



COMMUNITY TASK FORCE FACILITIES RECOMMENDATION



Grounded In Our Strategic Plan

The mission of Cambridge-Isanti Schools,
in partnership with our community,
is to **EDUCATE, EMPOWER and INSPIRE**
Every Student, Every Day
to achieve their full potential.

STRATEGIC PRIORITY 4



WE WILL

**PARTNER TO SUPPORT
THE GROWTH OF THE
SCHOOL DISTRICT**

4.1 END RESULT STATEMENT:

Create and maintain an innovative, comprehensive master plan in order to intentionally plan for future facilities and programming needs.

The purpose of the Facility Planning Task Force is to guide the work set forth by our community in Action Plan 4.1.

HONESTY | RESPECT | RESPONSIBILITY | SELF-DISCIPLINE | COMPASSION



Portrait of the District

- **11 Buildings = 1 million square feet**
 - Average age of our buildings is 37 years old
 - Recreation, athletics, and activities for all ages of community members
- **Serve approximately 5,350 learners in Preschool through Moving Forward each day**
 - Every student, every day regardless of ability and need
 - Learners from birth to age 22, adult learners pursuing GED and community learners of all ages enrolled in continuing learning opportunities
- **Served over 50 community groups in our buildings during the 2023-24 school year**
 - For a total of nearly 10,000 hours outside of school time
 - Nearly 300 hours of programming in the Performing Arts Center outside of school groups



Facilities Task Force Journey



Overview

- 59 Community members
- Students, parents and caregivers, grandparents, business and city representatives, District staff
- 6 Building tours
- 20+ Hours of meeting time

Timeline

Feb. 5: Background Knowledge

Feb. 19: Financial Presentation, Deferred Maintenance Needs, Safety and Security Concepts

Mar. 5: Community Survey Presentation, Capacity & Enrollment

Mar. 19: Modernization & Innovative Learning Spaces, Recreation, Athletics, and Activities Concepts

Apr. 9: Explore Concepts of All Buildings

Apr. 16: Discuss Solutions

Apr. 23: Determine Final Recommendation



Collaborative and Informed Process



5 Areas of Greatest Need

- Multiple staff and community surveys and studies used to determine the areas of greatest need.
- Collaborative approach to ensure all voices were heard.



Why did you join this Task Force?

“I’m surprised how little has changed with the facility infrastructure since I was in school here in the 1970’s. The need is very clear!”

- Joined the Facilities Task Force to voice student perspectives and contribute to an important initiative.
- Felt honored to be invited and wanted to help improve schools, the district, and the community.
- Family has lived in the area for 34 years; all six children attended CI schools. We have a vested interest in having a strong school district as any dollars spent to improve our schools is a great investment in the future of our community!
- Though retired with no children in school, still invested in the community’s future and school quality.



Why did you join this Task Force?

- Previously served on the 1996/97 task force that led to major high school improvements, including the performing arts center. Want to be a part of the next chapter of our district!
- Motivated to be part of the district's next chapter and see continued positive impact.
- Supported the community fitness center concept to encourage engagement across all age groups.
- As a long-time community-member, I take pride in the area and wanted to contribute ideas for improvement. I have children in our schools and notice our facilities could use some upgrades especially compared to those around us!



Highlights shared by Task Force Members

Thorough & Informative

- Presentations were clear, detailed, and easy to understand.
- Multiple ways to absorb information were very helpful.
- Sessions focused on different aspects of education and facility needs.
- Tours of school buildings were eye-opening and informative.
- Outdated areas stood out as needing updates or repurposing.
- Process was well thought out and executed excellently.

Inclusive & Collaborative

- Valued open discussions that helped clarify complex topics.
- Task Force included a diverse group from across the community.
- All voices—parents, educators, professionals—were welcomed and heard.
- High turnout and strong commitment from participants was impressive.



Highlights shared by Task Force Members

Leadership & Communication

- Superintendent and leadership team provided strong guidance.
- Clear decision-making framework was shared and respected.
- Outside consultants, especially from Nexus, communicated effectively.
- Transparency throughout the process was greatly appreciated.
- Community-focused communication remained a top priority.

Overall Experience

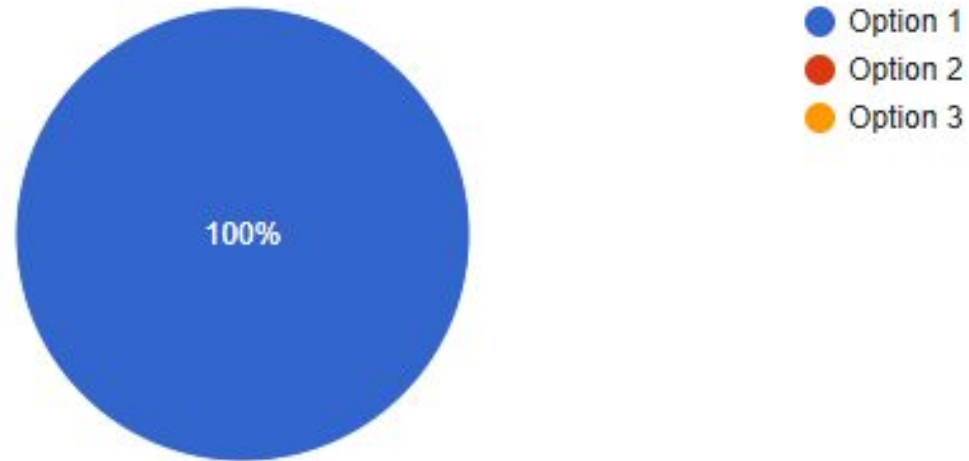
- Felt honored and fortunate to be part of the Task Force.
- A powerful example of how inclusive, community-led processes should work.
- The process was well thought out and executed in an outstanding manner!



