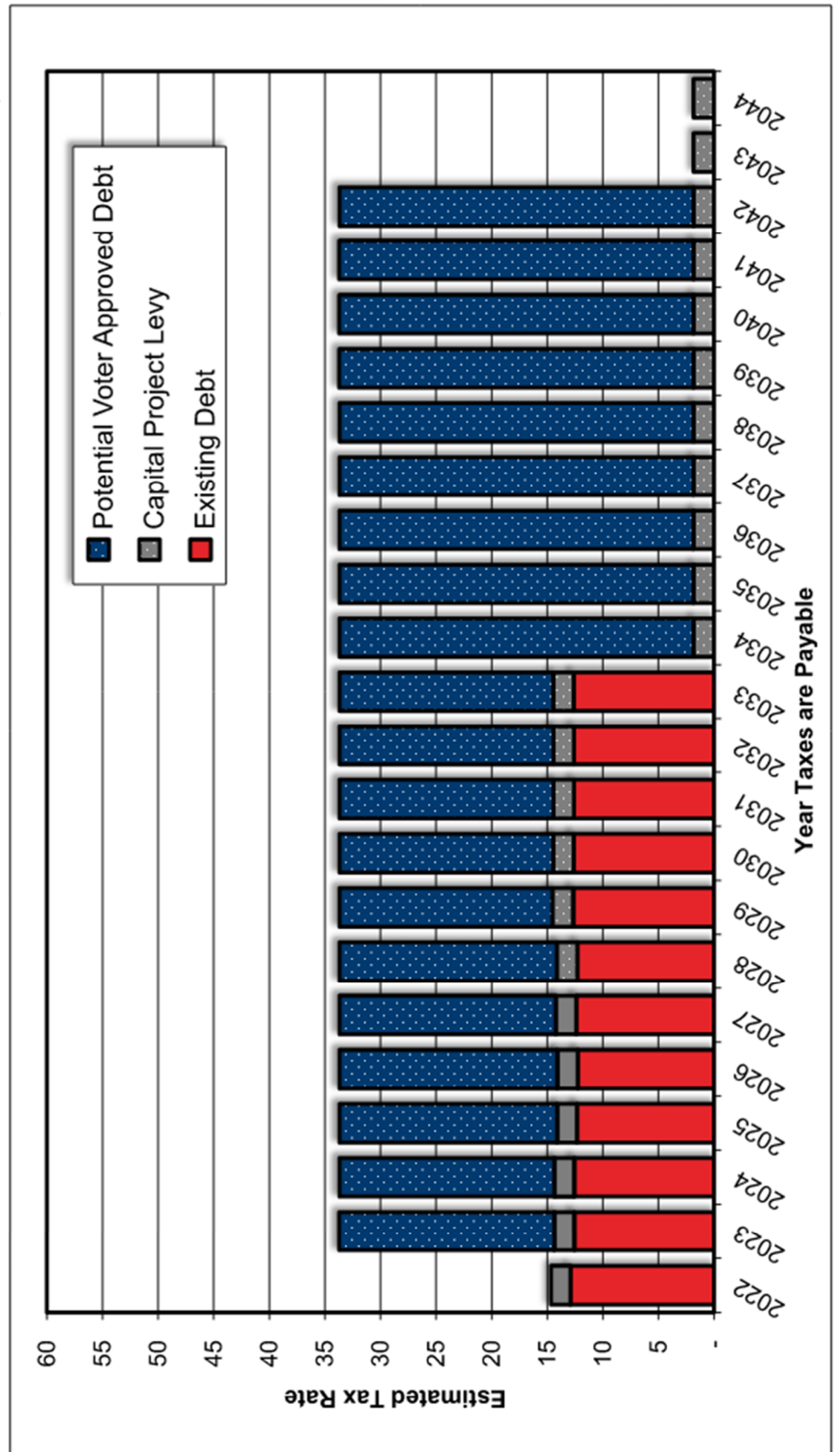
ROCORI Public School District No. 750

Estimated Tax Rates for Capital and Debt Service Levies
Existing Commitments and Proposed New Debt

Question 1

\$63,790,000 Bond Issue
20 Tax Levies
Wrapped Around Existing Debt

Date Prepared: May 13, 2022





5. A Specification of the Source of Project Financing (continued)

PRELIMINARY INFORMATION - FOR REVIEW AND COMMENT

ROCORI Public School District No. 750
Analysis of Possible Structure for Capital and Debt Levies

\$72,745,000 Bond Issue
20 Tax Levies
Wrapped Around Existing Debt

Question 1 & 2

Type of Bond		Principal Amount	Dated	Interest Rate
Voter-Approved Building		\$72,745,000	11/01/22	4.00%

Levy	Tax Capacity	Fiscal Year	Existing Commitments					Other Levies		Proposed New School Building Bonds					Combined Totals					
			Building Bonds ²	All Facilities H&S Bonds ²	Alt/Intermediate Bonds ²	OTEB Bonds ²	Exst. Debt ³	Net Levy	Tax Rate	Capital Project Levy ¹	Existing Tax Rate	Principal	Interest	Advt. Debt Excess ³	Debt Equal	Net Levy	Initial Debt Levy	State Aid	Net Levy	Tax Rate
2021	17,584	4.1%	1,877,360	451,907	72,503	358,218	(102,859)	2,657,069	15.11	310,120	-	-	-	-	-	2,967,190	-	2,967,190	16.87	
2022	18,930	5.4%	1,850,116	443,496	70,403	358,242	(132,511)	2,395,737	12.93	327,642	186,000	3,637,250	147,623	4,169,985	-	2,716,639	-	6,718,624	14.67	
2023	18,930	5.4%	1,850,116	443,496	70,403	358,242	(132,511)	2,395,737	12.93	327,642	186,000	3,637,250	147,623	4,169,985	-	2,716,639	-	6,718,624	14.67	
2024	19,184	1.5%	1,834,330	245,070	71,190	362,169	(100,969)	2,411,770	12.57	347,030	1,395,000	2,902,400	-	4,221,606	-	7,271,059	-	7,271,059	36.39	
2025	2026	19,472	1.5%	1,817,530	245,700	74,078	360,909	(100,510)	2,397,706	12.31	352,225	1,565,000	2,846,600	-	4,332,676	-	7,336,333	-	(290,664)	36.39
2026	2027	19,472	0.0%	1,814,330	240,975	71,453	359,213	(99,929)	2,386,902	12.25	357,508	1,750,000	2,784,200	-	4,342,448	-	7,336,333	-	(250,285)	36.39
2027	2028	19,472	0.0%	2,081,343	-	-	-	74,078	357,071	(99,441)	2,413,050	12,39	1,870,000	2,714,000	4,314,923	7,410,037	324,579	7,085,482	36,39	36,39
2028	2029	19,472	0.0%	2,069,583	-	-	-	71,190	354,643	(98,817)	2,394,916	12,30	1,965,000	2,639,200	(172,597)	7,414,237	326,918	7,087,320	36,40	36,40
2029	2030	19,472	0.0%	2,498,723	-	-	-	73,553	-	(99,817)	2,470,459	12,69	2,070,000	2,560,600	(173,396)	7,521,951	435,740	7,086,211	36,39	36,39
2030	2031	19,472	0.0%	-	-	-	-	71,033	-	(102,437)	2,458,119	12,62	2,170,000	2,477,600	(437,166)	7,525,278	427,484	7,088,712	36,40	36,40
2031	2032	19,472	0.0%	-	-	-	-	74,393	-	(102,437)	2,458,119	12,58	2,265,000	2,390,800	(170,899)	7,525,278	427,484	7,088,712	36,40	36,40
2032	2033	19,472	0.0%	-	-	-	-	70,298	-	(102,437)	2,458,119	12,58	2,445,000	2,300,200	(171,214)	7,525,278	427,484	7,088,712	36,40	36,40
2033	2034	19,472	0.0%	-	-	-	-	72,345	-	(102,437)	2,458,119	12,58	2,445,000	2,300,200	(171,214)	7,525,278	427,484	7,088,712	36,40	36,40
2034	2035	19,472	0.0%	-	-	-	-	70,298	-	(102,437)	2,458,119	12,58	2,445,000	2,300,200	(171,214)	7,525,278	427,484	7,088,712	36,40	36,40
2035	2036	19,472	0.0%	-	-	-	-	-	-	-	-	-	-	-	-	7,545,660	6,729,362	7,086,970	36,39	36,39
2036	2037	19,472	0.0%	-	-	-	-	-	-	-	-	-	-	-	-	7,545,660	6,729,362	7,086,970	36,39	36,39
2037	2038	19,472	0.0%	-	-	-	-	-	-	-	-	-	-	-	-	7,545,660	6,729,362	7,086,970	36,39	36,39
2038	2039	19,472	0.0%	-	-	-	-	-	-	-	-	-	-	-	-	7,545,660	6,729,362	7,086,970	36,39	36,39
2039	2040	19,472	0.0%	-	-	-	-	-	-	-	-	-	-	-	-	7,545,660	6,729,362	7,086,970	36,39	36,39
2040	2041	19,472	0.0%	-	-	-	-	-	-	-	-	-	-	-	-	7,545,660	6,729,362	7,086,970	36,39	36,39
2041	2042	19,472	0.0%	-	-	-	-	-	-	-	-	-	-	-	-	7,545,660	6,729,362	7,086,970	36,39	36,39
2042	2043	19,472	0.0%	-	-	-	-	-	-	-	-	-	-	-	-	7,545,660	6,729,362	7,086,970	36,39	36,39
2043	2044	19,472	0.0%	-	-	-	-	-	-	-	-	-	-	-	-	7,545,660	6,729,362	7,086,970	36,39	36,39
2044	2045	19,472	0.0%	-	-	-	-	-	-	-	-	-	-	-	-	7,545,660	6,729,362	7,086,970	36,39	36,39
2045	2046	19,472	0.0%	-	-	-	-	-	-	-	-	-	-	-	-	7,545,660	6,729,362	7,086,970	36,39	36,39
2046	2047	19,472	0.0%	-	-	-	-	-	-	-	-	-	-	-	-	7,545,660	6,729,362	7,086,970	36,39	36,39
2047	2048	19,472	0.0%	-	-	-	-	-	-	-	-	-	-	-	-	7,545,660	6,729,362	7,086,970	36,39	36,39
2048	2049	19,472	0.0%	-	-	-	-	-	-	-	-	-	-	-	-	7,545,660	6,729,362	7,086,970	36,39	36,39
2049	2050	19,472	0.0%	-	-	-	-	-	-	-	-	-	-	-	-	7,545,660	6,729,362	7,086,970	36,40	36,40
2050	2051	19,472	0.0%	-	-	-	-	-	-	-	-	-	-	-	-	7,545,660	6,729,362	7,086,970	36,40	36,40

2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
27,631,131	1,671,482	940,068	2,868,324	1,393,670	31,717,333	8,465,078	2,868,324	2,868,324	2,868,324	2,868,324	2,868,324	2,868,324	2,868,324	2,868,324	2,868,324	2,868,324	2,868,324	2,868,324	2,868,324	2,868,324	2,868,324	2,868,324	2,868,324	2,868,324	2,868,324	2,868,324	2,868,324	2,868,324	2,868,324	2,868,324
155,605,088	155,605,088	155,605,088	155,605,088	155,605,088	155,605,088	155,605,088	155,605,088	155,605,088	155,605,088	155,605,088	155,605,088	155,605,088	155,605,088	155,605,088	155,605,088	155,605,088	155,605,088	155,605,088	155,605,088	155,605,088	155,605,088	155,605,088	155,605,088	155,605,088	155,605,088	155,605,088	155,605,088	155,605,088	155,605,088	155,605,088
147,812,866	147,812,866	147,812,866	147,812,866	147,812,866	147,812,866	147,812,866	147,812,866	147,812,866	147,812,866	147,812,866	147,812,866	147,812,866	147,812,866	147,812,866	147,812,866	147,812,866	147,812,866	147,812,866	147,812,866	147,812,866	147,812,866	147,812,866	147,812,866	147,812,866	147,812,866	147,812,866	147,812,866	147,812,866	147,812,866	147,812,866

1 Tax capacity value for taxes payable in 2021 and 2022 are the final values. Estimates for future years are based on the percentage changes as shown above.
2 Initial debt service levies (prior to subtracting debt equalization aid) are set at 105 percent of the principal and interest payments during the next fiscal year.
3 Debt excess adjustment for taxes payable in 2021 and 2022 are the actual amounts. Taxes payable 2023 is an estimate using the June 30, 2021 debt service fund balance. Future years are estimated at 4% of the prior year's initial debt service levy.
4 Assumes that the existing capital project levy would be renewed at the same tax rate prior to expiring.



5. A Specification of the Source of Project Financing (continued)

PRELIMINARY INFORMATION - FOR REVIEW AND COMMENT

ROCORI Public School District No. 750

Question 1 & 2

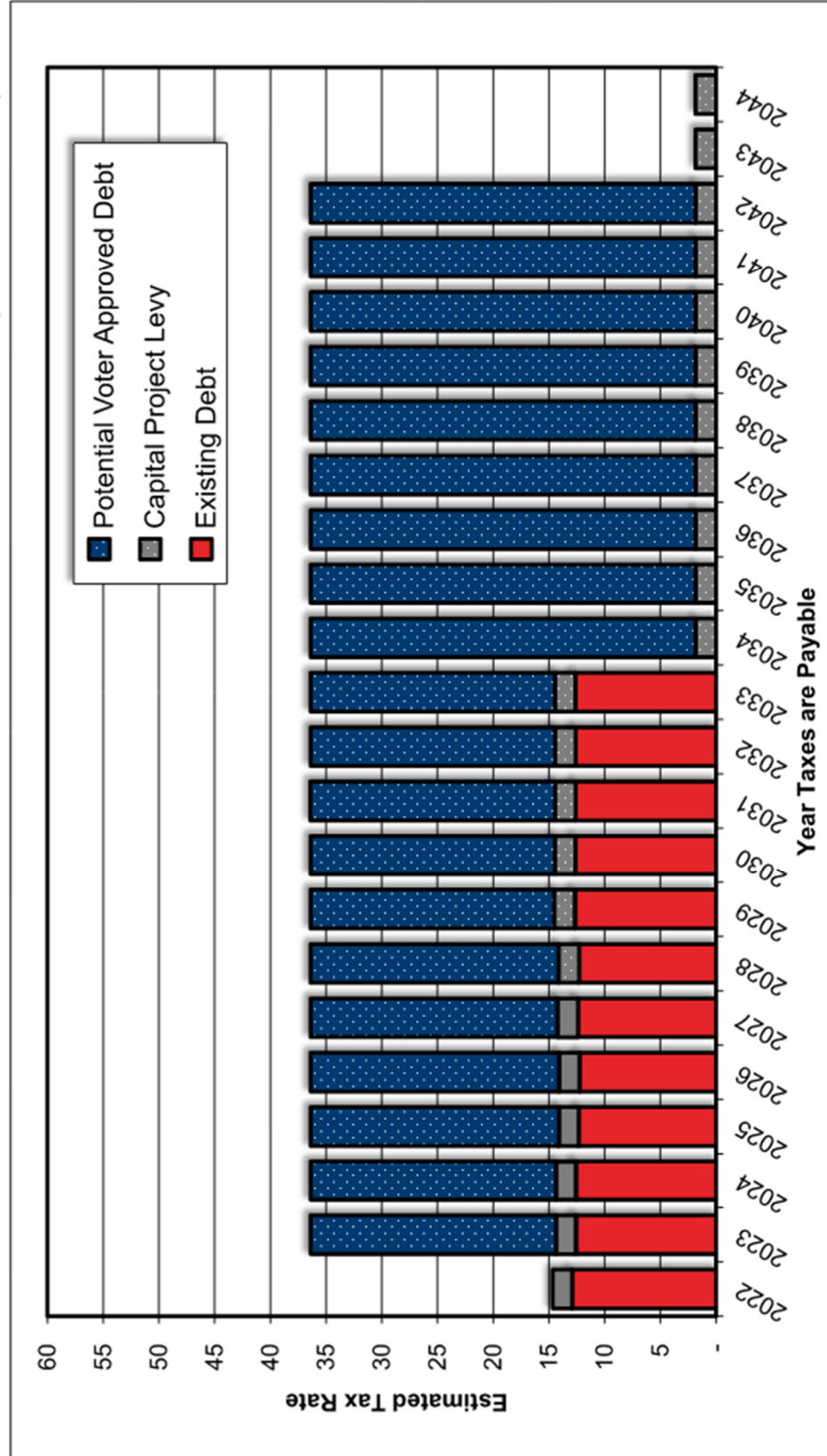
Estimated Tax Rates for Capital and Debt Service Levies
Existing Commitments and Proposed New Debt

