



**ROCK RIDGE PUBLIC SCHOOLS
1405 PROGRESS PARKWAY
VIRGINIA MN 55792**

**Working Session
Monday, March 25, 2024 at 4:00 PM
Rock Ridge Administration Building, 1405 Progress Parkway,
Virginia, MN 55792**

AGENDA

1. Call to order.
2. 2024-2025 Budget.
3. Northland Learning Center.



Northland Learning Center

LONG RANGE FACILITY PLAN

February 2024 – Cooperative Member Board Presentation



- NLC - Districts we serve
- NLC - What do we do?
- The NEED
- The OPTIONS
- The COST
- Distribution Formula
- Funding Summary
- Approval by Member District

MEMBER DISTRICTS (9):



Northland Learning Center



COOK COUNTY ISD 166
Home of the Vikings



INTERNATIONAL FALLS
INDEPENDENT SCHOOL DISTRICT 361



ELY PUBLIC SCHOOLS
Home of the Timberwolves



CHISHOLM PUBLIC SCHOOLS
Committed to High Expectations



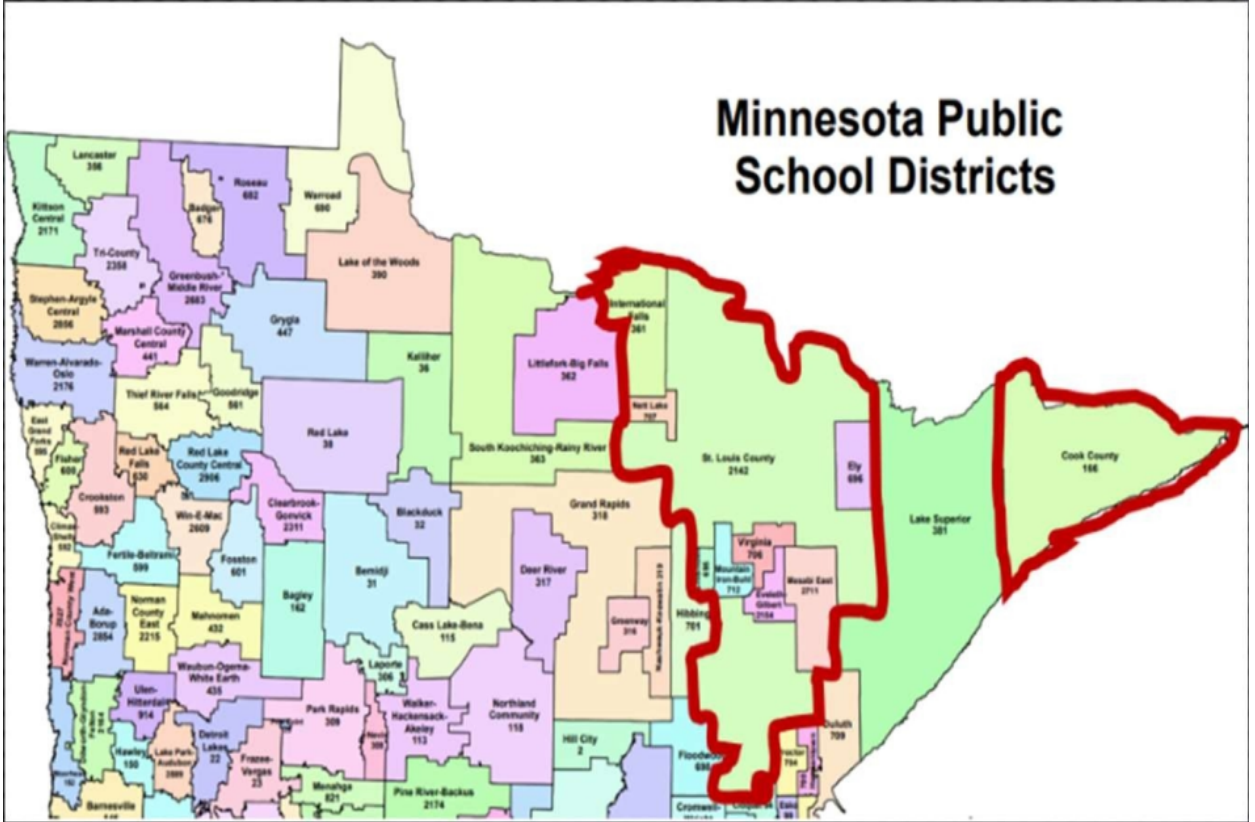
Nett Lake Elementary School
Soaring to Excellence