Facility Task Force Recommendation

Which concept option would you recommend to the School Board?

Anonymous vote took place
on April 23.





FACILITY RECOMMENDATIONS





Safety and Security

\$7,482,000 Q1



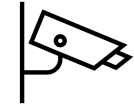
Electronic Door Access System Replacement (District Wide) & PA/Bell Replacement at CIS & CPS \$1,212,000



Lockdown System Integration with Fire Alarm & Security with Classroom Notification \$800,000



Fire Alarm System Upgrade at CIHS, Replacement at CMS, CIS, CPS, IMS, IIS, IPS \$2,442,000



Replace Security Camera System at all Schools (except Woodland) and AEC \$1,761,000



Re-Keying of Interior and Exterior Doors (CPS, CIS, CIHS, IPS, & IMS) \$206,000



Secure Entrances for Early Childhood at CIS & IPS \$550,000



Add Interior Doors at IMS to Compartmentalize School for Security \$132,000



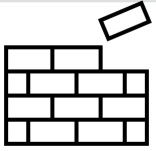
Add GFCI Receptacles at CPS & IMS. Exit Signs at IPS. School Exterior Signage District Wide \$379,000





Deferred Maintenance

\$20,720,000 Q1



Roofing, Windows, & Exterior Façade Exterior Façade Upgrades



Electrical Panel, Switchboard, Distribution Replacements



Replace Interior & Exterior Doors Where Needed



Stadium Lighting



Building Automation Upgrades



PA/Bell System Replacement



Air Handling Unit, Roof Top Unit, & Exhaust Fan Replacements



Generator Replacement/Addition



Plumbing Fixture & Piping Replacements



ADA Site & Hardscape Upgrades



Recreation, Athletics & Activities

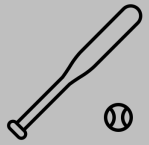
\$6,470,000 Q1



AEC Adult Activity Space Sized for Pickleball,
Adjacent Storage, & Corridor for Restroom Access
\$1,158,000



Turf Stadium, Relocate High Jump, New Goal Posts, &
Flagpole
\$1,982,000



Softball & Baseball Field Upgrades, ADA Pathway, &
Lit Trail to Connect NW Lot to North Athletic Fields
\$1,701,000



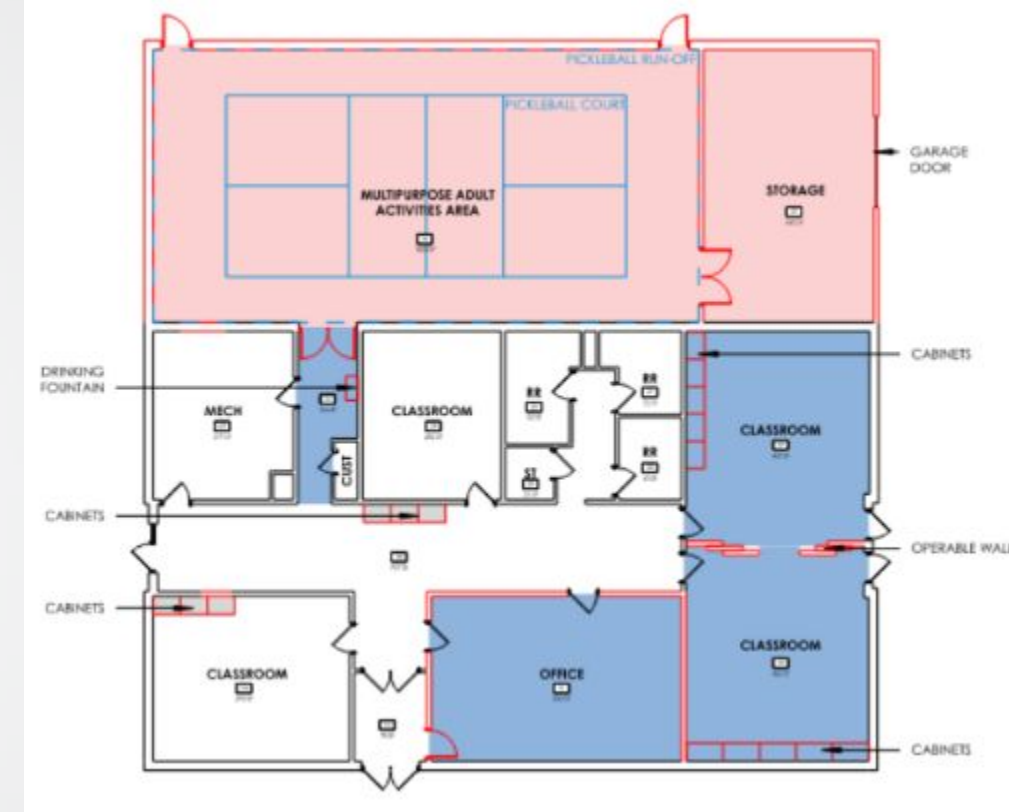
Three New Tennis Courts, ADA Path, and Lighting
\$913,000