\$72,745,000 Bond Issue

20 Tax Levies

Wrapped Around Existing Debt

Date Prepared: May 13, 2022



**5. A Specification of the Source of Project Financing (continued)**

- 3) An analysis of the estimated tax impact on various values of residential, commercial, agricultural, and seasonal recreational properties for the proposed bond issue

PRELIMINARY INFORMATION- FOR REVIEW AND COMMENT**ROCORI Public School District No. 750****May 13, 2022**

Analysis of Tax Impact for School Building Bond Issue

August 2022 Election

	Question 1	Question 2	Total
Bond Issue Amount	\$63,790,000	\$8,955,000	\$72,745,000
Net Available for Projects	\$63,560,563	\$8,932,580	\$72,493,143
Average Interest Rate	4.00%	4.00%	4.00%
Number of Years/Tax Levies	20	20	20
Closing Date	11/1/2022	11/1/2022	11/1/2022

Type of Property	Estimated Market Value	Estimated Annual Impact on Taxes Payable in 2023*		
Residential Homestead	\$50,000	\$58	\$8	\$66
	100,000	139	19	158
	150,000	244	34	278
	175,000	297	41	338
	200,000	349	49	398
	225,000	402	56	458
	250,000	455	63	518
	300,000	560	78	638
	400,000	771	107	878
	500,000	967	134	1,101
Commercial/Industrial	\$100,000	\$290	\$40	\$330
	250,000	822	113	935
	500,000	1,788	248	2,036
	1,000,000	3,721	516	4,237
Agricultural Homestead** (average value per acre of land & buildings)	\$2,000	\$0.58	\$0.08	\$0.66
	3,000	0.87	0.12	0.99
	4,000	1.16	0.16	1.32
	5,000	1.45	0.20	1.65
Agricultural Non-Homestead** (average value per acre of land & buildings)	\$2,000	\$1.16	\$0.16	\$1.32
	3,000	1.74	0.24	1.98
	4,000	2.32	0.32	2.64
	5,000	2.90	0.40	3.30
Seasonal Recreational Residential	\$100,000	\$193	\$27	\$220
	200,000	387	53	440
	300,000	580	80	660
	400,000	773	107	880
	500,000	967	134	1,101

* Estimated tax impact includes principal and interest payments on the new financing. The amounts in the table are based on school district taxes for bonded debt levies and lease levies only, and do not include tax levies for other purposes. Tax increases shown above are gross increases, not including the impact of the homeowner's Homestead Credit Refund ("Circuit Breaker") program. Owners of homestead property may qualify for a refund, based on their income and total property taxes. This will decrease the net effect of the proposed financing for some property owners.

** For all agricultural property, estimated tax impact for 2023 includes a 70% reduction due to the School Building Bond Agricultural Credit. Average value per acre is the total estimated market value of all land & buildings divided by total acres. If the property includes a home, then the tax impact on the house, garage, and one acre of land will be calculated in addition to the taxes per acre, on the same basis as a residential homestead or non-homestead property. If the same property owner owns more than \$1.9 million of agricultural homestead land and buildings, a portion of the property will be taxed at the higher non-homestead rate.


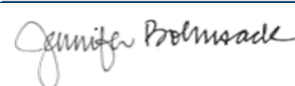



Attachment 1
Review and Comment
Section #6 Documentation
(as amended by the 2014 Legislature)

Documentation obligating the school district and contractors to comply with items (i) to (vii) in planning and executing the project:

- (i) The school district will be in compliance with Minnesota Statutes, section 471.345, governing municipal contracts issued for this project.
- (ii) The school district and the architects will include elements of sustainable design for this project.
- (iii) If the project installs or modifies facility mechanical systems, the school district, architect/engineers and contractors will be in compliance with school facility commissioning under Minnesota Statutes, section 123B.72, certifying the plans and designs for the heating, ventilating, air conditioning and air filtration for an extensively renovated or new facility meet or exceed current code standards, including the ASHRAE air filtration standard 52.1.
- (iv) If the project creates or modifies interior spaces, the district, architects/engineers and relevant contractors have considered the *American National Standards Institute Acoustical Performance Criteria, Design Requirements and Guidelines for Schools* on maximum background noise level and reverberation times.
- (v) The project will be in compliance with Minnesota State Fire Code.
- (vi) The project will be in compliance with Minnesota Statutes, chapter 326B, governing building codes.
- (vii) The school district and the architects/engineers have been in consultation with affected government units about the impact of the project on utilities, roads, sewers, sidewalks, retention ponds, school bus and automobile traffic, access to mass transit and safe access for pedestrians and cyclists.

The school district and architect/engineers will maintain documentation showing compliance with these items upon, and subsequent to, project completion.

Superintendent signature		Date May 16, 2022
Board chair signature		Date May 16, 2022
Architect/engineer signature		Date May 16, 2022



Appendix A

2021 Target Building Capacity/Utilization Plans





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Summary of Target Capacity

Elementary Schools

John Clark	134 Students	138 Students
Cold Spring	597 Students	569 Students
Richmond	134 Students	131 Students

TOTAL ELEMENTARY TARGET CAPACITY:	865 Students	838 Students
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Secondary

ROCORI Middle School	598 Students	586 Students
ROCORI High School	936 Students	917 Students

TOTAL SECONDARY TARGET CAPACITY:	1,534 Students	1,503 Students
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CAPACITY OVERVIEW

Contrary to popular opinion, school buildings do not have a fixed capacity. In fact, they have a capacity based upon how an organization chooses to allocate use of space. Space is allocated for computer labs, special education or other support functions, and this technically reduces the number of spaces (classrooms) available for capacity.

Typical practice for School Districts is to assign use of space in preparation for each upcoming school year. Therefore each year we can calculate capacity, and each year the capacity may change. This allocation of space dictates what spaces are available to provide capacity.

What follows is a methodology for determining capacities for your Elementary and Secondary School buildings.

- Actual capacity diagrams are included in this report. Each school has a "Target Capacity."
- The following pages describe the capacity calculation methodology, and assumptions as developed with your administrators.
- Typically cannot count more than 1 (one) gym station per 500 students.
- Typically cannot count more teaching stations than there are FTE of instructors for a given specialty (i.e. Industrial Technology, Music).
- Count only computer labs that are scheduled.



CAPACITY CALCULATION: SAMPLE EXERCISE

KINDERGARTEN FULL DAY CAPACITY

2 Classrooms x 19 Students/Classroom = 38 Student Capacity

KINDERGARTEN K	KINDERGARTEN K
---------------------------	---------------------------

ELEMENTARY CAPACITY

2 Classrooms x 23 Students/Classroom = 46 Student Capacity

ART	MUSIC	CLASSROOM ●	CLASSROOM ●
------------	--------------	-----------------------	-----------------------

SECONDARY CAPACITY

MIDDLE SCHOOL/HIGH SCHOOL CAPACITY

4 Classrooms x 33 Students/Teaching Station = 132 Students
x 83% Efficiency Factor = 110 Student Capacity

ART ●	MUSIC ●	CLASSROOM ●	CLASSROOM ●
-----------------	-------------------	-----------------------	-----------------------



CAPACITY CALCULATION: TARGET CAPACITY EXAMPLE

TARGET CAPACITY EXAMPLE: DEFICIENCIES

1 Classrooms x 23 Students/Classroom = 23 Student Capacity

ART	MUSIC	EL	CLASSROOM
-----	-------	----	-----------

This room represents a space taken over to address deficiency for specialty space. Reduces the capacity of the building by one room.

TARGET CAPACITY EXAMPLE: UNDERUTILIZED SPACE

3 Classrooms x 33 Students/Classroom = 99 Student Capacity

ART	MUSIC	FLEX CLASSROOM	CLASSROOM
-----	-------	-------------------	-----------

The hollow dot represents space that is currently underutilized. The hollow dot identifies this room as an additional teaching station thus increasing the capacity of the building by one classroom.



ELEMENTARY SCHOOL ASSUMPTIONS:

A. Class sizes can range from 17-27 students. The actual average number of students per classroom for grades K-5 and will be used for planning purposes.

B. Each building shall have space allotted for the following:

- (1) Intervention
- (1) Speech
- (1) Psych
- (1) Social Worker
- (1) Cultural Liaison
- (1) Art Room
- (1) Music Room
- (1) Media Center
- (1) Gym

SECONDARY SCHOOL ASSUMPTIONS:

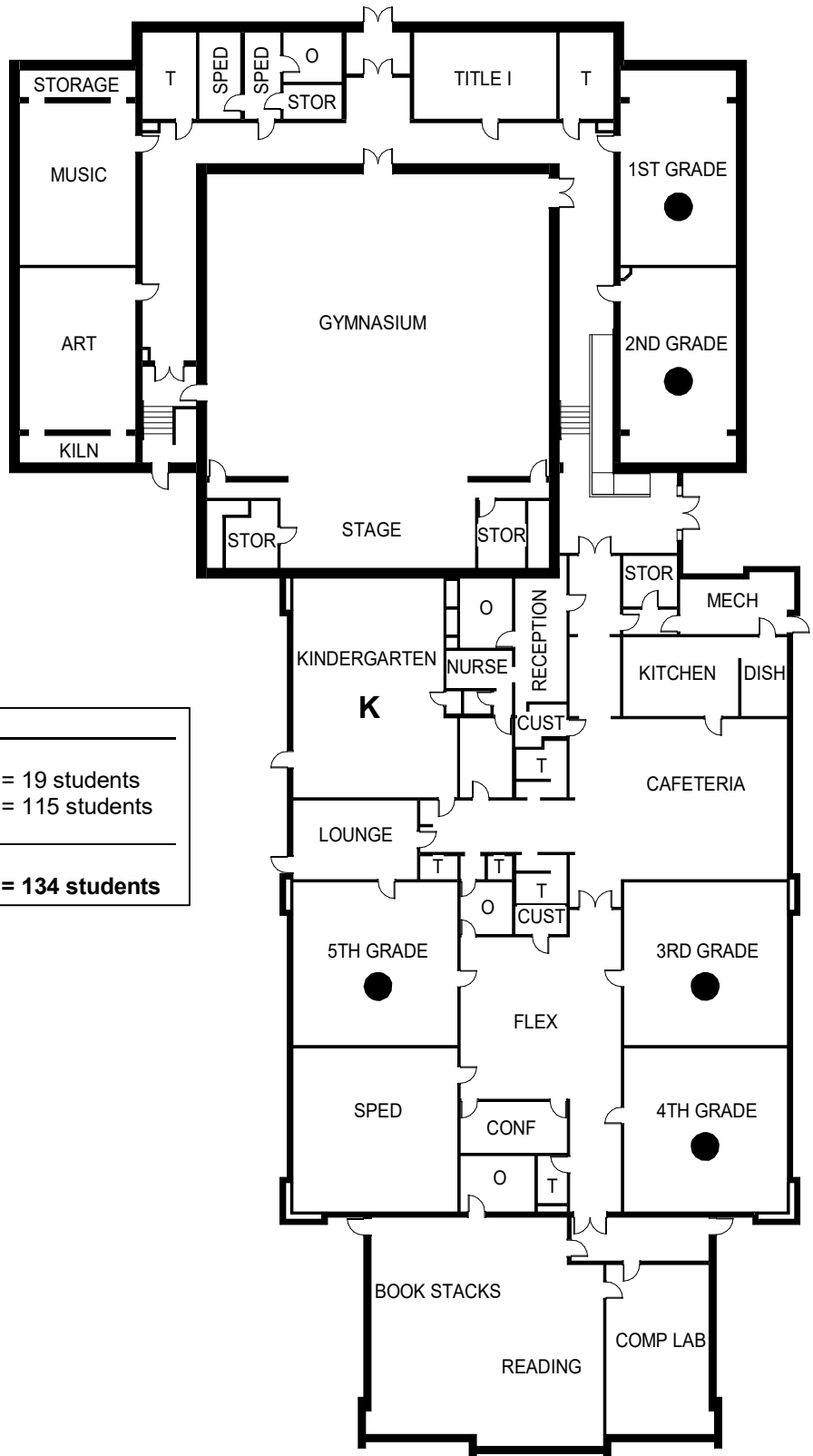
A. Grades 6-12= 32-33 average classroom size

B. Middle Level efficiency is typically around 75-80% before "real pain". Current offerings/schedules should allow for 83% efficiency for potential capacity. This means your Middle school building is used very efficiently today.

C. High School efficiency is typically around 85-90% before "real pain" (eg, teaching math in a gymnasium). Current offerings/schedules should allow for 80% efficiency for potential capacity.



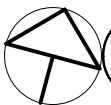
ELEMENTARY SCHOOLS



TARGET CAPACITY

K Kindergarten	1 * 19 students	= 19 students
● Classrooms	5 * 23 students	= 115 students

2021 / 2022 Capacity = 134 students



1

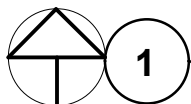
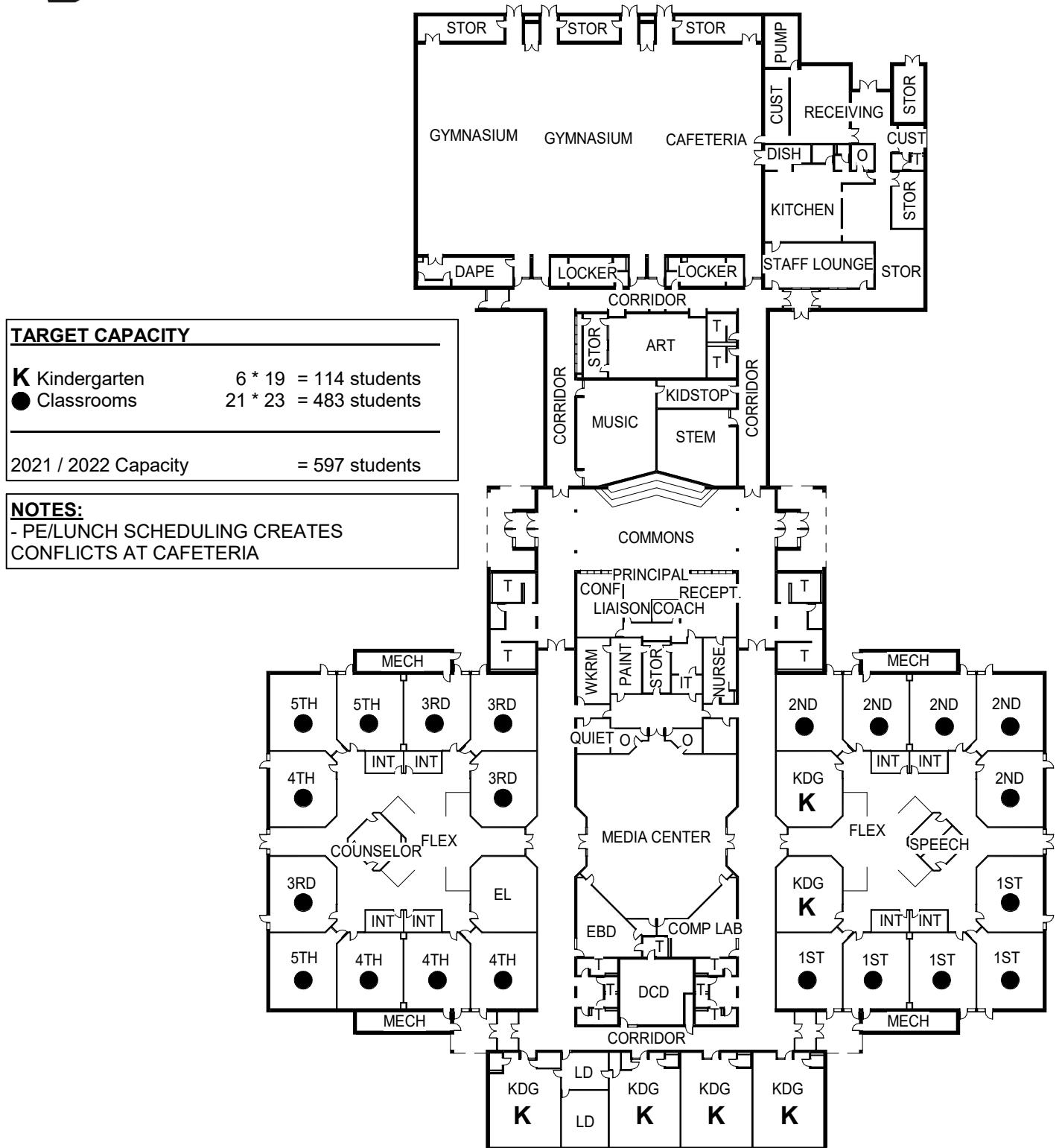
JOHN CLARK ES MAIN LEVEL 2021/2022 CAPACITY DIAGRAM