INDEPENDENT SCHOOL DISTRICT 2142
ST. LOUIS COUNTY SCHOOLS



MOUNTAIN IRON-BUHL PUBLIC SCHOOL



Fun Fact: Same area as the state of Connecticut



Providing comprehensive
special education and
alternative learning services
for Northeastern Minnesota schools

SERVICES AND PROGRAMS WE PROVIDE



- School Psychologists
- Deaf/Hard of Hearing (D/HH)
- Occupational Therapy (OT)
- Physical Impaired (PI)
- Autism Support
- Due Process Specialists
- Help Me Grow Referral System (birth-age 5)
- Special Ed Assistant Directors & Coordinators
- Behavior Specialists
- Adaptive Physical Education (DAPE)
- Early Childhood Special Education (ECSE)
- Speech/Language (SLI)
- Blind/Visually Impaired (B/VI)
- Physical Therapy (PT)
- Special Ed Director
- Orientation and Mobility (O&M)
- Third Party Billing/MARSS
- Transitional 18-22 (BTI)
- Targeted Services & Credit Recovery

- ❖ Supporting special education services for students in all member districts.
- ❖ The cooperative model allows districts to pool resources, to reduce costs and enhance their ability to provide the low incidence services that are often hard to find.

PROGRAMS



Elementary Focus programs: age 4 to 6th grade *(Federal Setting IV)*

- Developmental Cognitive Disabilities (DCD)
- Emotional Behavior Disorders (EBD)
- Autism Spectrum Disorders (ASD)

High School Focus programs: 7th to 12th grade *(Federal Setting IV)*

- Developmental Cognitive Disabilities (DCD)
- Emotional Behavior Disorders (EBD)
- Autism Spectrum Disorders (ASD)

Alternative Learning Center (ALC) - Grades 7-12

- One site at the NLC and one site in International Falls
- Targeted Services (grades K-8)
- Credit Recovery – Night School and Summer School (grades 9- 12)

18-22 Bridge to Independence Transition program

- Developmental Cognitive Disabilities (DCD)

CURRENT ENROLLMENT



District Enrollments			District Special Ed		
Cook County ISD 166	431	5.0%	Cook County ISD 166	119	6.2%
International Falls ISD 361	899	10.5%	International Falls ISD 361	200	10.4%
Chisholm ISD 695	688	8.1%	Chisholm ISD 695	137	7.1%
Ely ISD 696	508	5.9%	Ely ISD 696	84	4.4%
Nett Lake ISD 707	40	0.5%	Nett Lake ISD 707	17	0.9%
Mt. Iron/Buhl ISD 712	560	6.6%	Mt. Iron/Buhl ISD 712	89	4.6%
St. Louis County ISD 2142	2014	23.6%	St. Louis County ISD 2142	542	28.3%
Rock Ridge ISD 2909	2501	29.3%	Rock Ridge ISD 2909	441	23.0%
Mesabi East ISD 2711	904	10.6%	Mesabi East ISD 2711	177	9.2%
NLC			NLC	112	5.8%
Total Enrollment	8545	100%	Special Ed Enrollment	1918	100%

The NLC supports special education for 1,918 students across northeastern MN.

We provide Level IV and ALC programming for 6% of the special education students across 7 member districts.