High School Performing Arts Center Sound, Video, and
Lighting Upgrades \$616,000



Secured Entry Vestibule for IMS Auditorium to Allow
for Community Use During School Day
\$100,000





Isanti Primary School

\$14,123,000 Q1

Expand & Remodel Learning Commons. Divide Rooms 112 & 217.
Shower Area Becomes Storage \$373,000

Relocate Art & Create Enlarged Entry & Changing Room for SPED
115 \$121,000

Remodel Kitchen & Cafeteria Space into EC Space.
\$1,170,000

Addition for New Cafeteria, Kitchen, Lounge, Entrance, Office, &
Receiving \$7,391,000

Expanded Parent Drop-Off, Relocate Basketball, Entry Plaza with
Flagpole, Relocate Shed \$1,326,000

New South Playfield & Fencing, Expand EC Parking
\$422,000

Interior Finishes (Ceilings, Flooring, Walls, Lockers, Doors,
Etc.) Remove Abandoned Unit Ventilators \$3,320,000





Cambridge Primary School

\$4,392,000 Q1

Create Two Small Group Spaces in Kindergarten Wing & Breakout Spaces in 1st/2nd Wings \$174,000

Renovate Learning Commons with STEM Room, Furnish Makers Space \$153,000

Remove Multipurpose Room Stage & Create 4 Office/Small Group Spaces. Add Changing Rooms to SPED \$244,000

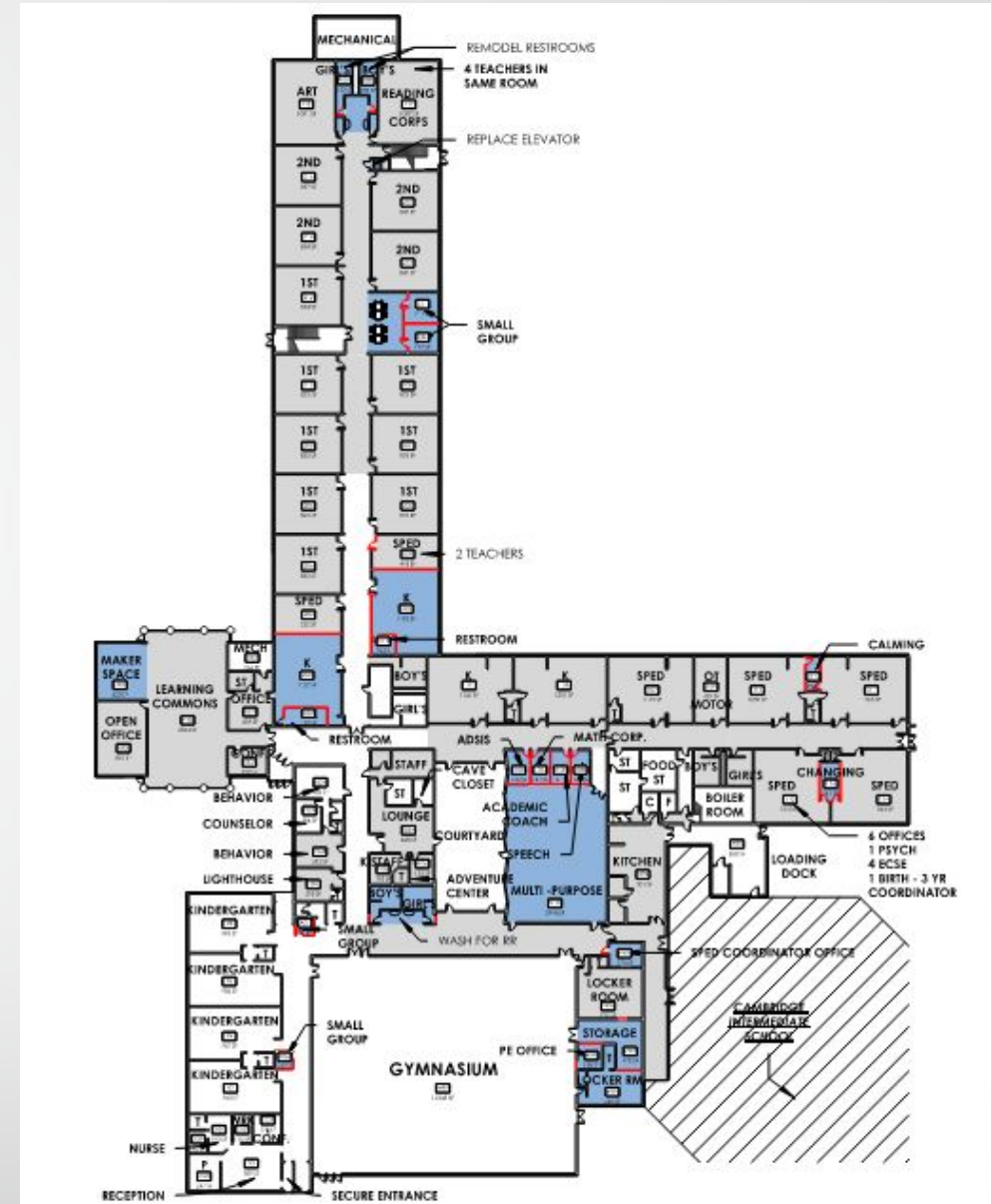
Renovate & Expand Restrooms by Gym & North Upper & Lower Level \$654,000