1/32" = 1'-0"

0 24' 48'

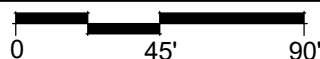


ISD #750 - ROCORI PUBLIC SCHOOLS
COLDSPRING ELEMENTARY 2021/2022 CAPACITY DIAGRAMS
October 19, 2021



COLD SPRING ES MAIN LEVEL 2021/2022 CAPACITY DIAGRAM

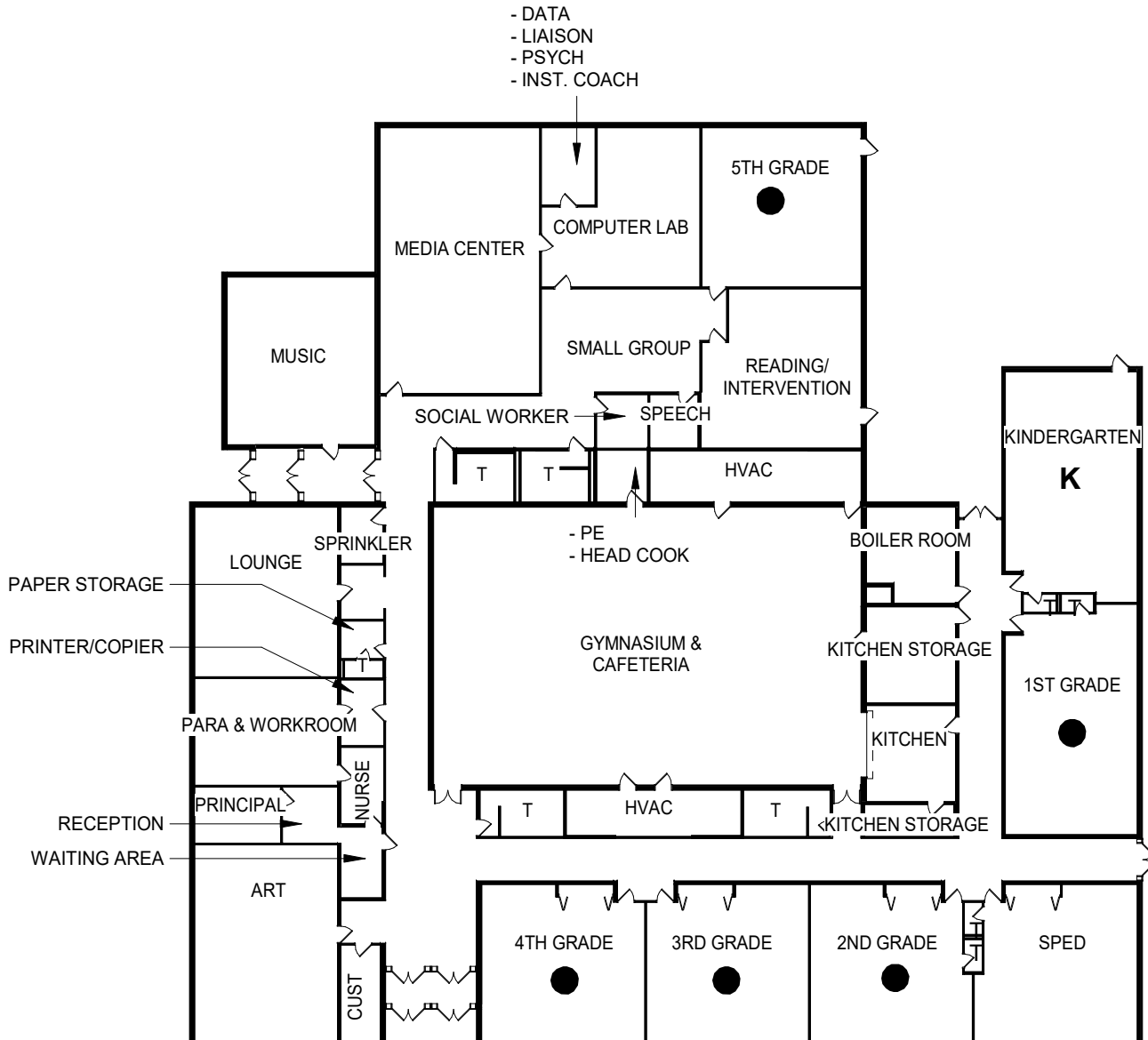
1" = 60'-0"





ISD #750 - ROCORI PUBLIC SCHOOLS
RICHMOND ELEMENTARY 2021/2022 CAPACITY DIAGRAM
October 19, 2021

TARGET CAPACITY		
K Kindergarten	1 * 19 students	= 19 students
● Classrooms	5 * 23 students	= 115 students
2021/2022 Capacity		= 134 students



1

RICHMOND ES MAIN LEVEL 2021/2022 CAPACITY DIAGRAM

1/32" = 1'-0"

0 24' 48'



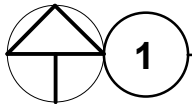
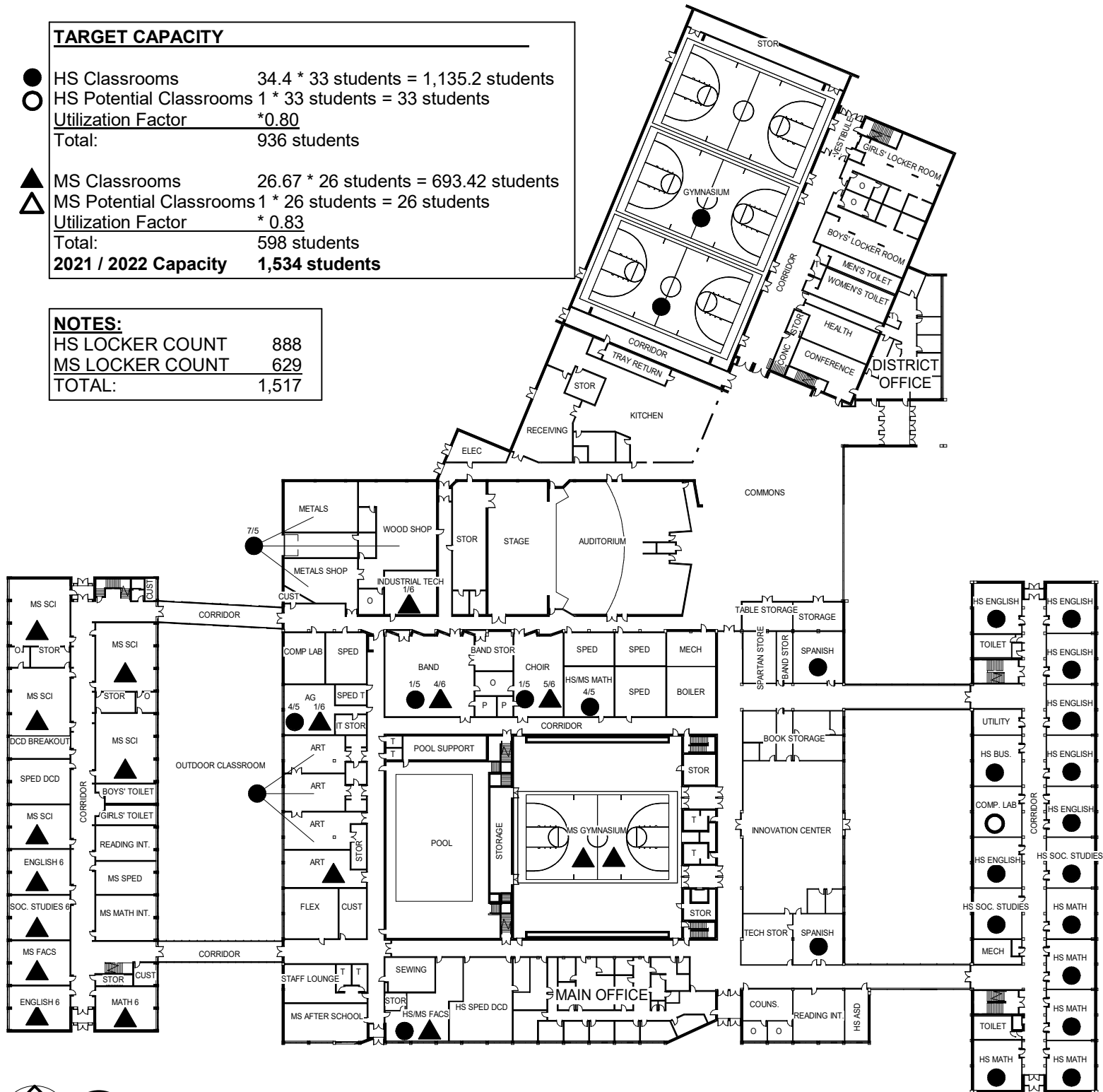
SECONDARY SCHOOLS

**TARGET CAPACITY**

● HS Classrooms	34.4 * 33 students = 1,135.2 students
○ HS Potential Classrooms	1 * 33 students = 33 students
Utilization Factor	* 0.80
Total:	936 students
▲ MS Classrooms	26.67 * 26 students = 693.42 students
△ MS Potential Classrooms	1 * 26 students = 26 students
Utilization Factor	* 0.83
Total:	598 students
2021 / 2022 Capacity	1,534 students

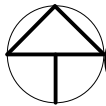
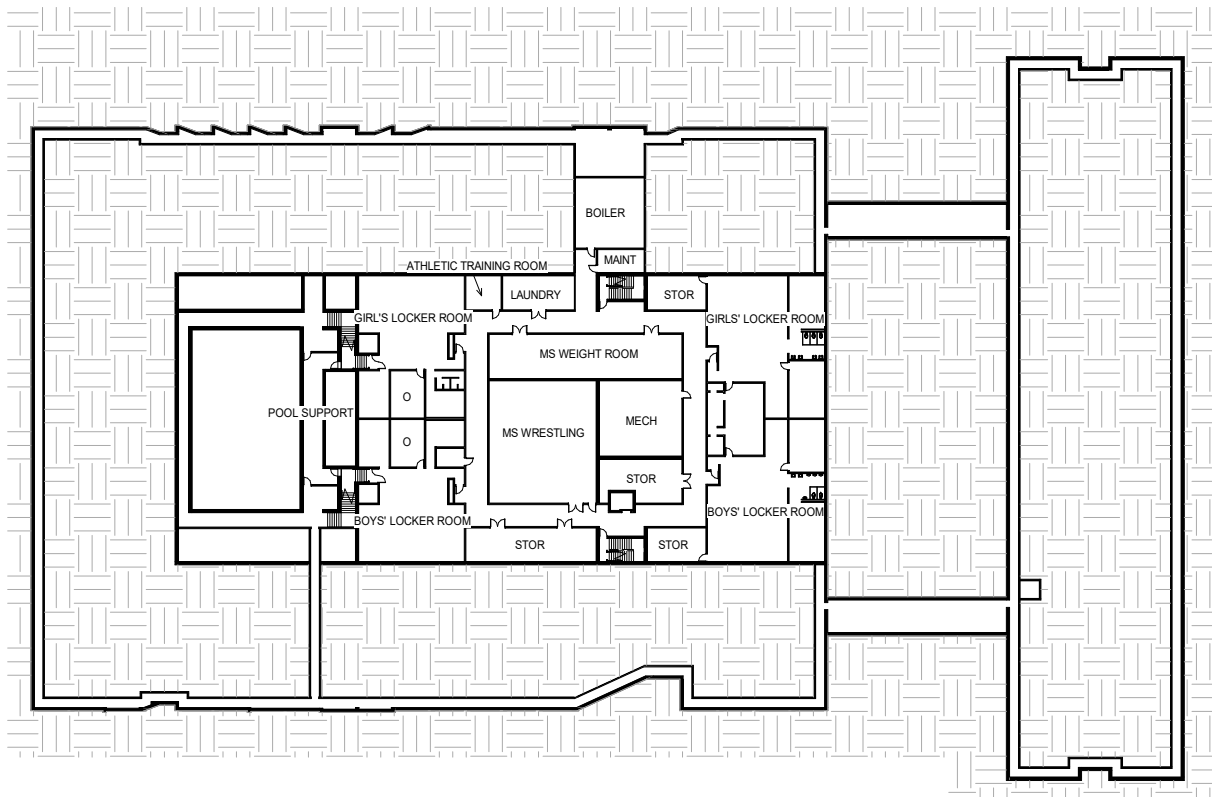
NOTES:

HS LOCKER COUNT	888
MS LOCKER COUNT	629
TOTAL:	1,517

**ROCORI SECONDARY MAIN LEVEL 2021/2022 CAPACITY DIAGRAM**

1" = 80'-0"

0 60' 120'



1

ROCORI SECONDARY LOWER LEVEL 2021/2022 CAPACITY DIAGRAM

1" = 80'-0"