PLAN DEVELOPMENT HISTORY – 4 YEARS

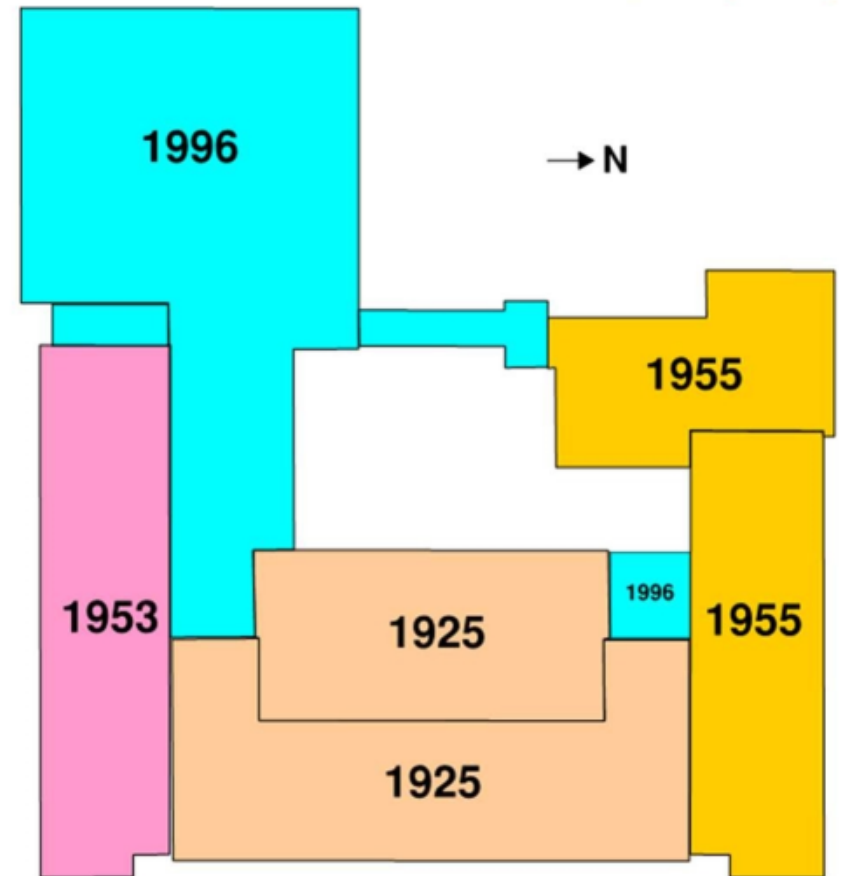


- RFP in 2019 & ICS hired in Oct for Long Range Facility planning, design and construction
- ICS provided:
 - Facility Needs Assessment Performed
 - Staff and Community Listening Sessions
 - Assessed and reviewed nine other facilities and many site options
 - Multiple Updated plan options and budgets
- WOLD Architects provided space programming and preliminary design layouts
- Ehlers assisting in funding options and formula from 2020- present
- Enrollment and financial review by NLC staff in 2020 and again in 2023
- Determination: Not fiscally possible without additional funding
 - Costin Group (Cerkvenik & Anderson) hired by NLC for lobbying for 2022-present
 - Legislative Testimony for additional Collaborative Ed. Funding
 - Working with IRRR for additional funding options

CURRENT HOME FOR NLC



- Original James Madison School
- Approximately 83,000 ft²
- Average age of facility is 70+ year old
- Parts of the building are 98 years old
- 2.5 Acre site
- Leased from Rock Ridge



EXISTING FACILITY CHALLENGES:



Heating Plant

- 2 – Very Old Steam Boilers (age unknown)
- Steam serves perimeter radiation and Unit Ventilators
- Steam to Hot Water heat exchanger for 1996 ventilation equipment



EXISTING FACILITY CHALLENGES:



Asbestos Insulation

- Older sections of steam piping insulation in boiler room and above hallway ceilings
- Misc. piping elbows/fittings