Add Lockers to Lower Level, Replace Elevator, Divide Room 27 into 2 Rooms & Finishes in Flex Room, 1 Staff RR \$388,000

Refurbish Locker Rooms, Eliminate Shower Areas to Expand PE Storage and Create SPED Coordinator Office \$341,000

Interior Finishes (Ceilings, Flooring, Walls, Lockers, Doors, Etc.) Add ADA Parking \$2,267,000

Reorganize Kindergarten/SPED Locations for Better Student & Staff Experience \$171,000





Isanti Intermediate School

\$619,000 Q1

Enclose Open Walkway Above Learning Commons with Glass.
Update Furniture \$106,000

Construct General Storage Room Near Music, Adventure Center
Office, & AC Storage \$76,000

Add Classroom Casework Uppers & Large Storage Cabinets in
Breakout Areas \$219,000

Add Diffusers & Thermal Equalizers to Cafeteria for Add'l
Heating. Add Tint to Glass & Add FTR to 4 Upper-Level Corner
Classrooms \$98,000

Outfit STEM Lab with Sinks, Power Drops, Casework, Etc.
\$120,000





Cambridge Intermediate School

\$4,991,000 Q1

Modern Learning Commons with New Ceiling, Small Group Rooms, Speech, & Furniture \$410,000

Add EC Playground. Reno Old FACS for EC \$266,000

Fill In & Renovate Old Choir Room for DCD, Motor, & Staff Lounge. Renovate Old Locker Room into Level 3 SPED \$627,000

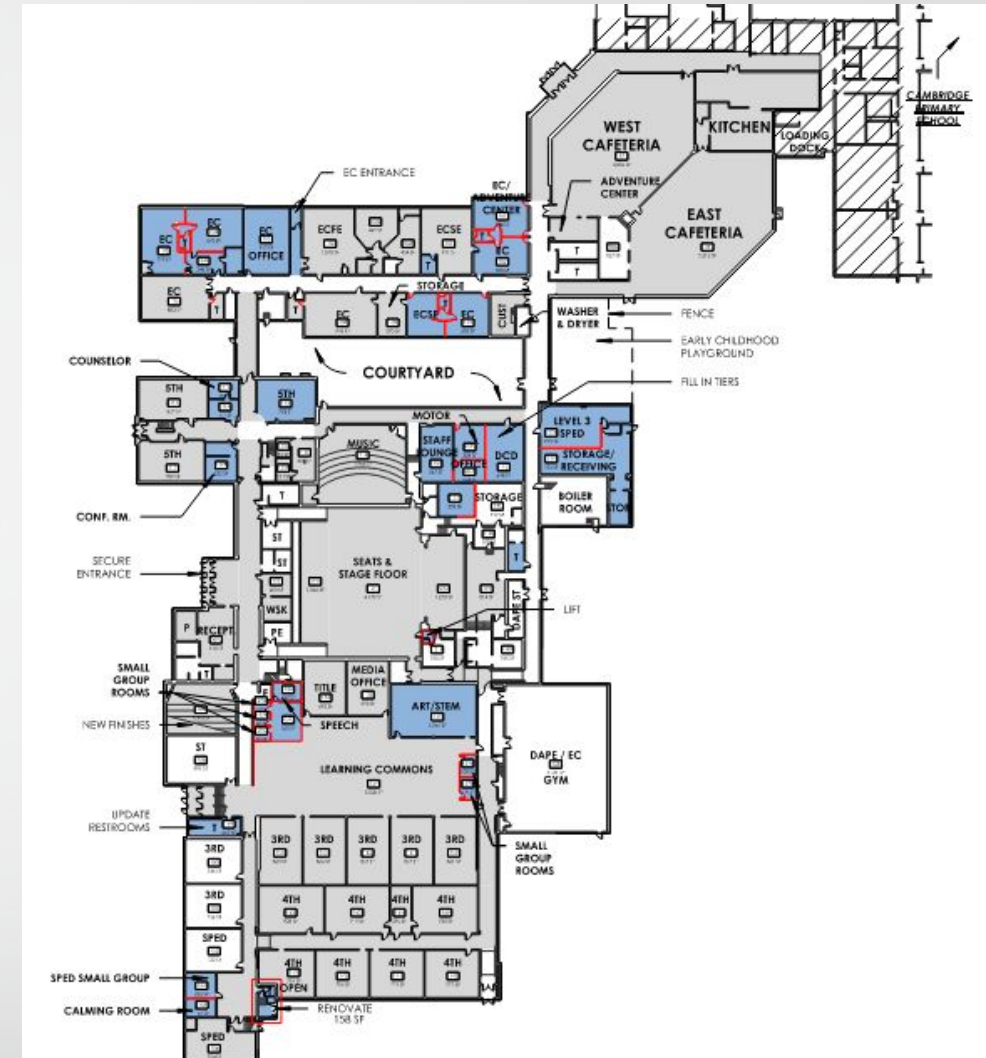
Relocate Art, Title, 3rd Grade & 5th Grade for Better Organization. New Ceiling Cloud Panels, Wall Panels in Forum \$157,000