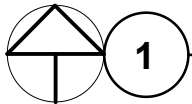
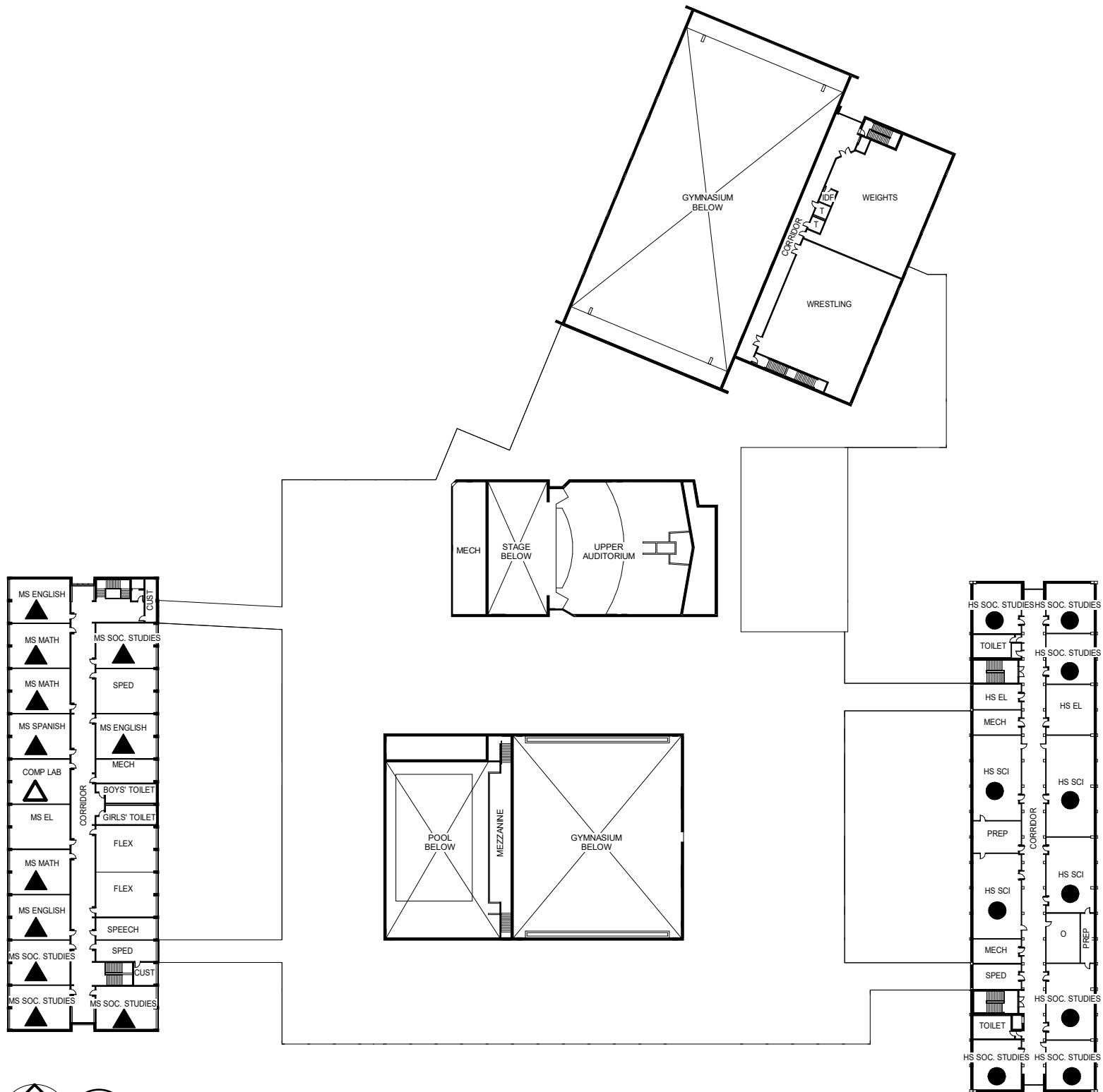
0 60' 120'



ISD #750 - ROCORI PUBLIC SCHOOLS

ROCORI CAMPUS

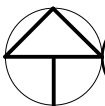
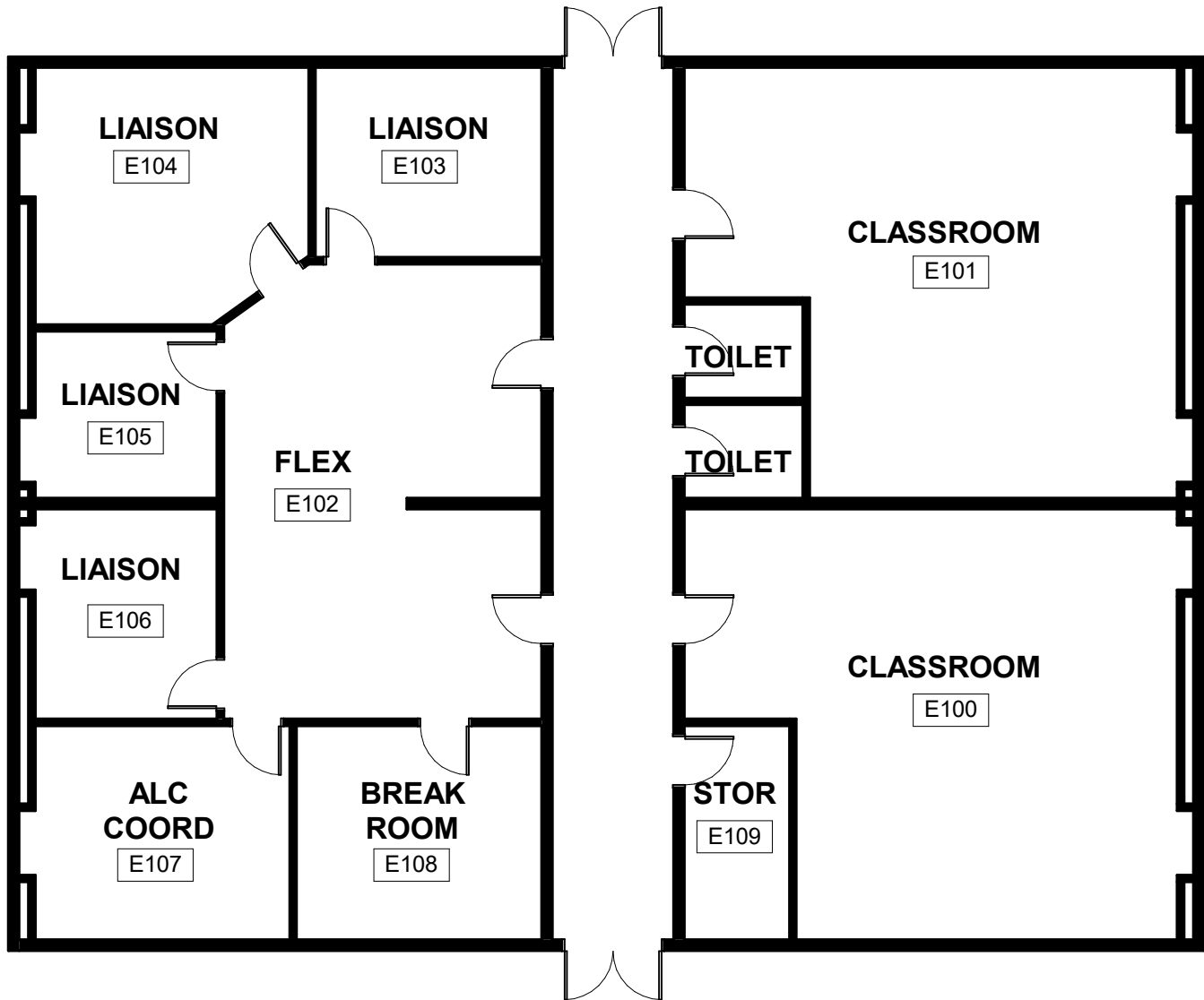
October 19, 2021



ROCORI SECONDARY UPPER LEVEL 2021/2022 CAPACITY DIAGRAM

1" = 80'-0"

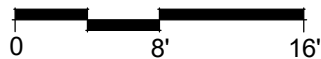
0 60' 120'



1

ROCORI ALC 2021/2022 CAPACITY DIAGRAM

3/32" = 1'-0"





FACILITIES CONDITION REPORT

JOHN CLARK ELEMENTARY

COLD SPRING ELEMENTARY

RICHMOND ELEMENTARY

ROCORI SECONDARY

ROCORI ALTERNATIVE LEARNING CENTER

ROCORI DISTRICT EDUCATION FACILITY

Prepared for:

Independent School District #750

ROCORI Schools

Prepared By:

Wold Architects and Engineers

Date: October 19, 2021

Wold Architects and Engineers
332 Minnesota Street, Suite W2000
Saint Paul, MN 55101
woldae.com | 651 227 7773

**PLANNERS
ARCHITECTS
ENGINEERS**



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- Richmond Elementary Report
- ROCORI Secondary Issues Log
- ROCORI Secondary Executive Summary
- ROCORI Secondary Report
- ROCORI ALC Issues Log
- ROCORI ALC Executive Summary
- ROCORI ALC Report
- ROCORI DEF Issues Log
- ROCORI DEF Executive Summary
- ROCORI DEF Report
- District-Wide Cost Analysis



Facility Analysis Categories

ISD 750 - ROCORI School District

The following report investigates current physical and programmatic conditions and deficiencies evident in the Client's buildings. The information documented in this report was gathered primarily through field observation and supplemented by evaluation of existing information and discussion with Client personnel.

The facility analysis report explores conditions and deficiencies in six important areas, which are outlined as follows:

- **SITE**

This section describes the site and its surroundings.

- **EXTERIOR**

This section describes the exterior envelope including roofing information supplied by the Client.

- **INTERIOR**

This section describes the physical condition of the interior spaces and finishes within the facility.

- **ACCESSIBILITY**

This section addresses the conformance of the facility to the intentions of accessibility requirements with focus on the following issues: accessible parking, an accessible route to the main entrance, ability to attain all levels of the facility, and access to each teaching space.

- **MECHANICAL**

This section documents the existing mechanical systems and components, and their known deficiencies.

- **ELECTRICAL**

This section documents the existing electrical systems and components, and their known deficiencies.

Each category noted above includes a list of "analysis" statements which describes conditions or deficiencies. Following the "analysis" portion of each category is a list of "issues" which describe the action necessary to resolve mentioned conditions or deficiencies. Accompanying the "issue" is a cost, based on the projected year indicated by the client project costs.



Facility Analysis Prioritization ISD 750 - ROCORI School District

PRIORITIZATION CATEGORIES

Priority 1 (immediate need)

Life Safety Issue	As noted by Fire Marshal/Life Safety Officials
Deterioration Item	Further deterioration will create higher future repair costs or will damage other areas in the building
Health Issue	Rooms with no ventilation or items that do not meet state health code.
Accessibility Issue	Must be completed to provide access into the building, to the curriculum within the building, or to access a restroom or obtain a drink of water
Hazardous Materials	Item posing a significant impact on building occupants

Priority 2 (0-5 years)

Deterioration Item	Items well past useful life or for which further deterioration will create higher future repair costs or damage to other areas in the building or will require replacement within 5 years
Health Issue	Inadequate exhaust and ventilation in lab environments and other areas lacking adequate ventilation
Accessibility Issue	Modification required to meet state code guidelines
Hazardous Materials	Removal of items affected by other changes occurring in priority
Modernization	Modification required to support future modernizations

Priority 3 (6-10 years)

Deterioration Item	Material or system that currently functions but will require replacement or maintenance within 6-10 years
Hazardous Materials	Removal of items affected by other changes occurring in priority
Security Issue	Correction of items that pose a security risk to building occupants
Energy Issue	Item replaced/installed results in payback in 6-10 years
Aesthetic	Item which is elective/aesthetic or programmatic



JOHN CLARK ELEMENTARY SCHOOL

Address: 415 West Broadway, Rockville, MN 56369

Contact: Brent Neisinger

Phone: 320-685-4909

Years Built: 1934, 1971, 1992

Building Size: 28,052 Square Feet

Gross Square Feet Site Size: 5.98 Acres

Parking: 27 Stalls

Wold Architects and Engineers
332 Minnesota Street, Suite W2000
Saint Paul, MN 55101
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Issues

Building		John Clark ES	
Item and Priority		Sum of Total Project Cost at Year of Construction	
Mechanical Systems		\$	246,500.00
1		\$	157,500.00
	Replace remaining galvanized domestic water piping.	\$	107,500.00
	Add isolation valves at each radiant ceiling panel zone to improve servcability.	\$	34,500.00
	Upgrade existing boiler controls and integrate into existing building automation system.	\$	15,500.00
2		\$	69,500.00
	Replace existing classroom sinks.	\$	25,500.00
	Replace existing drinking fountains with new filtered units with bottle fill.	\$	15,000.00
	Re-commission existing rooftop air handling unit to correct compressor failure issues.	\$	4,000.00
	Reconstruct existing boiler venting to eliminate condensate leaks.	\$	25,000.00
3		\$	19,500.00
	Remove electric water heater located in crawl space, add mixing valve and circulating piping to existing water heater to serve original building.	\$	19,500.00
Accessibility		\$	724,000.00
1		\$	724,000.00
	Replace door hardware with ADA compliant hardware	\$	61,000.00
	Add chair lift for ADA stage access	\$	107,500.00
	Add handrail to exterior stairs	\$	3,500.00
	Upgrade toilet rooms to be ADA compliant	\$	552,000.00
Electrical Systems		\$	307,500.00
2		\$	307,500.00
	Replace interior lighting and controls with LED	\$	193,500.00
	Replace aging electrical panels with new	\$	101,500.00
	Add exterior lighting controls to BAS system	\$	12,500.00
Exterior		\$	389,500.00
1		\$	377,500.00
	Add roof ladder to upper roof	\$	6,000.00
	Tuckpoint granite at Gym	\$	33,000.00
	Infill gym windows	\$	16,500.00
	Replace operable windows with aluminum windows	\$	83,000.00
	Replace roofing installed in 2002	\$	239,000.00
3		\$	12,000.00

**Issues**

Replace exterior HM doors and frames	\$	12,000.00
Interior	\$	572,500.00
1	\$	67,500.00
Replace Gym wall pads	\$	6,000.00
Abatement	\$	61,500.00
2	\$	163,000.00
Replace casework throughout	\$	163,000.00
3	\$	342,000.00
Replace carpet	\$	69,500.00
Replace chalkboards with visual display boards	\$	16,000.00
Replace basketball hoops	\$	60,000.00
Remove Gym acoustic spray/paint and add acoustic panels	\$	173,500.00
Repair cracking plaster in original building	\$	23,000.00
Site	\$	1,589,500.00
1	\$	1,568,500.00
Replace deteriorated asphalt paving	\$	1,245,000.00
Replace playground	\$	314,000.00
Replace flagpole	\$	9,500.00
3	\$	21,000.00
Repair granite steps to building and ball field	\$	2,500.00
Repair granite retaining wall	\$	18,500.00
Grand Total	\$	3,829,500.00



Executive Summary

Building John Clark ES

Sum of Total Project Cost at Year of Construction				
Category	Priority			
	1	2	3	
Mechanical Systems	\$ 157,500.00	\$ 69,500.00	\$ 19,500.00	
Accessibility	\$ 724,000.00			
Electrical Systems		\$ 307,500.00		
Exterior	\$ 377,500.00		\$ 12,000.00	
Interior	\$ 67,500.00	\$ 163,000.00	\$ 342,000.00	
Site	\$ 1,568,500.00		\$ 21,000.00	
Grand Total	\$ 2,895,000.00	\$ 540,000.00	\$ 394,500.00	



**John Clark Elementary
ISD 750 - ROCORI School District
Site**

Analysis

- The asphalt paving at the existing parking lot and hard play area has exceeded its expected life span and has significant cracking throughout.
- The existing playground has exceeded its expected life span and has issues related to the structural condition and ADA compliance.
- Original granite steps and retaining walls adjacent to the building are deteriorated and show signs of water damage/movement.
- The existing flagpole is rusted and deteriorated and lacks proper lighting for display of the flag.



**John Clark Elementary
ISD 750 - ROCORI School District
Exterior**

Analysis

- The existing granite envelope above the roof (primarily at the Gym) is deteriorating and is in need of tuckpointing.
- The existing building lacks adequate roof access between differing roof heights.
- Existing exterior hollow metal doors and frames have corrosion.
- The existing glass block openings at the Gym are damaged and show signs of failure and water intrusion.
- The existing operable aluminum window systems are single pane glazing.
- The majority of existing roof systems are generally in good condition having been replaced in 2005 and 2020. Roofing from 2002 is beginning to show signs of deterioration.



**John Clark Elementary
ISD 750 - ROCORI School District
Interior**

Analysis

- Existing cabinetry has exceeded its expected lifespan.
- Existing wall pads in the Gym are in need of replacement.
- Existing carpet flooring in the original portion of the building has exceeded its expected lifespan.
- Existing chalkboards (assumed to contain ACM) are in need of replacement with visual display boards in use at other District facilities (markerboards, tackboards, etc)
- Existing basketball hoops appear to be original to the building and are in need of replacement.
- The existing Gym acoustical treatment on the underside of the roof structure is deteriorating and is need of removal.