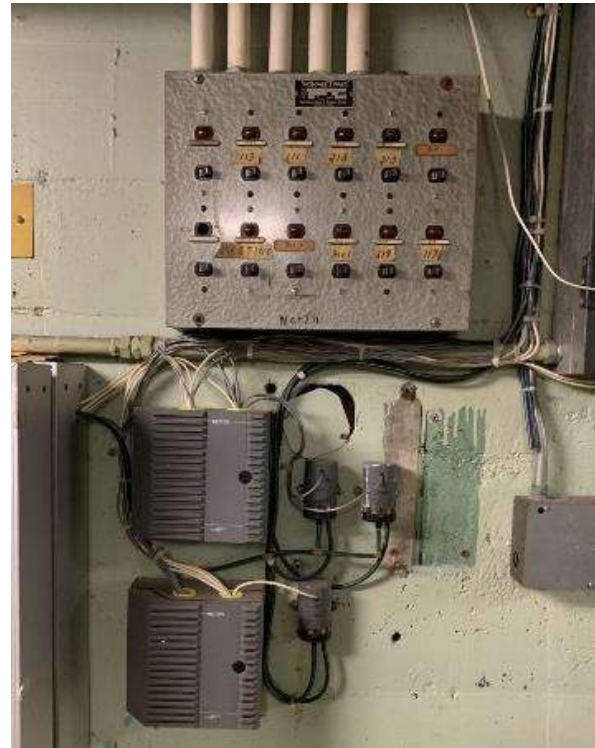


EXISTING FACILITY CHALLENGES:



Building Automation System

- Pneumatic control system
- Limited control
- Reactive maintenance



EXISTING FACILITY CHALLENGES:



Interior – Basement Flooring

- Most flooring removed over time due to flooding (heavy rains) and sewer backup from City system
- High humidity levels. Several dehumidifiers in use all year round.



EXISTING FACILITY CHALLENGES:

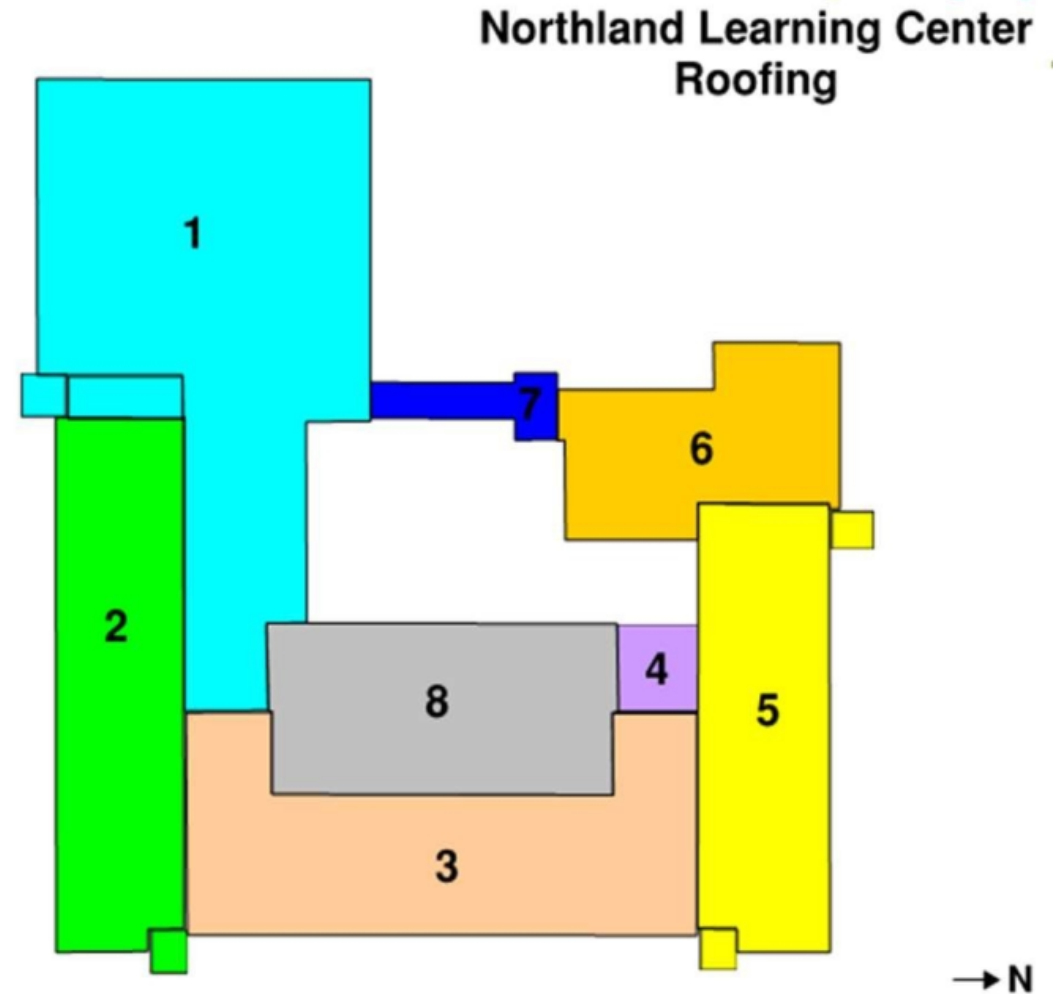


Building Envelope – Roofing & Exterior

- Last roof replacement - 14 years ago
- 1996 sections (1,4,6 & 7) and roof 8 are beyond useful life
- Leaks are being repaired as needed
- Exterior brick is crumbling
- Maintenance has been minimal



Area - Age	
1	- 1996
2	- 2010
3	- 2010
4	- 1996
5	- 2010
6	- 1996
7	- 1996
8	- ????



PRELIMINARY OPTIONS:



NLC Board Considered:

1. Remodeling existing 1925 – 1996 building sections
 - Issues with 1925 section, lead piping, asbestos, fit for function etc... No Go.
2. **Demo old parts of existing NLC and add new space**
 - **An option has been developed**
3. Move, remodel/build to suit in, another building within quad city area
 - Multiple buildings have been evaluated, none currently exist
4. **Build new**
 - **An option has been developed**

NLC Board Considering Option #2 or Option #4

PRELIMINARY OPTIONS: OPTION #2



STAY AT EXISTING NLC SITE:

- Demo older portions of the facility
- Remodel Kitchen and Gym Area
- 28,600 ft² Addition
- Site improvements (parking, playground, etc.)

- Still have portions of buildings over 70 years old
- Continued deferred maintenance
- Tight site, insufficient parking
- Limited green space



PRELIMINARY OPTIONS: OPTION #2



OPTION #2

STAY AT EXISTING NLC SITE:

Abatement, Demo, Sitework	\$3,000,000
12,500 ft ² Remodel Kitchen & Gym	\$1,600,000
28,600 ft ² 2 story Addition	<u>\$12,600,000</u>
Total	\$17,200,000

(Costs include: Permits, Fees, Professional Services, 10% contingency, parking, playground, utilities, site access)
(Assumes Rock Ridge sells existing property for \$1)

Add ALC: 3,240 ft² = \$1,000,000 Existing building remodel

PRELIMINARY OPTIONS: OPTION #4



PROPOSED NEW LOCATION (MT. IRON)
(Selected after several properties were evaluated)

OPTION #4



Properties are currently being held for NLC

Red = 2.14 Acres (Northward Properties)

Blue = 2.86 Acres (City of Mt. Iron)

Total = 5.00 Acres

Land Cost = \$600,000

PRELIMINARY OPTIONS: OPTION #4



PROPOSED NEW LOCATION (MT. IRON)

OPTION #4

New NLC Facility Cost Estimate:

Facility:

38,000 ft² = \$15,200,000

Land, Site Work, Parking, Playground, Utilities, etc.