Renovate Lower-Level Staff Restroom & Girls Room by Door 6. Create SPED Calming Room \$204,000

Add Sinks to Rooms 101, 104, & 106. Add/Renovate RR for EC Classrooms, Enlarge Windows 104 & 105 \$294,000

Paint Cafeteria EFIS or Cover, Enclose Upper-Level Tech Space \$47,000

Interior Finishes (Ceilings, Flooring, Walls, Lockers, Doors, Etc.) Replace Gymnasium Seating \$2,986,000





Isanti Middle School

\$4,438,000 Q1

Enclose Learning Commons with Glass. New Furniture & Casework. New ADA Ramp into Cafeteria \$585,000

Renovation of common areas \$394,000

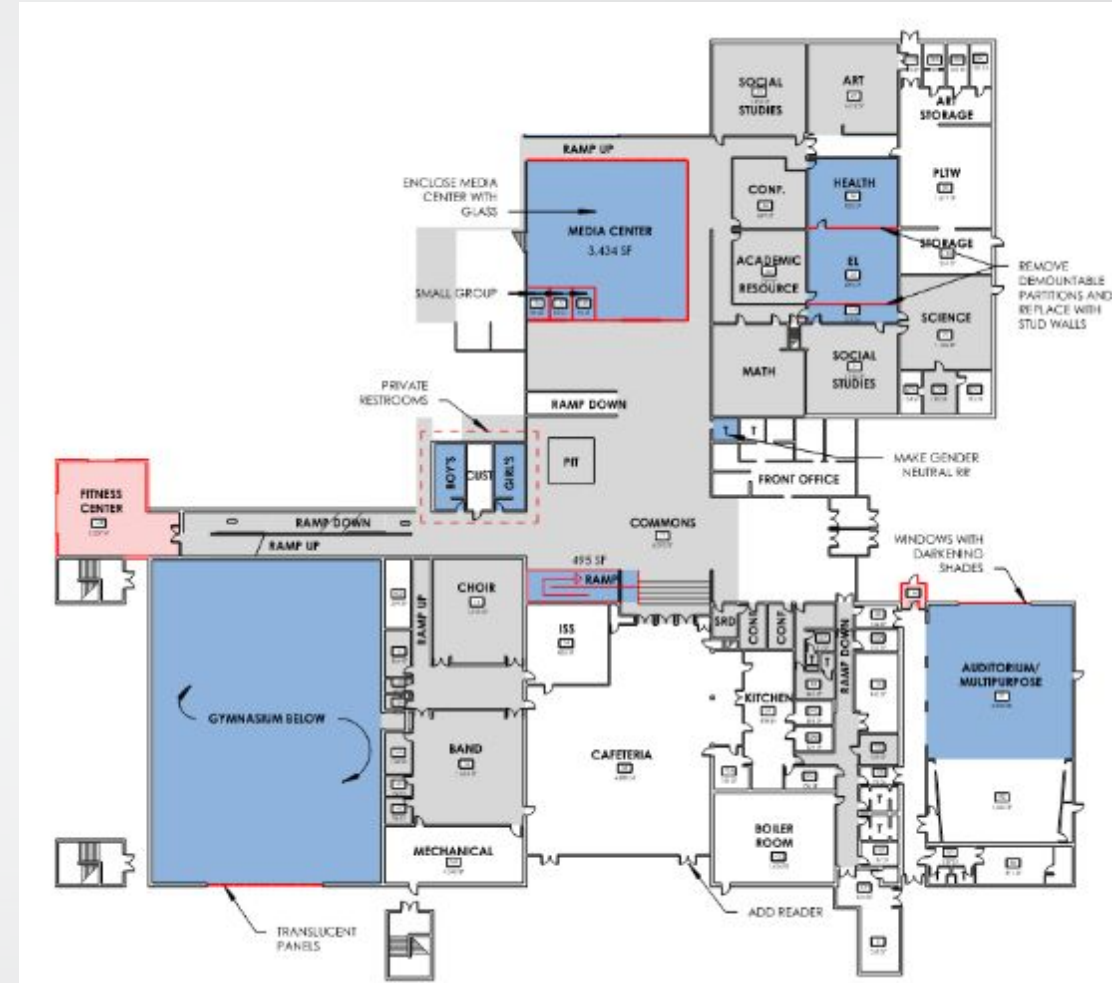
New Fitness Center Addition, Add Daylighting to Gym, Runoff Mats, Acoustical Panels to Gym \$1,173,000

Remove Lockers in Chill Zone, Add Flexible Furniture. Replace Lecture Room Furniture & 250 Lockers \$182,000

Replace Fabric Demountable Classroom Walls with Permanent Sheetrock Walls \$203,000

Add Auditorium Windows with Shades, Updated Cafeteria Sound System. Add Interior Signage \$120,000

