



# **Cambridge-Isanti Public Schools**

**Independent School District # 911**

**Review and Comment**

**for**

**November 2025 Referendum**

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**Introduction**

In accordance with Minnesota Statute 123B.71 (2014), the School Board submits the following information to the Commissioner of Education for review and comment. The information is organized in the outline format as shown in the Department of Education's "Review and Comment Checklist".

**Key Information**

- Address: **Independent School District # 911  
Cambridge-Isanti Public Schools**  
625A Main Street N  
Cambridge, MN 55008  
Contact: Dr. Nate Rudolph  
Superintendent  
nrudolph@c-ischools.org  
Phone: (763) 689-6202
  
- School Board  
Heidi Sprandel – Chairperson  
DeEtta Moos – Vice Chairperson  
Mark Solberg - Clerk  
Nicole Johnson – Treasurer  
Kevin Gross – Director  
Brette Halverson - Director  
Becky Roby - Director
  
- Financing: **\$123,575,000** Comprised of two bonds total of 25 years of payments
  
- Financial Consultant: **Ehlers Public Finance Advisors**  
3060 Centre Pointe Drive  
Roseville, MN 55113  
Contact: Matthew Hammer  
Phone: (651) 697-8592
  
- Program Manager **Nexus Solutions, LLC**  
6885 Sycamore LN N  
Maple Grove, MN 55369  
Contact: Brent Jones, P.E.  
[bjones@nexussolutions.com](mailto:bjones@nexussolutions.com),  
Phone: (763) 350-5212

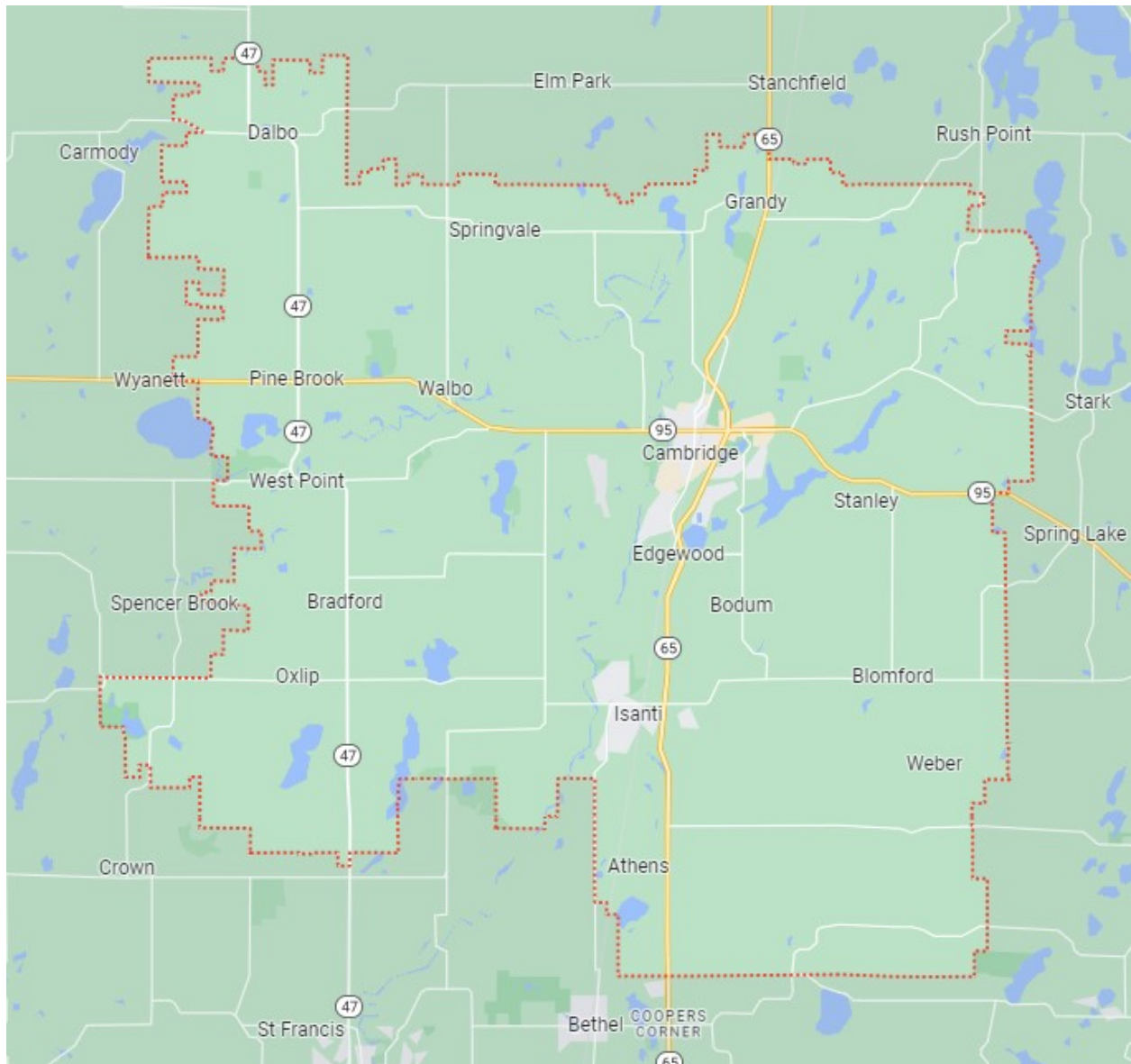
1. *The geographic area and population to be served,*
  - a. *preschool through grade 12 student enrollments for the past five years, and*
  - b. *student enrollment projections for the next five years.*