= \$3.6M Estimate

Total = \$18.8M

(Costs include: Permits, Fees, Professional Services, 10% contingency)

Option to Add ALC:

3,240 ft² = \$1,300,000



New Funding:

- IRRR approval of \$10.6 M in funding granted to the NLC – December 2023
- Special legislation passed allowing additional \$65/pupil unit lease levy authority for school districts (for cooperative facility use only) secured via 2023 legislature
- Construction materials Sales tax exemption secured via 2023 legislature
- City of Mt. Iron offer of land

FUNDING SUMMARY



Option #2: Stay at Existing Facility

\$17,200,000

-\$10,600,000 (IRRR)

-\$ 600,000 (NLC General Fund Contribution)

\$6,000,000 (Member districts contribution)

Option #4: New Facility

\$18,800,000

-\$10,600,000 (IRRR)

-\$ 600,000 (NLC General Fund Contribution, cover land costs)

\$7,600,000 (Member districts contribution)

Lease Purchase Financing – Annual Payment of \$537,000

- Net Deposit to Construction Fund
 - 20 Year Term = \$6,620,000
- Assumptions
 - \$65 per pupil unit from all member districts, (New Levy Authority)
 - Based on Payable 2024, FY 2025 Pupil Unit estimates, except 50% allocation from Cook County and International Falls
 - Generates \$541,288
 - Issuance/funds available in April 2025
 - First tax levy for member districts approved by September 2024 for the Payable 2025 Levy

Lease Calculation/Distribution

District	ISD No.	FY 2025 Adjusted Pupil Units*	Enrollment (Redistributing ISD 361 and 166)	Annual Lease Payment Allocation	Co-op Lease Levy Limit \$65 per pupil
Cook County	166	479.00	239.50	\$14,230.88	\$15,568
International Falls	361	961.60	480.80	28,568.72	31,252
Chisholm	695	735.00	735.00	47,808.32	47,775
Ely	696	551.80	551.80	35,892.02	35,867
Nett Lake	707	76.60	76.60	4,982.47	4,979
Mt Iron / Buhl	712	630.00	630.00	40,978.56	40,950
St. Louis County	2142	2,114.00	2,114.00	137,505.84	137,410
Mesabi East	2711	951.40	951.40	61,884.13	61,841
Rock Ridge	2909	2,548.40	2,548.40	165,761.54	165,646
		9,047.80	8,327.50	\$537,613	\$541,288

Note: Pupil unit estimates and lease levy capacity as of the taxes payable 2024 levy certification worksheets.

Tax Impact

		Rock Ridge
Type of Property	Estimated Market Value	Estimated Impact on ANNUAL Taxes Beginning in Taxes Payable 2025
Residential Homestead	\$75,000	\$5
	100,000	7
	125,000	11
	150,000	14
	175,000	17
	200,000	21
	250,000	27
	300,000	34
Commercial/ Industrial	400,000	47
	\$50,000	\$9
	100,000	18
	250,000	51
Agricultural Homestead (average value per acre of land & buildings)	500,000	111
	\$2,000	\$0.12
	4,000	0.24
	6,000	0.36
	8,000	0.48
Agricultural Non-Homestead (average value per acre of land & buildings)	10,000	0.60
	\$2,000	\$0.24
	4,000	0.48
	6,000	0.72
	8,000	0.96
	10,000	1.20

Assumes first year tax impact will be the same for either term.



- The 9 member districts commit to a new or remodeled NLC.
- District Superintendents, via the NLC Board, have authority to proceed with a plan not to exceed a contribution level equivalent to \$65/pupil unit for 20 years.
- NLC Board and Individual boards will need to pass a resolution to amend the JPA when final project and funding is presented.

All for One, One for All for our most special needs students!!