Interior Finishes (Ceilings, Flooring, Walls, Lockers, Doors, Etc.) \$1,781,000





Cambridge Middle School

\$595,000 Q1

Renovation of Common Areas
\$390,000

Fix Floor Upheaval in Second Floor Classroom
\$17,000

Add Window Shades to Cafetorium & Add Circular Tables for Stage Area
\$63,000

Update Furniture in Learning Commons & Add Furniture to Classroom Pod Breakout Spaces
\$99,000

Add Audio Enhancement Systems to Band & Choir & Permanent Outdoor Seating in Plaza
\$26,000





Cambridge-Isanti High School

\$12,834,000 Q1

Classroom Addition for SPED, ELL, & World Language
\$3,929,000

Plumbing, hot water, and locker room improvements in lower level
\$1,908,000

Create New Culinary Arts, Robotics, CNA, & CNC/Machine Coding Labs
\$713,000

Reconfigure Student Services, Counseling, & Health. Relocate Career Ctr &
Reconfigure Learning Commons \$544,000

Remove Lockers & Add Soft Seating, Create 4 SPED Rooms on 2nd Floor, &
Create Reset Room in Room 141 \$289,000

Create School Store & Community Seating Areas in Competition Gym/Pool
Lobby Area \$160,000

Interior Finishes (Ceilings, Flooring, Walls, Lockers, Doors, Etc.) Bleacher
Replacement \$5,291,000





Miscellaneous Projects

\$2,198,000 Q1

Relocate Hallway Security Door by Nurse Area, Reconfigure Rooms 109 & 110 - Woodland
\$50,000

Add Casework & Operable Partition Wall to 102, Add Storage Cabinets to Hallway & 105 – AEC
\$74,000

Reconfigure Entry & Adjacent Office Spaces – AEC
\$47,000

Exterior Façade Repairs to East Elevation, New Signage - AEC
\$27,000

Allowance for Flexible Furniture
\$2,000,000





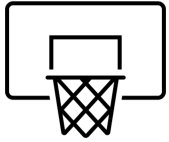
Q1 Project Totals

Total Projects Budget	\$78,862,000
Inflation Allowance ('26-'29)	\$ 7,887,000
<u>Applied LTFM Funding</u>	<u>(\$ 7,993,000)</u>
Q1 Project Total	\$78,756,000



Fieldhouse

\$36,881,000 Q2



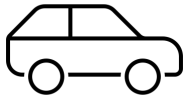
Four Court Multi-Purpose Gymnasium, Lower-Level Running Track, Upper-Level Walking Track, & Gymnastics \$29,038,000



Team Rooms & PE Athletic Storage Addition, North Corridor, Restrooms, Community Room, Offices \$3,351,000



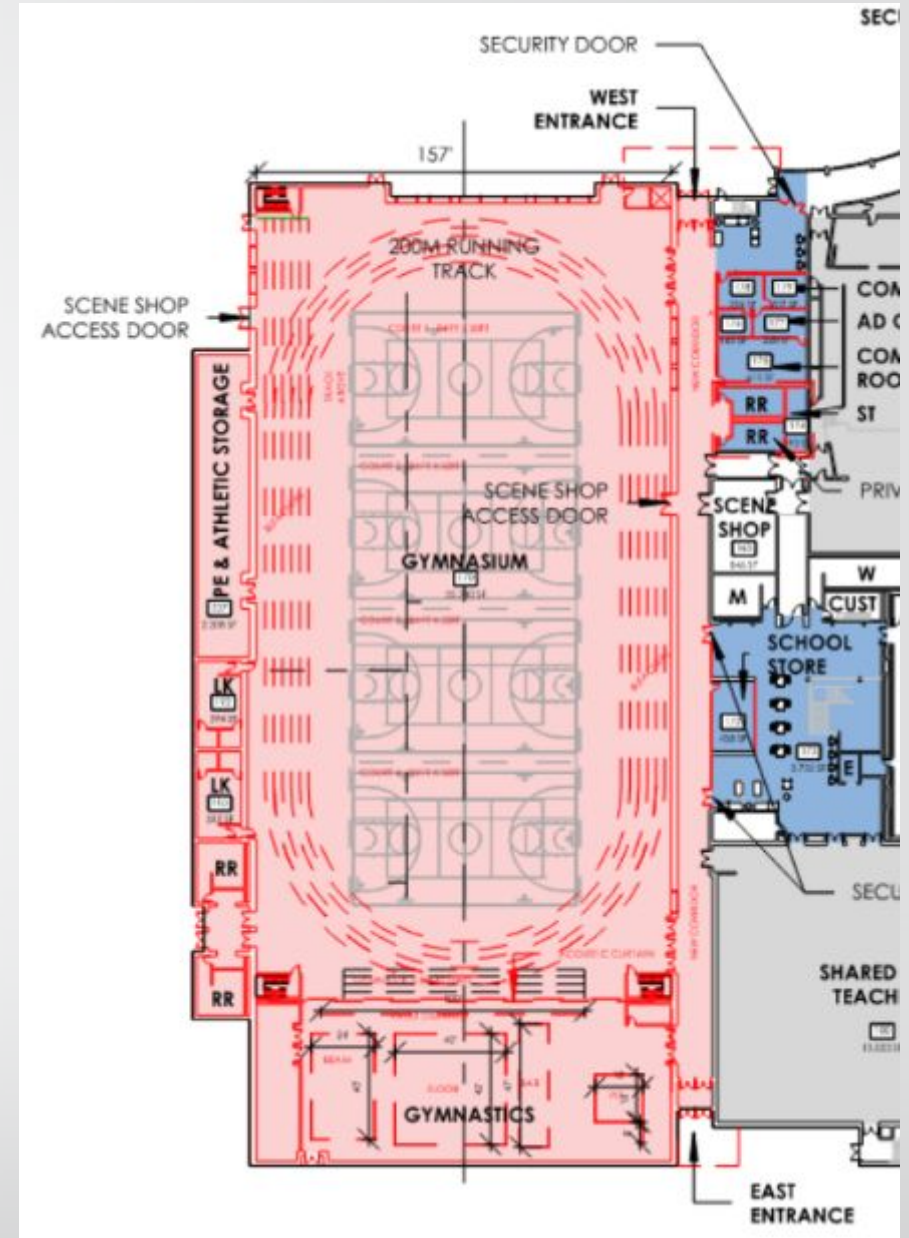
Relocate Wrestling & Expand Weight Room \$314,000