**John Clark Elementary
ISD 750 - ROCORI School District
Accessibility**

Analysis

- The majority of existing door hardware throughout the building does not meet current ADA standards.
- Existing exterior granite stairs do not have handrails.
- Existing toilet rooms are not ADA compliant and are in need of replacement.
- The existing Stage does not have ADA access.



John Clark Elementary ISD 750 - ROCORI School District Mechanical Systems

Analysis

Fire Protection

- The entire building is sprinkled. Service entrance is located in the boiler room.

Plumbing

- Hot water for the 1936 building is provided by an electric water heater located in the crawl space. A high-efficiency condensing water heater provides hot water for the 1992 addition.
- Several water coolers do not have filtration and bottle fills.
- Plumbing fixtures including classroom sinks in the 1936 building have exceeded their useful life. Plumbing fixtures in the 1992 addition are in good working
- Some galvanized plumbing piping remains in the 1936 building and should be replaced.

HVAC

- Heating, ventilation, and air conditioning systems were replaced in 2011 and are mostly in good working order. Rooftop unit serving 1992 addition appears to open outside air damper beyond position required for ventilation, putting unnecessary stress on compressors. Several across the District have failed recently.
- Two Camus condensing boilers provide heating for the building. There is evidence of leaking condensate at boiler venting.
- Radiant ceiling panels provide perimeter heating for the building. Radiant panel sections lack sufficient isolation valves to facilitate maintenance.



John Clark Elementary ISD 750 - ROCORI School District Electrical Systems

Analysis

Distribution

1. Utility feed is via overhead service lateral from pole-mounted transformer located on opposite side of parking lot from building. Any upgrade of service may require a pad-mounted transformer to be located closer to building.
2. Service equipment consists of 208-volt 3-phase gutter with taps for 600A switchboard and 200A panel. There are two additional 200A taps for future/spare.
3. Any significant additions or HVAC upgrades to the building will likely necessitate a service replacement.
4. The switchboard and most distribution gear is circa 2011 and in good shape. Some circuit breaker panels are old or original to facility and should be replaced.
5. As expected for a building of this size and type, it does not contain a generator.

Lighting

1. Lighting consists of aging fluorescent T8 fixtures. Upgrading lighting to efficient LED fixtures is recommended.
2. Classrooms typically contain occupancy sensors in the building. If lighting is upgraded to new LED fixtures dimming controls should be added in conjunction with new occupancy sensors.
3. Exit signs and interior egress lighting are battery-powered and in fair condition, and appear to be sufficiently located. Self-diagnostic units are desirable and recommended due to ROI.
4. Exterior fixtures are predominantly LED but on a mechanical timer. Consider adding control of exterior lights to BAS system.

Systems

1. Wireless clock system is Primex and is in good working condition.
2. Paging system is in good working condition. Intercoms have been abandoned with phones functionally taking their place.
3. Fire alarm panel is Siemens FS-250, installed around 2011-2014, and is reported to have no issues. Notification devices appear adequately located.



COLD SPRING ELEMENTARY SCHOOL

Address: 601 Red River Ave. North, Cold Spring, MN 56320

Contact: Brent Neisinger

Phone: 320-685-4909

Years Built: 1992

Building Size: 101,846 Square Feet

Gross Square Feet Site Size: 65.16 Acres*

Parking: 299 Stalls

*Part of Cold Spring Campus including HS, ALC, MS and DO.

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332 Minnesota Street, Suite W2000
Saint Paul, MN 55101
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Issues

Building		Cold Spring ES	
Item and Priority		Sum of Total Project Cost at Year of Construction	
Mechanical Systems		\$	237,000.00
1		\$	166,500.00
	Replace existing manual faucets in multi-stall toilets rooms with automatic faucets.	\$	16,000.00
	Replace existing manual flush valves in multi-stall toilet rooms with automatic flush valves.	\$	61,500.00
	Replace main heating water shutoff valves in boiler room.	\$	21,500.00
	Replace wash fountains and drinking fountains at wash areas.	\$	67,500.00
2		\$	70,500.00
	Replace existing original roof mounted exhaust fans.	\$	51,000.00
	Re-commission existing rooftop air handling units to correct compressor failure issues.	\$	19,500.00
Accessibility		\$	2,389,500.00
1		\$	2,389,500.00
	Upgrade toilet rooms to be ADA compliant	\$	2,389,500.00
Electrical Systems		\$	1,237,500.00
1		\$	208,500.00
	Provide exterior egress lighting	\$	67,500.00
	Add paging speakers in cafeteria	\$	8,000.00
	Replace fire alarm system (with voice evac)	\$	133,000.00
2		\$	702,000.00
	Replace interior lighting and controls with LED	\$	702,000.00
3		\$	327,000.00
	Replace exterior metal halide poles with LED fixtures	\$	241,000.00
	Replace clocks with functional wireless clock system	\$	86,000.00
Exterior		\$	1,126,000.00
1		\$	75,000.00
	Repaint corridor and correct cavity wall moisture issues	\$	36,500.00
	Remove (2) skylights	\$	38,500.00
3		\$	1,051,000.00
	SF at end of lifespan, replace throughout	\$	778,000.00
	Replace doors in SF	\$	268,000.00
	Repaint corroding exterior steel lintels	\$	5,000.00
Interior		\$	1,209,500.00
1		\$	90,500.00
	Replace wall pads in gymnasium	\$	17,500.00

**Issues**

	Replace gym dividers	\$	73,000.00
2		\$	620,000.00
	Replace roller shades	\$	20,000.00
	Replace carpet in Classroom Pods, Kindergarten and Media Center	\$	576,000.00
	Replace Kindergarten hard surface flooring	\$	24,000.00
3		\$	499,000.00
	Replace casework in art room	\$	40,500.00
	Replace scoreboards	\$	31,000.00
	Replace ACT ceilings in Classroom Pods, Kindergarten and Media Center	\$	427,500.00
Site		\$	2,357,500.00
1		\$	2,357,500.00
	Replace deteriorated asphalt paving	\$	2,163,000.00
	Replace playground	\$	194,500.00
Grand Total		\$	8,557,000.00



Executive Summary

Building Cold Spring ES

Sum of Total Project

Cost at Year of

Construction

Priority

Category	1	2	3
Mechanical Systems	\$ 166,500.00	\$ 70,500.00	
Accessibility	\$ 2,389,500.00		
Electrical Systems	\$ 208,500.00	\$ 702,000.00	\$ 327,000.00
Exterior	\$ 75,000.00		\$ 1,051,000.00
Interior	\$ 90,500.00	\$ 620,000.00	\$ 499,000.00
Site	\$ 2,357,500.00		
Grand Total	\$ 5,287,500.00	\$ 1,392,500.00	\$ 1,877,000.00



**Cold Spring Elementary
ISD 750 - ROCORI School District
Site**

Analysis

- The asphalt paving at the existing east parking lot and west hard play areas have exceeded their expected life span and have significant cracking throughout. Parking areas to the north, south and west were replaced in 2021.
- The existing playground has exceeded its expected life span and has issues related to the structural condition and ADA compliance.



**Cold Spring Elementary
ISD 750 - ROCORI School District
Exterior**

Analysis

- The existing skylights have exceeded their expected life span and show signs of water intrusion into the building.
- The existing storefront systems are nearing the end their expected life span.
- Interior finishes in limited locations indicate water intrusion through the existing exterior cavity wall system.



**Cold Spring Elementary
ISD 750 - ROCORI School District
Interior**

Analysis

- Existing Art Room casework is deteriorated.
- Most of the interior flooring and ceiling finishes of carpet, vinyl tile and acoustical ceiling tiles are beyond their useful life.
- Existing blinds throughout the building are original and are in need of replacement.
- Existing equipment in the Gymnasium such as wall pads, scoreboards and divider curtains are in deteriorating condition.



**Cold Spring Elementary
ISD 750 - ROCORI School District
Accessibility**

Analysis

- The existing toilet rooms are not ADA compliant and are in need of reconfiguration.



Cold Spring Elementary ISD 750 - ROCORI School District Mechanical Systems

Analysis

Fire Protection

- The entire building is sprinkled.

Plumbing

- A Lochinvar condensing water heater and storage tank provide hot water for the building, and are in good working condition.
- Most plumbing fixtures in the building are in good working condition. Flush valves and faucets should be considered for replacement with automatic type.
- Wash stations have malfunctioned recently and replacement parts are difficult to find. Wash stations should be replaced.
- Drinking fountains do not have filtration or bottle fills and should be considered for replacement.
- Can wash at loading dock does not have proper isolation on domestic water piping, making it difficult to service.

HVAC

- Heating, ventilation, and air conditioning units throughout the building were replaced in 2011 and are mostly in good working condition. Rooftop unit serving classroom areas appear to open outside air damper beyond position required for ventilation, putting unnecessary stress on compressors. Several across the District have failed recently.
- Roof exhaust fans are original to the building and are in need of replacement.
- A Cleaver Brooks boiler original to the building, and a newer Columbia boiler provide heat for the building. Existing isolation valves in heating mains leaving boiler room no longer function and should be replaced.



Cold Spring Elementary ISD 750 - ROCORI School District Electrical Systems

Analysis

Distribution

1. Service equipment consists of (1) 480-volt 3-phase 2500A switchboard (Siemens 6 Series). The main switchboard is original to the building (~1994). It contains adequate spare capacity to accommodate minor building expansions, and is generally in good condition.
2. Distribution equipment is predominantly of the same vintage as the service equipment and is in good condition.
3. As expected for a building of this size and type, it does not contain a generator.

Lighting

1. Lighting consists of aging fluorescent T8 fixtures. Upgrading lighting to efficient LED fixtures is recommended.
2. There are few occupancy sensors in the building. Upgrading to dimming controls and occupancy sensors would provide energy savings on a short payback schedule.
3. Exit signs are battery powered and original to building, and should be replaced. Self-diagnostic units are desirable and recommended due to ROI.
4. Interior egress lighting is sparse and not adequately located. Lack of egress lighting is a code violation and should be addressed.
5. The facility does not have exterior egress lighting. Fixtures should be located on the exterior of the building at each exit. This is a life safety violation.
6. Metal halide exterior fixtures are at the end of their expected useful life and should soon be replaced with energy-efficient LED fixtures. Consider adding control of exterior lights to BAS system.

Systems

1. Wireless clock system consists of mix of atomic and "off the shelf" standalone type. Atomic clocks are only located on exterior walls because signal does not reach into building. Replace clocks with new functional wireless clock system.
2. Paging system is over phones and in good working condition. Lack of coverage in cafeteria, consider adding speakers tied into phone system.
3. Fire alarm panel (Edwards EST) is original to facility, beyond its expected useful life and is experiencing trouble alarms. System should be replaced in its entirety.



RICHMOND ELEMENTARY SCHOOL

Address: 34 2nd St. North, Richmond, MN 56368

Contact: Brent Neisinger

Phone: 320-685-4909

Years Built: 1966, 1971, 1992

Building Size: 26,428 Square Feet

Gross Square Feet Site Size: 10.11 Acres

Parking: 17 Stalls

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332 Minnesota Street, Suite W2000
Saint Paul, MN 55101
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Issues

Building		Richmond ES	
Item and Priority		Sum of Total Project Cost at Year of Construction	
Mechanical Systems		\$	207,000.00
1		\$	207,000.00
	Replace remaining galvanized domestic water piping.	\$	72,000.00
	Replace existing manual faucets in multi-stall toilets rooms with automatic faucets.	\$	10,500.00
	Replace existing manual flush valves in multi-stall toilet rooms with automatic flush valves.	\$	22,500.00
	Provide ventilation and dehumidification to kitchen area.	\$	102,000.00
Accessibility		\$	698,000.00
1		\$	698,000.00
	Replace door hardware with ADA compliant hardware	\$	66,500.00
	Upgrade toilet rooms to be ADA compliant	\$	631,500.00
Electrical Systems		\$	217,500.00
1		\$	21,500.00
	Add outlets in each classroom	\$	21,500.00
2		\$	139,000.00
	Replace aging electrical panels with new	\$	126,500.00
	Add exterior lighting controls to BAS system	\$	12,500.00
3		\$	57,000.00
	Replace exterior metal halide poles with LED fixtures	\$	57,000.00
Exterior		\$	249,000.00
2		\$	249,000.00
	Replace north roof	\$	200,500.00
	Replace exterior CW systems	\$	27,000.00
	Replace exterior aluminum doors	\$	21,500.00
Interior		\$	1,070,500.00
1		\$	189,500.00
	Replace casework throughout	\$	104,500.00
	Replace Gym wall pads	\$	6,000.00
	Replace Classroom carpet	\$	79,000.00
2		\$	78,500.00
	Paint gym	\$	5,500.00
	Paint gym (epoxy)	\$	12,500.00
	Paint gym ceiling incl. struct/mech/elec/etc	\$	19,500.00
	Replace interior aluminum entry systems	\$	19,500.00
	Replace interior aluminum entry doors	\$	21,500.00

**Issues**

3		\$	802,500.00
	Replace basketball hoops	\$	60,000.00
	Replace wood doors	\$	110,500.00
	Replace VCT throughout (does not include potential abatement)	\$	572,500.00
	Replace serving line coiling door at Kitchen	\$	17,500.00
	Replace serving wells at Kitchen	\$	42,000.00
Site		\$	1,288,000.00
1		\$	1,276,500.00
	Replace deteriorated asphalt paving	\$	860,000.00
	Replace playground	\$	407,000.00
	Replace flagpole	\$	9,500.00
	Replace or repair cracked tennis court	\$	-
3		\$	11,500.00
	Replace fence along east property line	\$	11,500.00
Grand Total		\$	3,730,000.00



Executive Summary

Building Richmond ES

Sum of Total Project

Cost at Year of

Construction

Priority

Category		1	2	3
Mechanical Systems	\$	207,000.00		
Accessibility	\$	698,000.00		
Electrical Systems	\$	21,500.00	\$ 139,000.00	\$ 57,000.00
Exterior			\$ 249,000.00	
Interior	\$	189,500.00	\$ 78,500.00	\$ 802,500.00
Site	\$	1,276,500.00		\$ 11,500.00
Grand Total	\$	2,392,500.00	\$ 466,500.00	\$ 871,000.00



**Richmond Elementary
ISD 750 - ROCORI School District
Site**

Analysis

- The existing playground has exceeded its expected life space and has issues related to the structural condition and ADA compliance.
- The existing fencing along the east property line is deteriorating.
- The asphalt paving at the existing parking lot and drop-off/pick-up loop is showing signs of failure and has extensive cracking throughout.



**Richmond Elementary
ISD 750 - ROCORI School District
Exterior**

Analysis

- The exterior door systems are nearing the end of their lifespan and are in need of replacement.
- The majority of existing roofing is generally in good condition with replacement in 2003, 2004, 2007 and 2020. Approximately $\frac{1}{3}$ of the roof appears to be original and is in need of replacement. Roofing replaced in 2003 and 2004 is beginning to show signs of deterioration and should be considered for replacement as well.



**Richmond Elementary
ISD 750 - ROCORI School District
Interior**

Analysis

- Basketball hoops in the Gym are beyond their expected lifespan and are in need of replacement. Finishes such as paint are in need of updating.
- Cabinets throughout the building are original and are in need of replacement.
- Wood doors throughout the building are original and in need of replacement
- Flooring finishes such as carpet and vinyl tile are deteriorating and show signs of adhesive failure.
- The existing coiling door and serving line equipment are showing signs of significant wear and are in need of replacement.



**Richmond Elementary
ISD 750 - ROCORI School District
Accessibility**

Analysis

- The majority of existing door hardware throughout the building does not meet current ADA standards.
- Existing toilet rooms are not ADA compliant and are in need of replacement.



Richmond Elementary ISD 750 - ROCORI School District Mechanical Systems

Analysis

Fire Protection

- The entire building is sprinkled.