**Geographic Area to be served**

Independent School District #911 is located 50 miles north of the Minneapolis area. Cambridge-Isanti Public Schools serves the cities of Cambridge, Isanti, and the surrounding townships. The district covers an area of 237.5 square miles and is in Isanti County which contains approximately 31,000 residents.

There are approximately 5,000 students in programs from pre-kindergarten through grade 12 housed in 8 buildings that are located in Cambridge and Isanti.

Neighboring school districts with contiguous borders include North Branch, Forest Lake, St. Francis, Princeton, Ogilvie, Braham, and Rush City.



**1. The geographic area and population to be served, (Continued)****STUDENT ENROLLMENT FOR THE PAST 5 YEARS**

The 2020 to 2025 enrollment data in Table 1 below shows recent enrollment trends.

Table 1 below provides the enrollment history for ISD #911.

**Table 1**

<b>Grade</b>	<b>2020-2021</b>	<b>2021-2022</b>	<b>2022-2023</b>	<b>2023-2024</b>	<b>2024-2025</b>
K	338	333	310	342	295
1	315	361	329	323	350
2	320	348	356	326	333
3	305	345	340	351	341
4	364	317	348	339	356
5	360	374	323	342	351
6	362	386	396	328	347
7	389	389	384	401	333
8	389	415	396	400	398
9	440	437	444	425	438
10	412	450	425	454	414
11	376	417	443	414	444
12	394	385	413	442	417
<b>Total</b>	<b>4764</b>	<b>4957</b>	<b>4907</b>	<b>4887</b>	<b>4817</b>

**1. The geographic area and population to be served, (Continued)****STUDENT ENROLLMENT PROJECTION FOR THE NEXT 5 YEARS**

Table 2 below provides the 5-year enrollment projection for ISD #911. It projects that there will be stable enrollment.