Sitework, New South Parking Lot & Relocation of City Street \$2,992,000



Expand Classroom Addition to Include 2 Art Rooms \$1,186,000





Q2 Project Totals

Q2 Projects Budget	\$36,881,000
<u>Inflation Allowance ('26-'29)</u>	<u>\$ 3,689,000</u>
Q2 Project Total	\$40,570,000



Referendum Total

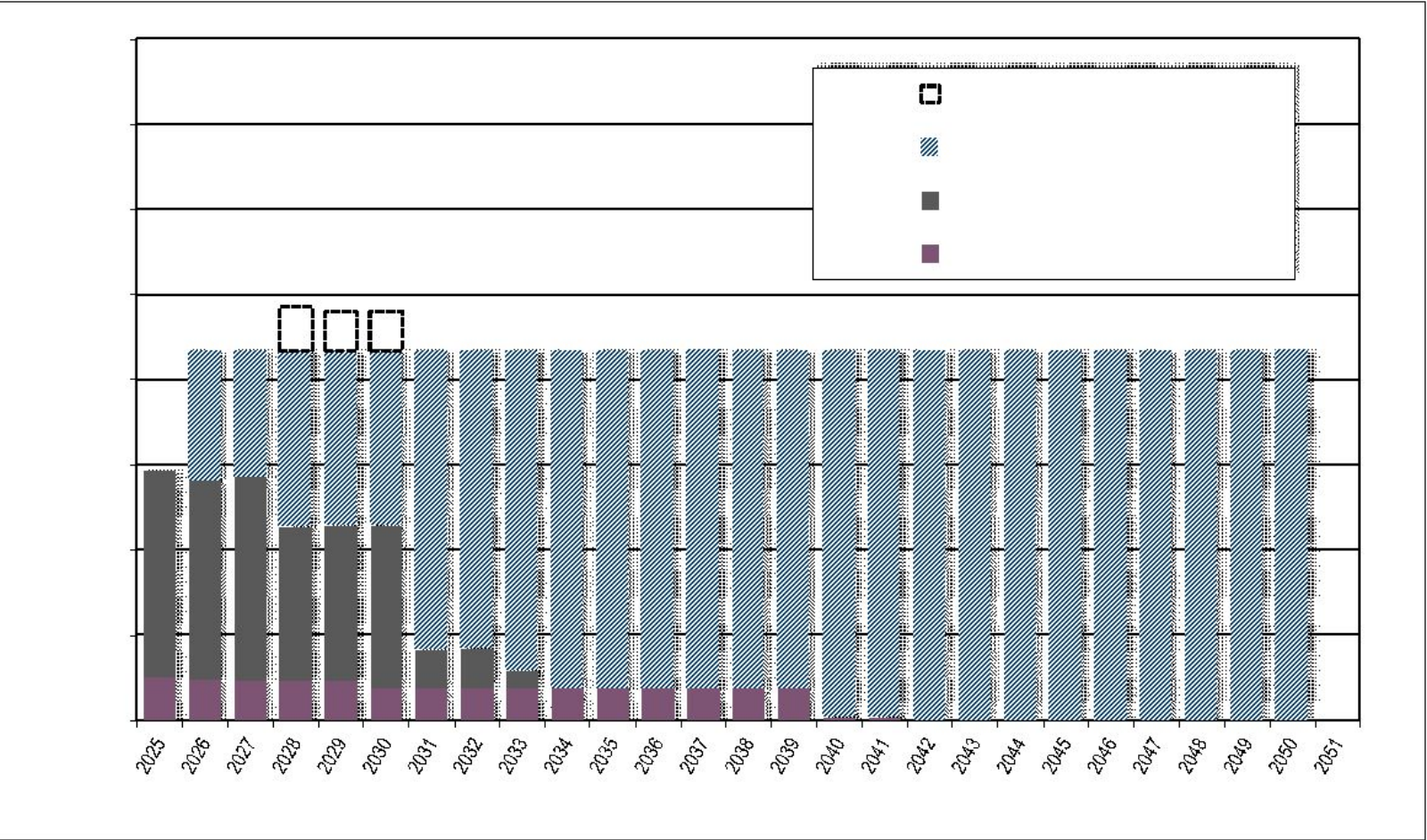
Q1 Project Total	\$ 78,756,000
Q2 Project Total	\$ 40,570,000
<u>Legal and Financing Costs</u>	<u>\$ 4,249,000</u>
Referendum Total	\$123,575,000