Plumbing

- A Lochinvar condensing water heater provides hot water for the building and is in good working condition.
- Most plumbing fixtures in the building are in good working condition. Flush valves and faucets should be considered for replacement with automatic type.
- Some galvanized plumbing piping remains in the tunnels and should be replaced.

HVAC

- Heating, ventilation, and air conditioning systems for the building were replaced in 2020 and are in good working condition.
- The kitchen area currently does not have ventilation, heating, or cooling.
- Two LES boilers installed in 2020 provide heating for the building.



Richmond Elementary ISD 750 - ROCORI School District Electrical Systems

Analysis

Distribution

1. Service equipment consists of (1) 480-volt 3-phase 400A integrated switchboard (with stepdown transformer to 400A 208V switchboard). The main switchboard is newly installed (2020) and is in excellent condition.
2. Distribution equipment is of mixed vintage and condition. Two breaker panels are new of as of 2020 (one 208V and one 480V). One is circa 1992 and is in fair condition. The remaining appear to be original to the facility and should be replaced.
3. As expected for a building of this size and type, it does not contain a generator.
4. There is a noticeable shortage of power outlets in classrooms. Recommend adding 2-3 outlets in each classroom.

Lighting

1. Lighting consists of mainly of dimmable LED lighting with occupancy sensors, installed in 2020.
2. Highbay fixtures in gymnasium, kitchen and some mechanical rooms are linear T8 fluorescent and should be replaced with LED.
3. Exit signs and interior egress lighting are battery-powered, in good condition, and appear to be sufficiently located. Self-diagnostic units are desirable and recommended due to ROI.
4. Metal halide exterior fixtures are nearing the end of their expected useful life and should soon be replaced with energy-efficient LED fixtures.

Systems

1. Wireless clock system is in good working condition.
2. Paging system is in good working condition.
3. Fire alarm panel is Notifier SFP-5UD and is reported to have no issues. Devices appear to meet code.



ROCORI SECONDARY SCHOOL

Address: 534 5th Avenue North, Cold Spring, MN 56320

Contact: Brent Neisinger

Phone: 320-685-4909

Years Built: 1969, 1978, 1997, 2006, 2010

Building Size: 303,402 Square Feet

Gross Square Feet Site Size: 65.16 Acres*

Parking: 548 Stalls

***Part of Cold Spring Campus including HS, ALC, MS and DO.**

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332 Minnesota Street, Suite W2000
Saint Paul, MN 55101
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Issues

Building		High School/Middle School/District Office	
Item and Priority		Sum of Total Project Cost at Year of Construction	
Mechanical Systems		\$	5,808,000.00
1		\$	4,568,500.00
	Provide dehumidification to three existing AHU with space for future cooling coil.	\$	413,500.00
	Provide new HVAC systems for middle school gymnasium and locker rooms.	\$	2,547,000.00
	Provide new high-efficiency central heating plant, replace existing steam converters, and replace failing finned tube radiation in high school wing.	\$	1,608,000.00
2		\$	263,000.00
	Replace existing drinking fountains with new filtered units with bottle fill.	\$	39,000.00
	Replace existing manual faucets in multi-stall toilets rooms with automatic faucets.	\$	29,000.00
	Replace existing manual flush valves in multi-stall toilet rooms with automatic flush valves.	\$	60,000.00
	Provide new high-efficiency domestic water heating plant.	\$	135,000.00
3		\$	976,500.00
	Provide new pool air handling unit with dehumidification capability.	\$	976,500.00
Accessibility		\$	8,788,500.00
1		\$	8,788,500.00
	Replace door hardware with ADA compliant hardware	\$	90,000.00
	Upgrade toilet rooms to be ADA compliant	\$	1,164,000.00
	Update MS locker rooms and create accessible toilets/showers	\$	3,893,000.00
	Update Pool locker rooms and create accessible toilets/showers	\$	3,641,500.00
Electrical Systems		\$	2,692,000.00
2		\$	2,436,000.00
	Replace aging electrical panels with new	\$	303,500.00
	Replace aging distribution panels with new	\$	177,000.00
	Replace int ltg & controls with LED (east classroom wing)	\$	345,000.00
	Replace int ltg & controls with LED (west classroom wing)	\$	345,000.00



Issues

Replace int lgt & controls with LED (lower level)	\$	231,000.00
Replace int lgt & controls with LED (kitchen/cafeteria/DO)	\$	183,000.00
Replace int lgt & controls with LED (athletics wing)	\$	300,000.00
Replace int lgt & controls with LED (building core minus gym & pool)	\$	551,500.00
3	\$	256,000.00
Replace clocks with functional wireless clock system	\$	256,000.00
Exterior	\$	372,500.00
1	\$	237,500.00
Replace exterior entry systems at 'B' wing	\$	34,500.00
Replace exterior entry doors at 'B' wing	\$	21,500.00
Replace upper windows at 'B' wing entrance	\$	15,000.00
Replace exterior main entry system	\$	21,000.00
Replace exterior main entry doors	\$	21,500.00
Replace remaining single pane classroom windows - 'B' Wing	\$	107,500.00
Replace (3) smoke hatches at Auditorium	\$	16,500.00
3	\$	135,000.00
Repaint corroding exterior steel lintels	\$	3,500.00
Replace single pane windows in rooms adjacent to Media Center	\$	23,000.00
Replace single pane Wood Shop window	\$	8,500.00
Replace single pane Staff Lounge window	\$	9,000.00
Replace single pane glazing systems in Media Center	\$	91,000.00
Interior	\$	3,595,500.00
1	\$	1,280,500.00
Replace roller shades	\$	93,500.00
Replace casework	\$	430,000.00
Replace HS classroom VCT (does not include abatement)	\$	38,000.00
Replace HS UL VCT	\$	14,000.00
Add panic hardware to UL science classroom	\$	3,000.00
Replace tile around drain in pool	\$	500.00
Replace elevators	\$	459,500.00
Replace 'B' wing interior vestibule systems	\$	25,000.00
Replace 'B' wing interior vestibule doors	\$	21,500.00
Replace main entry interior vestibule system	\$	15,000.00
Replace main entry interior vestibule doors	\$	21,500.00
Replace rubber flooring in MS weight room	\$	74,000.00
Refinish MS gym floor	\$	85,000.00
2	\$	209,000.00
Replace CPT	\$	178,500.00

**Issues**

	Replace music storage	\$	23,500.00
	Replace treads at gym stairs	\$	7,000.00
3		\$	2,106,000.00
	Replace chalkboards with visual display boards	\$	29,000.00
	Replace ACT ceiling	\$	369,500.00
	Replace stage floor	\$	138,000.00
	Replace MS gym curtain	\$	100,000.00
	Replace MS gym scoreboards	\$	31,000.00
	Repaint MS gym (epoxy)	\$	20,000.00
	Repaint MS gym (paint)	\$	27,000.00
	Repaint MS gym (ceiling)	\$	51,000.00
	Replace MS LL doors	\$	78,500.00
	Paint throughout LL	\$	97,000.00
	Replace portion of UL HS casework at Prep Room	\$	11,500.00
	Replace MS gym basketball hoops	\$	80,000.00
	Replace flooring in MS wrestling room	\$	111,000.00
	Replace theatrical lighting, A/V and rigging	\$	962,500.00
Site		\$	48,500.00
1		\$	17,500.00
	Seal north parking lot	\$	17,500.00
3		\$	31,000.00
	Replace outdoor benches	\$	31,000.00
Grand Total		\$	21,305,000.00



Executive Summary

Building High School/Middle School/District Office

Sum of Total Project Cost at Year of Construction					
Category	Priority	1	2	3	Grand Total
Mechanical Systems	\$	4,568,500.00	\$	263,000.00	\$ 976,500.00 \$ 5,808,000.00
Accessibility	\$	8,788,500.00			\$ 8,788,500.00
Electrical Systems		\$	2,436,000.00	\$ 256,000.00	\$ 2,692,000.00
Exterior	\$	237,500.00		\$ 135,000.00	\$ 372,500.00
Interior	\$	1,280,500.00	\$	209,000.00	\$ 2,106,000.00 \$ 3,595,500.00
Site	\$	17,500.00		\$ 31,000.00	\$ 48,500.00
Grand Total	\$	14,892,500.00	\$	2,908,000.00	\$ 3,504,500.00 \$ 21,305,000.00



**ROCORI High School / Middle School
ISD 750 - ROCORI School District
Site**

Analysis

- Exterior benches are corroding and are in need of replacement.
- Existing asphalt paving in the north parking lot is in generally good condition, but is in need of sealcoating to maintain.



**ROCORI High School / Middle School
ISD 750 - ROCORI School District
Exterior**

Analysis

- Existing entry door systems are corroding and are at the end of their expected lifespan.
- Several windows and glazing systems are original to the building with single pane glazing.
- Existing smoke hatches above the Stage in the Auditorium no longer function and do not open.



ROCORI High School / Middle School ISD 750 - ROCORI School District Interior

Analysis

- Finishes such as flooring (carpet, linoleum, VCT), ACT ceilings, cabinetry, chalkboards, and doors are original to the building and are in need of replacement.
- Finishes and equipment such as basketball hoops and the divider curtain in the Middle School Gym are in need of updating or replacement.
- Theatrical lighting systems, fixtures, A/V, rigging and curtains are in need of replacement.
- The existing elevators and equipment have exceeded their expected lifespan and are in need of replacement.



ROCORI High School / Middle School ISD 750 - ROCORI School District Accessibility

Analysis

- Portions of the original building (primarily the lower level) have original door hardware that is not compliant with ADA standards.
- The existing toilet rooms in the original building are not ADA compliant and are in need of reconfiguration.
- The existing Middle School and Pool Locker Rooms in the original building are not ADA compliant and are in need of reconfiguration.



ROCORI High School / Middle School ISD 750 - ROCORI School District Mechanical Systems

Analysis

Fire Protection

- The entire building is sprinkled.

Plumbing

- A storage tank provides hot water for the building using steam from the central heating plant. A separate water heater provides hot water when the central plant is not in use. A PVI water heater provides hot water for the kitchen.
- Most plumbing fixtures in the building are original and in good working condition. Flush valves and faucets should be considered for replacement with automatic type. The middle school toilet groups were renovated in 2011 and have automatic flush valves and faucets.
- Toilets, sinks, and showers in locker rooms have exceeded their useful life and should be considered for replacement.
- Eight existing drinking fountains do not have filtration or bottle fills and should be considered for replacement.

HVAC

- Most heating, ventilation, and air conditioning systems in the building were replaced or installed in 2011 and are in good working condition.
- Four indoor air handling units installed in 2011 do not have dehumidification capability. Dehumidification is scheduled to be added to AHU-9 in 2021. Condensing units and cooling coils should be installed in AHU-1, AHU-2, and AHU-8 to provide dehumidification capability.
- Existing pool air handling unit was installed in 2011 does not have dehumidification capability.
- Existing air handling units for middle school gymnasium and locker rooms are original with steam heat and no dehumidification capability. These air handling units have exceeded their useful life and should be replaced.
- Two steam boilers and one hot water boiler provide heating for the entire building. The majority of the building has hot water heating through steam converters.



ROCORI High School / Middle School ISD 750 - ROCORI School District Electrical Systems

Analysis

Distribution

1. Service equipment consists of (1) 480-volt 3-phase switchboard. The main switchboard was installed in 2011 and is in good condition.
2. Distribution equipment is of mixed vintage and condition. Roughly half the panels and equipment were installed in 2011 and are in good condition. The remaining appear to be original to the facility and should be replaced.

Lighting

1. Lighting consists of fluorescent T8 fixtures in various style and condition. Upgrading lighting to efficient LED fixtures is recommended.
2. Pool lighting has been upgraded to LED and is in good condition. LED upgrades are reportedly planned for old gymnasium.
3. There are few occupancy sensors in the building. Upgrading to dimming controls and occupancy sensors would provide energy savings on a short payback schedule.
4. Exit signs and interior egress lighting are battery-powered, in good condition, and appear to be sufficiently located. Self-diagnostic units are desirable and where new units are required self-diagnostic are recommended due to ROI.

Systems

1. Some parts of the facility utilize Primex wireless clocks, but a majority of clocks appear to be off-the-shelf clocks.
2. Paging system is in good working condition.
3. Fire alarm panel is Notifier NFW-100X and was installed in 2020. It is reported to have no issues. Devices appear to meet code.



ROCORI ALTERNATIVE LEARNING CENTER

Address: 534 5th Avenue North, Cold Spring, MN 56320

Contact: Brent Neisinger

Phone: 320-685-4909

Years Built: 2010

Building Size: 4,095 Square Feet

Gross Square Feet Site Size: 65.16 Acres*

Parking: N/A

*Part of Cold Spring Campus including HS, ALC, MS and DO.

Wold Architects and Engineers
332 Minnesota Street, Suite W2000
Saint Paul, MN 55101
woldae.com | 651 227 7773

**PLANNERS
ARCHITECTS
ENGINEERS**



Issues

Building		Area Learning Center	
Item and Priority		Sum of Total Project Cost at Year of Construction	
Mechanical Systems		\$	98,000.00
2		\$	98,000.00
	Replace existing plumbing fixtures, excluding upgraded water cooler.	\$	24,000.00
	Replace existing furnaces.	\$	74,000.00
Electrical Systems		\$	28,500.00
2		\$	28,500.00
	Replace interior lighting and controls with LED	\$	28,500.00
Exterior		\$	1,000.00
3		\$	1,000.00
	Repaint ALC exterior HM doors	\$	1,000.00
Interior		\$	568,000.00
2		\$	568,000.00
	Repaint ALC walls throughout	\$	25,000.00
	Replace ALC ACT ceiling	\$	37,500.00
	Replace ALC CPT	\$	444,000.00
	Replace ALC VCT	\$	4,000.00
	Replace ALC interior doors and frames	\$	30,000.00
	Replace ALC casework	\$	23,500.00
	Replace ALC VDB	\$	4,000.00
Grand Total		\$	695,500.00



Executive Summary

Building Area Learning Center

Sum of Total Project Cost at Year of Construction				
Category	Priority	2	3	Grand Total
Mechanical Systems	\$	98,000.00	\$	98,000.00
Electrical Systems	\$	28,500.00	\$	28,500.00
Exterior		\$	1,000.00	\$ 1,000.00
Interior	\$	568,000.00	\$	568,000.00
Grand Total	\$	694,500.00	\$ 1,000.00	\$ 695,500.00



**Alternative Learning Center
ISD 750 - ROCORI School District
Interior**

Analysis

- Finishes such as paint, carpet, VCT, ACT ceilings, casework, and markerboards



Alternative Learning Center ISD 750 - ROCORI School District Mechanical Systems

Analysis

Fire Protection

- The building is not sprinkled.

Plumbing

- Plumbing fixtures appear to be original and near the end of their useful life. Existing water closets, lavatories, and counter sinks should be replaced.

HVAC

- Each of the four portable sections is served by a furnace with gas heat and DX cooling. They have exceeded their useful life and should be replaced.



**Alternative Learning Center
ISD 750 - ROCORI School District
Electrical Systems**

Analysis

- Light fixtures appear to be original and near the end of their useful life.