Financing Plan

Cambridge-Isanti Public School District No. 911

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

\$123,575,000 Bond Issue
25 Tax Levies
Wrapped Around Existing Debt



Estimated Tax Impact – Residential Homestead

Authorized Bond Issue Amount		Question 1 \$87,100,000		Question 2 \$36,475,000		Both Questions \$123,575,000		
Type of Property	Estimated Market Value	Estimated Impact on Annual Taxes Payable 2026 compared to 2025*						
		Annual	Monthly	Annual	Monthly		Annual	Monthly
Residential Homestead	\$100,000	\$13	\$1	\$30	\$3		\$43	\$4
	150,000	25	2	57	5		82	7
	200,000	37	3	83	7		120	10
	250,000	49	4	110	9		159	13
	300,000	60	5	136	11		196	16
	350,000	72	6	162	14		234	20
	400,000	84	7	189	16		273	23
	450,000	95	8	215	18		310	26
	500,000	107	9	242	20		349	29
	550,000	121	10	273	23		394	33
	600,000	134	11	303	25		437	36
	750,000	175	15	394	33		569	48
1,000,000	242	20	546	46		788	66	

* Estimated tax impact includes principal and interest payments on the new bonds. The amounts in the table are based on school district taxes for bonded debt 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 change the net effect of the proposed bond issue for those property owners.

Estimated Tax Impact – Commercial/Ag

Authorized Bond Issue Amount		Question 1 \$87,100,000		Question 2 \$36,475,000		Both Questions \$123,575,000		
Type of Property	Estimated Market Value	Estimated Impact on Annual Taxes Payable 2026 compared to 2025*						
		Annual	Monthly	Annual	Monthly		Annual	Monthly
Commercial/ Industrial	\$100,000	\$32	\$3	\$73	\$6		\$105	\$9
	250,000	91	8	206	17		298	25
	500,000	199	17	449	37		648	54
	1,000,000	414	34	934	78		1,348	112
	1,000,000	414	34	934	78		1,348	112
Agricultural Homestead** (average value per acre of land & buildings)	\$2,000	\$0.06	\$0.01	\$0.15	\$0.01		\$0.21	\$0.02
	3,000	0.10	0.01	0.22	0.02		0.32	0.03
	4,000	0.13	0.01	0.29	0.02		0.42	0.03
	5,000	0.16	0.01	0.36	0.03		0.52	0.04
	6,000	0.19	0.02	0.44	0.04		0.63	0.06
	7,000	0.23	0.02	0.51	0.04		0.74	0.06
Agricultural Non-Homestead** (average value per acre of land & buildings)	\$2,000	\$0.13	\$0.01	\$0.29	\$0.02		\$0.42	\$0.03
	3,000	0.19	0.02	0.44	0.04		0.63	0.06
	4,000	0.26	0.02	0.58	0.05		0.84	0.07
	5,000	0.32	0.03	0.73	0.06		1.05	0.09
	6,000	0.39	0.03	0.87	0.07		1.26	0.10
	7,000	0.45	0.04	1.02	0.09		1.47	0.13

** For all agricultural property estimates include 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 \$3.8 million of agricultural homestead land and buildings, a portion of the property will be taxed at the higher non-homestead rate.

Ballot Question 1

SCHOOL DISTRICT BALLOT QUESTION 1 APPROVAL OF SCHOOL BUILDING BONDS

Shall the School Board of Independent School District No. 911 (Cambridge-Isanti Schools), Minnesota be authorized to issue general obligation school building bonds in an amount not to exceed \$87,100,000, to provide funds for the acquisition and betterment of all school sites and facilities including, but not limited to, construction and equipping of additional classroom spaces in elementary buildings to increase capacity; safety and security improvements at facilities; deferred maintenance projects; renovations and updates to learning environments; and improvements to athletic and activity facilities?

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

Ballot Question 2

SCHOOL DISTRICT BALLOT QUESTION 2 APPROVAL OF SCHOOL BUILDING BONDS

If School District Ballot Question 1 is approved, shall the School Board of Independent School District No. 911 (Cambridge-Isanti Schools), Minnesota be authorized to issue general obligation school building bonds in an amount not to exceed \$36,475,000, to provide funds for the acquisition and betterment of school sites and facilities including, but not limited to, expansion of and renovations to the indoor fieldhouse at the Cambridge-Isanti High School?

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

Summary

Our Journey

Strategic Plan 4.1 END RESULT STATEMENT:

Create and maintain an innovative, comprehensive master plan in order to intentionally plan for future facilities and programming needs.

Staff and Community Surveys

Multiple forms of feedback on needs and priorities.

Community Task Force

Representative sample of 59 community members representing diverse backgrounds.

Community Task Force Recommendation

Unanimous decision to recommend the School Board approves the \$123.5 million bond referendum for the betterment of school facilities.