DISTRICT EDUCATION FACILITY

Address: 527 Main Street, Cold Spring, MN 56320

Contact: Brent Neisinger

Phone: 320-685-4909

Years Built: 1960, 1965, 1992, 2011

Building Size: 74,163 Square Feet

Gross Square Feet Site Size: 17.81 Acres

Parking: 114 Stalls

Wold Architects and Engineers
332 Minnesota Street, Suite W2000
Saint Paul, MN 55101
woldae.com | 651 227 7773

**PLANNERS
ARCHITECTS
ENGINEERS**



Issues

Building		District Education Facility	
Item and Priority		Sum of Total Project Cost at Year of Construction	
Mechanical Systems		\$	987,500.00
1		\$	949,000.00
	Replace existing drinking fountains with new filtered units with bottle fill.	\$	19,500.00
	Replace remaining galvanized domestic water piping.	\$	86,000.00
	Provide new HVAC systems for kitchen and dining areas.	\$	828,000.00
	Upgrade existing boiler controls and integrate into existing building automation system.	\$	15,500.00
2		\$	38,500.00
	Replace existing manual faucets in multi-stall toilets rooms with automatic faucets.	\$	12,000.00
	Replace existing manual flush valves in multi-stall toilet rooms with automatic flush valves.	\$	26,500.00
Accessibility		\$	674,000.00
1		\$	674,000.00
	Replace door hardware with ADA compliant hardware	\$	172,500.00
	Replace handrails to be ADA compliant	\$	23,000.00
	Upgrade toilet rooms to be ADA compliant	\$	478,500.00
Electrical Systems		\$	735,000.00
1		\$	3,500.00
	Troubleshoot issues with fire alarm phone line / dialer	\$	3,500.00
2		\$	731,500.00
	Replace exterior metal halide poles with LED fixtures	\$	49,500.00
	Provide exterior egress lighting	\$	18,500.00
	Replace interior lighting and controls with LED	\$	511,500.00
	Replace aging electrical panels with new	\$	152,000.00
Exterior		\$	38,000.00
1		\$	15,500.00
	Replace waterproofing along west side (outside Boiler Rm)	\$	15,500.00
2		\$	22,500.00
	Replace HM door and frame	\$	4,000.00
	Replace sealant at exterior and around aluminum windows	\$	18,500.00
Interior		\$	1,638,000.00
1		\$	61,500.00
	Abatement	\$	61,500.00
2		\$	823,000.00

**Issues**

Replace casework throughout	\$	196,000.00
Replace Gym wall pads	\$	17,500.00
Replace wood bleachers	\$	482,500.00
Replace gym divider curtains	\$	127,000.00
3	\$	753,500.00
Replace chalkboards with visual display boards	\$	6,000.00
Replace basketball hoops	\$	60,000.00
Paint gym	\$	17,500.00
Replace CPT	\$	82,500.00
Replace HM door and frame	\$	7,000.00
Replace LL CPT	\$	74,000.00
Replace portion of LL VCT	\$	24,000.00
Replace wood floor in gym	\$	304,500.00
Replace scoreboards	\$	31,000.00
Paint ceiling in cafeteria	\$	15,000.00
Replace acoustic ceiling panels in cafeteria	\$	7,000.00
Replace carpet on stairs	\$	36,500.00
Address acoustic issues in multipurpose room	\$	18,000.00
Paint gym (epoxy)	\$	19,500.00
Paint ceiling incl. struct/mech/elec/etc	\$	51,000.00
Site	\$	885,500.00
2	\$	885,500.00
Replace concrete ramp	\$	24,000.00
Replace east parking lot	\$	861,500.00
Grand Total	\$	4,958,000.00



Executive Summary

Building District Education Facility

**Sum of Total Project
Cost at Year of
Construction**

Category	Priority	1	2	3
Mechanical Systems	\$	949,000.00	\$ 38,500.00	
Accessibility	\$	674,000.00		
Electrical Systems	\$	3,500.00	\$ 731,500.00	
Exterior	\$	15,500.00	\$ 22,500.00	
Interior	\$	61,500.00	\$ 823,000.00	\$ 753,500.00
Site			\$ 885,500.00	
Grand Total	\$	1,703,500.00	\$ 2,501,000.00	\$ 753,500.00



**District Education Facility
ISD 750 - ROCORI School District
Site**

Analysis

- The asphalt paving at the existing east parking lot is showing signs of failure and has extensive cracking throughout.
- The existing concrete ramp at the east entrance is cracking and failing.



**District Education Facility
ISD 750 - ROCORI School District
Exterior**

Analysis

- Caulking at exterior envelope and aluminum windows is beginning to crack and fail.
- The hollow metal door from the Gym to the north play area is deteriorated and does not seal properly.



**District Education Facility
ISD 750 - ROCORI School District
Interior**

Analysis

- Finishes such as carpet, VCT and casework in classroom areas are nearing the end of their expected lifespans.
- Finishes and equipment in the Gym such as wood flooring, bleacher seating, basketball hoops, and divider curtains are largely original to the building and/or have exceeded their useful life.



District Education Facility ISD 750 - ROCORI School District Accessibility

Analysis

- The majority of existing door hardware throughout the building does not meet current ADA standards.
- Existing toilet rooms are not ADA compliant and are in need of replacement.



District Education Facility ISD 750 - ROCORI School District Mechanical Systems

Analysis

Fire Protection

- The entire building is sprinkled.

Plumbing

- An AO Smith water heater provides hot water for the building.
- Most plumbing fixtures in the building are in good working condition. Flush valves and faucets should be considered for replacement with automatic type.
- Four existing drinking fountains do not have filtration or bottle fills and should be considered for replacement.
- Some galvanized plumbing piping remains in the building and should be replaced.

HVAC

- Most heating, ventilation, and air conditioning units were replaced in 2011 and are in good working condition.
- The staff dining room is served by AHU-2 that does not have cooling and has exceeded its useful life. The adjacent kitchen and dining areas do not have ventilation or cooling.
- Existing built-up unit AHU-4 is near the end of its useful life, but has recently been retrofitted with a new heating coil, DX cooling coil, and updated controls.
- Two Camus condensing boilers provide heating for the building. There is evidence of leaking condensate at boiler venting. The boilers are currently not able to communicate with the central Building Automation System.



District Education Facility ISD 750 - ROCORI School District Electrical Systems

Analysis

Distribution

1. Service equipment consists of (1) 208-volt 3-phase 1600A switchboard. The main switchboard is of recent vintage and is in good condition.
2. Distribution equipment is of mixed vintage and condition. Roughly half the panels and equipment are of newer vintage and are in good condition. The remaining appear to be old, perhaps original to the facility, and should be replaced.

Lighting

1. Lighting consists of fluorescent T8 fixtures in various style and condition. Upgrading lighting to efficient LED fixtures is recommended.
2. There are some occupancy sensors in the building. Upgrading to dimming controls and providing additional occupancy sensors would provide energy savings on a short payback schedule.
3. Exit signs and interior egress lighting are battery-powered, in good condition, and appear to be sufficiently located. Self-diagnostic units are desirable and where new are required self-diagnostics are recommended due to ROI.
4. Exterior lighting consists of metal halide poles, wall packs and downlights, and should be replaced with LED.

Systems

1. Paging system is in fair working condition – there is a 3-to-5 second delay on pages. But staff reported they only page a few times a year so not a high priority.
2. Fire alarm panel is Siemens FS-250 installed circa 2014. A trouble alarm was observed - this is ongoing and unresolved. Devices appear to meet code.

**Cost Analysis By Priority-All Buildings**

Sum of Total Project Cost at Year of Construction					
BUILDING	Priority			Grand Total	
	1	2	3		
John Clark ES	\$ 2,895,000.00	\$ 540,000.00	\$ 394,500.00	\$ 3,829,500.00	
Richmond ES	\$ 2,454,000.00	\$ 466,500.00	\$ 871,000.00	\$ 3,791,500.00	
Cold Spring ES	\$ 5,287,500.00	\$ 1,392,500.00	\$ 1,877,000.00	\$ 8,557,000.00	
High School/Middle School/District	\$ 14,892,500.00	\$ 2,908,000.00	\$ 3,504,500.00	\$ 21,305,000.00	
District Education Facility	\$ 1,642,000.00	\$ 2,501,000.00	\$ 753,500.00	\$ 4,896,500.00	
Area Learning Center		\$ 694,500.00	\$ 1,000.00	\$ 695,500.00	
Grand Total	\$ 27,171,000.00	\$ 8,502,500.00	\$ 7,401,500.00	\$ 43,075,000.00	

**APPENDIX C: Donation Information**

A Donor, which is a trust fully formed and organized under the laws of the State of Minnesota, approached the School District about making a cash donation of \$15,000,000 toward the costs of constructing and equipping the new activities center that includes a multi-purpose field house facility and an indoor eight-lane swimming pool and diving well (the “Activities Center Project”). The estimated total cost of the Activities Center Project is approximately \$24,000,000. In an agreement dated May 16th, 2022, the Donor pledged to the School District the sum of Fifteen Million Dollars, which is designated for the Activities Center Project, to be paid in three equal annual installments. The Donor understands and agrees that the Donation is essential to the completion of the Activities Center Project.

In reliance upon the Donor’s proposal, the School District intends to seek additional voter approval, at the Special Election, to issue bonds in the amount of \$9,000,000 to fund the remaining portion of the costs of the Activities Center Project. The donation is contingent upon voter approval of both Question 1 and Question 2 of the Special Election. The Donor understands and agrees that the School District will design, construct, operate and maintain the Activities Center Project.

Donor Agreement:

The School District has negotiated an agreement with the Donor and reviewed it with their legal representation. That document provides assurances that the donation will be provided as well as spells out the terms and details of the donation. The agreement is available to the MDE upon request.

THE MORRIS LEATHERMAN COMPANY

ROCORI SCHOOL DISTRICT 2022 RESIDENTIAL STUDY

Key Findings and Implications

Residential Demographics:

The typical Rocori School District resident lived there for 13.5 years. Twenty percent resided there for five years or less, while 36% lived there for over 20 years. The median age of adult residents is 49.0 years old. Twenty-three percent are under 35 years old; twenty-two percent are 65 years old and older. The typical resident has some post-secondary experience, though short of college graduation. Twenty-eight percent report high school graduation or less. Thirty-two percent have post-secondary educational experience, and 40% are college graduates or post-graduates. Men outnumber women by two percent in the sample.

Twenty-nine percent of the School District's households contain Rocori Public School students; five percent use other alternatives, such as parochial or private schools, other public schools, charter schools, or home school. Sixty-seven percent report no school-aged children at home. Seventeen percent of the households report the presence of an infant or preschooler.

Nineteen percent rent their current residence. The median value of owner-occupied housing is \$183,825.00. Forty-four percent report they are fiscally stressed – either their monthly expenses exceed current income or monthly expenses are met but little or no savings are put aside. Fifty-seven percent report no fiscal stress – either managing comfortably and putting some money aside or managing very well. Thirty-two percent live in the City of Cold Spring, 24% reside in Wakefield Township, 12% live in Rockville, 11% live in Richmond, and 22% reside in the remainder of the School District.

Forty-five percent report they are “Republican,” 31% are “Democrat,” and 20% say they are “Independent.” Four percent refuse to indicate their political party.

General Perceptions of the Rocori School District:

Interviewees were read five statements about the School District and asked if they agreed or disagreed with each one.

<i>Statement</i>	Agree	Disagree
The Rocori School Board and Administration do a good job of involving community leaders, parents, and interested citizens, in decisions about the schools.	75%	19%
The Rocori School District does a good job of communicating important issues and decisions to the residents of this area.	75%	21%
During the last couple of years, the Rocori School District Administration and Board have spent tax money effectively and efficiently.	69%	13%
The Rocori School District is a good investment, and I would support a property tax increase to protect that investment.	63%	19%
I am satisfied with the School District's decision-making.	53%	25%

Respondents provide “supermajorities” in agreement with all the statements except one, but agreement varies between 63% and 75%. The lone exception focuses on satisfaction with the School District’s decision-making. Unsurprisingly, considering the current issues environment, the greatest disagreement revolves around support for a future property tax increase, communications with residents, and satisfaction with School District decision-making.

School District Decision-Making:

By a 53%-25% margin, residents agree with the statement, “I am satisfied with the School District’s decision-making. They were then asked if there were a specific issue that came to mind.

<i>Specific Issues</i>	<i>Total</i>
Agreement	
Mask policy	16%
High academic standards	12%
Curriculum/Programs offered	10%
Financial management	5%
Teachers	4%
COVID-19 decisions	2%
Communicates/Listens	2%
Disagreement	
Handling diversity/Racism	14%
Financial management	4%
Discipline policy	4%
Lack of communication	2%
Open enrollment	2%
Liberal curriculum	2%
COVID-19 decisions	1%
Mask policy	1%
Idiosyncratic	

<i>Specific Issues</i>	<i>Total</i>
Scattered	6%
No specific issue	12%
Unsure/Refused	1%

About three-quarters agreeing with the statement cite three current issues: “mask policy,” “high academic standards,” and “curriculum/programs offered.” One half of the disagreement with the statement stems from “handling diversity/racism.”

School District Job Performance Ratings:

Job performance ratings were sought about three groups of District leadership and staff. In each case, favorable job ratings range between 57% and 79% in the overall sample.

<i>Rating</i>	<i>School Board</i>	<i>District Administration</i>	<i>Teachers and Instructional Staff</i>
Excellent	10%	19%	37%
Good	47%	43%	35%
Only Fair	22%	17%	12%
Poor	11%	12%	3%
Unsure	10%	10%	14%

Strong favorable ratings, between 57% and 72%, are awarded to each of the three groups. Unfavorable ratings are a bit higher than the norm from both the School Board, at 33%, and the Superintendent and District Administration, at 29%.

Financial Management:

The threshold for a positive evaluation of the economic management of a school district is 50%. Interviewees give Rocori School District a favorable rating of 61%.

<i>Financial Management Rating</i>	<i>Percentage</i>
Excellent	9%
Good	52%
Only Fair	19%
Poor	6%
Unsure	15%

Negative ratings are at 25%, with 15% uncertainty.

Next, residents were asked if they think the Rocori Public Schools are adequately funded. The table below shows the results.

<i>School District Adequately Funded</i>	<i>Percentage</i>
Yes	53%
No	33%
Unsure	14%

Most respondents think it is adequately funded, while 33% think the District is not adequately funded, and 14% are unsure.

Property Tax Climate:

The property tax climate was gauged by asking respondents two questions about how their total property taxes in this community compared with neighboring areas. The first query asked about their total property taxes. The responses are tabulated below.

<i>Total Property Taxes compared with Neighboring Areas</i>	Percentage
Very high	5%
Somewhat high	25%
About average	65%
Somewhat low	1%
Very low	0%
Unsure	4%

A 65% super-majority of respondents think their total property taxes are comparatively “about average.” Thirty percent view them as “high.”

The second query asked interviewees to focus on their school taxes. The responses are tabulated below.

<i>School Taxes compared with Neighboring Areas</i>	Percentage
Very high	3%
Somewhat high	25%
About average	64%
Somewhat low	1%
Very low	1%
Unsure	6%

A 64% super-majority of respondents think their school taxes are comparatively “about average.” Twenty-eight percent view them as “high.”

As a result of these levels, the tax climate in the Rocori School District must be deemed “benign.”

School District Buildings and Facilities:

Respondents were asked for a general evaluation of the District’s buildings and facilities.

<i>General Evaluation of District’s Buildings and Facilities</i>	Percentage
Excellent	12%
Good	78%
Only fair	4%
Poor	0%
Unsure/Refused	6%

A 90% supermajority rates the buildings and facilities as either “excellent” or “good.” A small four percent rate them as “only fair,” and six percent are “unsure.” The very small group of unfavorable ratings stem from three concerns: “need more classroom space,” “need deferred maintenance,” and “need updates.”

Discussions about a Long-Term Facilities Plan:

Respondents were informed:

For the last few months, the Rocori School District has been discussing options for a long-term facilities plan to meet current and future space, health, safety, and educational needs. Independent experts assessed the current schools, including the quality of classrooms, the adequacy of space, security measures, safety, air quality, and operating costs.

They were then asked a short series of questions about these discussions.

Forty-four percent report they are following these discussions “very closely” or “somewhat closely.” Thirty-seven percent say they are “not really following that closely,” while 19% admit they are “not following it all.” By a 71%-21% majority, with nine percent unsure, residents believe “the District is doing a good job involving parents, local citizens, and community leaders in the discussions about future facilities’ needs.” By a 77%-8% majority, with 15% unsure, respondents believe “the District is trying to find a plan that benefits students and staff of the Rocori School District.” But, by a lower split of 59%-22%, with 19% unsure, residents also believe “the District is trying to find a plan that is fair to local taxpayers.” In comparison with other Greater Minnesota School Districts, the disagreement with the last statement is lower than the norm of 33%.

Bond Referendum Atmospherics:

Initially, respondents were asked about their predisposition toward a tax increase for the Rocori School District.

<i>Predisposition toward Increasing School Taxes</i>	Percentage
Against almost any tax increase	22%
Vote for under some conditions; vote against under other conditions	54%
For almost any tax increase	22%
Unsure/Refused	3%

The quick difference among all residents is 0%, indicating supporters and opponents begin dead even at the start of a referendum campaign. However, the actual vote will depend on how the persuadable plurality splits on Election Day.

Interviewees were next asked to consider an increase in funding to address building and facility needs. This would require a property tax increase; they were asked about their willingness to pay additional property taxes.

<i>Willingness to Accept Monthly Property Tax Increase</i>	Percentage
Nothing	26%
\$7.00	23%
\$14.00	20%
\$21.00	9%
\$28.00	1%
\$35.00	0%
\$42.00	0%
Over \$42.00	0%
Unsure/Refused	20%

The median resident would accept a \$11.30 per month or \$135.60 per year property tax increase. A sizable 26% would accept no tax increase for this purpose.

Next, respondents were asked for their support or opposition to a property tax increase for ten potential uses of those funds. The results are listed in rank order from highest to lowest in support.

<i>Property Tax Increase for Potential Use</i>	<i>Support</i>	<i>Oppose</i>
Safety and security enhancements at elementary schools	79%	19%
Improved parking, bus loading and drop-off areas at John Clark and Richmond Elementary Schools	78%	22%
Deferred maintenance improvements, including HVAC, ADA accessibility, and technology infrastructure at all district schools	76%	22%
Construction of space for Career-Technical Education at the High School	75%	22%
Redesign classrooms at John Clark and Richmond Elementary Schools to have flexible learning spaces, so students can learn in one-on-one, small group, and large group settings	73%	21%
Construction of additional classrooms at Cold Spring Elementary School and the Middle and High School	70%	25%
Upgrades and additional space for performing arts and the music program at the High School	70%	26%
Construction of a Pre-Kindergarten Center on the District's Cold Spring campus	69%	27%
New playgrounds at the John Clark and Richmond Elementary Schools	68%	24%
Construction of permanent space for the Alternative Learning Center on the High School Campus	67%	26%

At least 67% of residents support all ten potential uses of new funding. Opposition to a tax increase for each option remains below 30% -- the threshold indicating a probable "referendum request killer."

Respondents were informed the total cost to complete these improvements could be as much as \$71,000,000.00. Fifty-four percent see this as a "fair price," while 38% do not, and eight percent are unsure.

Next, interviewees were asked if they would support a property tax increase for three additional facilities' needs. Again, the results are listed in rank order from highest support to lowest support.

<i>Property Tax Increase for Facilities' Needs</i>	<i>Support</i>	<i>Oppose</i>
Construction of an indoor Activities Center, including track and sports courts on the High School campus	50%	46%
Construction of a new indoor competition swimming pool, diving well, and locker rooms	48%	46%
Construction of amenities for the community at the indoor Activities Center, including locker rooms and multi-purpose meeting rooms	48%	50%

The School District virtually splits in half on each of these options. If proposed on their own with nothing special to report on the tax impact, these would fail at the ballot box.

School District residents were informed the cost to complete these facilities could be as much as \$27,000,000.00. Fifty-four percent consider this to be a "fair price," while 37% do not do so, and nine percent are unsure.

Specific Bond Referendum Proposal:

Respondents were told if voters approved a 71 million dollar bond referendum to fund the improvements discussed above, the owner of a \$200,000.00 home would see a monthly property tax increase of about \$32.00 or approximately \$389.00 per year for twenty years. The owner of an agricultural homestead valued at \$4,000.00 per acre would see a monthly increase of about 10¢ per acre or approximately \$1.29 per acre per year for twenty years. They were asked if the election were today, how would they vote on the bond referendum.

<i>Vote on Bond Referendum</i>	<i>Percentage</i>
Strongly support	12%
Support	43%
Oppose	28%
Strongly oppose	13%
Unsure/Refused	5%

By a 55%-41% majority, respondents support the bond referendum proposal. In any special or primary election day, the group most likely to not come to the polls is "weak supporters," who number 43%. This finding means the focus of the referendum campaign must be two-fold: first, clear demonstration of the need (and potential consequences if it is unmet); second, generating enthusiasm and motivating weak supporters to go to the polls. Unless this is accomplished, a lower than average turnout among weak supporters will lead to a significant defeat at the polls.

Supporters based their vote on four factors: "importance of education," "children in the School District," "needed," and "reasonable cost." Opponents cited: "high cost," "poor District spending," "taxes are already too high," "no children in the schools," and "issues with the School District."

Residents were informed a local foundation has offered to donate 15 million dollars towards an indoor activities center and pool, dropping the cost of this potential referendum to \$12,000,000.00. If this bond referendum were approved, the owner of a \$200,000.00 home would see a monthly property tax increase of about \$4.00 or approximately \$48.00 per year for twenty years. The owner of an agricultural homestead valued at \$4,000.00 per acre would see a monthly increase of about 1¢ per acre or approximately 16¢ per acre per year for twenty years. They were asked if the election were today, how would they vote on the bond referendum.

<i>Vote on Bond Referendum</i>	Percentage
Strongly support	12%
Support	43%
Oppose	32%
Strongly oppose	8%
Unsure/Refused	5%

By a 55%-40% majority, respondents support the bond referendum proposal.

Arguments in Favor of the Bond Referenda:

Respondents were read a series of statements in favor of the bond referenda. The table below arrays each statement with the “total impact” – percentage which sees the argument making them much more likely to support the referenda – and with the “switch percentage” – the percentage of voters who become supporters of the bond referendum proposal after hearing the statement. The “switch percentage” is further broken down by the referendum question: the number before the slash mark is the switch among voters on the school buildings and educational facilities question; the number after the slash mark is the switch among voters on the athletics and community facilities.

<i>Argument</i>	<i>Total Impact</i>	<i>Switch Percentage</i>
The District cannot pass up the local foundation’s \$15,000,000 donation towards the construction project. We need to pass both bond referendums for residents to realize the cost savings from the donation.	35%	+2%/+5%
It is important to invest to keep our schools high quality, which in turn increases property values for residents.	32%	+2%/+4%
There is a growing demand in the District for child-care; this is the perfect time to create additional space for this community need.	32%	+1%/+4%
Due to inflation and interest rates, the District could save almost three million dollars by asking voters to approve the bond referendum this August.	32%	+4%/+7%
To remain competitive with other districts, we need to continue offering programs and facilities attractive to students and families.	26%	+1%/+4%

The overall impact of each favorable argument is moderate – in the 26%-35% range. The “switch percentage” is in the moderate 1%-7% range. But, the percentage of opponents is primarily composed of “core” opposition, who will be generally unmoved by any of these arguments. Still, the use of the

fourth argument could increase support by a potential of 4% on the first question and 7% on the second question, and in any case should be part of the information campaign.

Arguments Opposed to the Bond Referenda:

Respondents were read a series of statements in opposition to the bond referenda. The table below arrays each statement with the “total impact” – percentage which sees the argument making them much less likely to support the referendum – and with the “switch percentage” – the percentage of voters who become opponents of the bond referenda proposal after hearing the statement. The “switch percentage” is further broken down by the referendum question: the number before the slash mark is the switch among voters on the school buildings and educational facilities question; the number after the slash mark is the switch among voters on the athletics and community facilities.

<i>Argument</i>	<i>Total Impact</i>	<i>Switch Percentage</i>
With inflation and the cost of living increasing, many cannot afford a property tax increase.	26%	-9%/-7%
The need for additional space in the School District is because of open enrollment. If we closed open enrollment, there would be no need for the bond referenda.	18%	-2%/-6%
Funding for local schools is adequate; they need to spend the money they have better.	18%	-2%/-5%
The State of Minnesota and the Federal Government have provided adequate funding increases for education.	17%	-3%/-3%
Local property taxes are going up too quickly; we just cannot afford to put more taxes for education on the backs of homeowners.	14%	-1%/-3%

While the total impact of all but one negative argument is lower than the total impact of the positive arguments, “switch percentages” range between -1% and -9%. Increasing inflation will be the major pivot issue of the referendum campaign. If voters are frightened at the prospect of “galloping inflation,” the referenda will lose; if voters feel the benefits from the referenda outweigh the tax costs, factoring in inflationary times, the referenda will win.

After hearing these arguments, residents were queried if they had changed their minds because of added information.

<i>(Informed) Bond Referendum Intended Vote</i>	<i>Percentage</i>
Support Both	46%
Support First Bond Only	11%
Oppose Bonds	39%
Unsure/Refused	5%

Taken together, the majority for the first bond referendum question shifted only slightly, 57%-39%, with five percent undecided. On the second bond referendum question, support collapsed, with the question defeated by a 50%-46% margin, with five percent undecided.

Sources of Information:

Next, sampled citizens were asked about their principal source of School District information. The table below arrays each information source they cited.

Principal Source of Information	Percentage
School District newsletter	33%
Local newspaper	18%
Word-of-mouth	14%
School District website	12%
Social media	6%
E-mail	5%
Teachers/Staff	4%

Interviewees agree on four principal sources of information: “School District newsletter,” “local newspaper,” “word-of-mouth,” and “School District website.” Together they reach 77% of the households in the Rocori School District.

Sampled residents were asked what the most effective way for receiving information about the School District would be. The table below arrays each information source cited.

Most Effective Way to Receive Information about Rocori Public Schools	Percentage
Mailed newsletter	38%
Local newspaper	18%
School District website	12%
E-mail	11%
Social media	8%
Meetings	3%
Community Education catalog	1%
Scattered	1%
Do not know	4%
NOTHING	4%

Respondents agree on the five most effective ways to receive School District information: “mailed newsletter,” “local newspaper,” “School District website,” “e-mail,” and “social media.” The mix of these five channels reaches 87% of the households in the School District.

Target Groups:

There are several groups which form the bulk of the coalition supporting the bond referenda. These groups have lower or average expected turnout rates and their “unlikely” voters split at least as much in favor of the referendum questions as their “likely” voters. Further specific targeting for information and get-out-the-vote activities should be considered for each group:

- Residents for ten years or less
- Residents under 55 years old

- Parents of preschoolers and infants
- Parents of Rocori School District students
- Renters
- Owners of less than \$150,000 homes
- Democrats and Independents
- Men

Again, these groups are already providing significant majorities in favor of the proposals, but their numbers can be further increased through actions during the run-up to the election.

There are two exceptionally effective ways of reaching pools of target voters: “e-mail” and “School District website.” While the other major sources of information should not be ignored, proponents should add more weight to the two channels in their media mix.

Conclusions:

1. The dilemma facing the Rocori School District is two-fold. One of the two bond referendum questions contains relatively popular components but has an unsettling tax impact on many voters. The second bond referendum question contains not particularly popular components but has an acceptable tax impact on most voters. Further, the major decision variable for a majority of voters is their expectation of future inflation.
2. The School District should make the success of the second referendum question contingent on the passage of the first referendum question.
3. Possible marketing strategies for each referendum question diverge somewhat. In providing information about the first bond referendum, the District may want to consider a “per-week comparison.” In other words, break the tax costs for different homes and farms down to a per-week basis and then compare the cost with distinct types of purchases. The items chosen for comparisons should not be flashpoints – neither food nor gasoline – and should allow for some playful humor. In providing information about the second bond referendum, the District should emphasize the cost-savings due to the “one-time” donation from the foundation.
4. The residents of the Rocori School District show a common phenomenon we have labeled “Post-Pandemic Blues.” During the COVID-19 pandemic, many Greater Minnesota school districts adopted the same masking, testing, and distance requirements. Consequently, ratings of the exceptional nature of their “home” school districts dropped. Additionally, positive and negative ratings are influenced by positions about on-line learning and classroom masking.
5. Messaging in a bond referendum election will be more complex this year. Messaging will be *easier* since both residents and current parents of the Rocori School District students have remarkably similar perceptions about their public schools. It will simultaneously be *more difficult* since parent uncertainty and hostility in many cases has almost reached the levels of residential uncertainty and hostility, especially on fiscal management issues. While parents are still definitively more in favor of the proposed bond referenda, moderate slippage from expected highs took place.

6. The School District should reconsider its tax impact of the first bond referendum question and, if possible, somewhat decrease it. Being twice as high as the median acceptability levels can be successful at the polls if there are improvements listed that attract solid support and lower opposition; being three times higher than the median almost always fails in our experience.

7. In non-Presidential year elections, turnout drops in Minnesota. Gubernatorial elections register large turnout declines. When considering an August primary election, predictions about the likely voter pool are essential. Using an index of three questions – following local elections, voting in past off-year and special elections, and likelihood to vote in an August 2022 election – the likely turnout is 20.0%. Of course, this could change in either direction depending on events occurring during the many campaigns on the ballot. The School District should undertake an aggressive information effort, while a grassroots volunteer committee should mount a persuasion and get-out-the-vote campaign, particularly of identified target voters.

8. Creating far more enthusiasm among current parents for the passage of the bond referenda should be the central focus of any information effort or grassroots campaign.

Methodology:

This study contains the results of a sample of 400 randomly selected adult residents residing in the Rocori School District. Professional interviewers conducted the survey by telephone between April 5th and 18th, 2022. The typical respondent took 13 minutes to complete the questionnaire. The non-response rate was 5.5%. The results of the study are projectable to all adult Rocori School District residents within $\pm 5.0\%$ in 95 out of 100 cases. Households were classified according to their telephone use: forty percent are “cellphone only households, 16% are “landline only households,” and 44% are “both cellphone and landline households.”

Appendix E

**NOTICE OF SPECIAL ELECTION
INDEPENDENT SCHOOL DISTRICT NO. 750
(ROCORI SCHOOL DISTRICT)
STATE OF MINNESOTA**

NOTICE IS HEREBY GIVEN that a special election has been called and will be held in conjunction with the State Primary Election in and for Independent School District No. 750 (Rocori School District), State of Minnesota, on Tuesday, August 9, 2022, for the purpose of voting on the following questions:

**School District Question 1
Approval of School District Bond Issue**

☐

Yes

☐

No

Shall the school board of Independent School District No. 750 (Rocori School District) be authorized to issue its general obligation school building bonds in an amount not to exceed \$63,790,000 to provide funds for the acquisition and betterment of school sites and facilities, including security upgrades, facility maintenance, and modernized learning spaces district-wide; upgrades at Cold Spring Elementary, John Clark Elementary, and Richmond Elementary including secured entrances and new playground equipment; upgrades at the High School/Middle School campus including remodeling and additions for career and technical education and upgrades and enhancements to the fine arts spaces; construction of an early childhood education addition; and the acquisition, installation and integration of improved technology and technology systems district-wide?

**BY VOTING "YES" ON THIS BALLOT QUESTION, YOU
ARE VOTING FOR A PROPERTY TAX INCREASE.**

School District Question 2
Approval of School District Bond Issue

☐

Yes

☐

No

If School District Question 1 is approved, shall the school board of Independent School District No. 750 (Rocori School District) also be authorized to issue its general obligation school building bonds in an amount not to exceed \$8,955,000 to provide funds for the acquisition and betterment of school sites and facilities, including the construction and equipping of a new activities center including multipurpose courts lined for basketball, volleyball, and pickleball; an indoor walking and running track; and an indoor swimming and diving pool?

**BY VOTING "YES" ON THIS BALLOT QUESTION, YOU
ARE VOTING FOR A PROPERTY TAX INCREASE.**