**Table 2**

<b>Grade</b>	<b>2025-2026</b>	<b>2026-2027</b>	<b>2027-2028</b>	<b>2028-2029</b>	<b>2029-2030</b>
K	295	349	355	353	353
1	299	299	353	358	357
2	353	301	301	356	361
3	335	355	302	302	357
4	346	340	359	306	306
5	363	353	347	367	312
6	365	377	368	359	384
7	352	369	381	372	363
8	341	358	377	389	381
9	426	365	386	403	417
10	440	425	365	381	403
11	407	442	422	367	374
12	455	405	454	427	380
<b>Total</b>	<b>4777</b>	<b>4738</b>	<b>4770</b>	<b>4740</b>	<b>4748</b>

2. *A list of existing school facilities*
- by year constructed,*
  - their uses, and*
  - 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**

Name	Building Use	Original Construction	Building Additions	Square Footage	Site Acreage
Cambridge Primary School	Grades K-2	1960	1967, 1989, 1994, 2008, 2014	106,859	31.80
Isanti Primary School	Grades PK-2	1956	1960, 1966, 1969, 1989, 2015	81,822	13.21
Cambridge Intermediate School	Grades 'PK, '3-5	1936	1954, 1957, 1961, 1974, 1976, 1994, 2015	138,345	14.91
Isanti Intermediate School	Grades '3-5	2006		97,000	20.00
Cambridge Middle School	Grades '6-8	2006		127,000	40.42
Isanti Middle School	Grades '6-8	1976	1994, 2006	119,120	34.18
Cambridge-Isanti High School	Grades '9-12	1967	1969, 1974, 1998	297,464	80.66
Education Services Center	Administration	1955	1981	20,288	2.12
Transportation Building	Buses and Staff	1982	2015	14,000	12.67
AEC	Adult Education	2012		5,000	4.13
Woodland Campus	Level 4 & ALC Students	2019		31,115	35.53

**Available Alternate Facilities**

The district has done an excellent job of maintaining their facilities. Reinvestment and remodeling of existing structures is the most cost-effective long-term facilities solution for the community as compared to alternative local facilities.



3. ***A list of the specific deficiencies of the facility***
- a. ***demonstrating the need for a new or renovated facility to be provided,***
  - b. ***the process used to determine deficiencies,***
  - c. ***a list of deficiencies,***
  - d. ***a list of specific benefits that the new or renovated facility will provide to***
    - i. ***the students,***
    - ii. ***the teachers, and***
    - iii. ***the community users served by the facility.***

### **Need for renovation**

When meeting with district leadership and interviewing staff the following items rose to the top of the list to correct:

- Lack of appropriate spaces and staff for students with behavioral needs; no quiet or private testing areas.
- Need for more functional lockers
- Unwelcoming Spaces: Institutional feel in some hallways
- CIS Media Center: Needs new carpet, better layout, more outlets
- Need significant updates—new flooring, paint, and ceiling repairs.
- Buildings require new carpet; old panel doors should be replaced.
- Roof is leaking and needs repair.
- More fully functional bathrooms needed for staff.
- CIHS Media Center: Needs new carpet, more electrical outlets, and updated furniture.
- Desks: Many are broken, wobbly, or too small; classrooms have mismatched sets.
- Lack of storage forces staff to keep equipment in classrooms or mechanical rooms, leading to overcrowding.
- Request for school-provided flexible seating and tables instead of desks.
- All old carpet should be replaced with non-carpeted flooring; common area walls need repainting.
- Student bathrooms are in poor condition: there are non-working toilets, outdated fixtures, broken stalls, and persistent sewage smells
- Temporary/fake walls need to be replaced with permanent structures.
- Classrooms lack flexible seating and tables for group work
- Inconsistent heating/cooling; poor air circulation; fresh air vent placed near dumpster causes odor issues.

- Restrooms shared with preschoolers, causing scheduling and access issues.
- Need for more private testing spaces
- At IPS, there's a lack of classrooms, indoor large motor spaces, and areas for extra programs.
- Lunchroom at IPS is overcrowded and extremely loud due to poor acoustics; broken tables and inefficient layout.

**The Process Used to Determine Deficiencies**

The Cambridge-Isanti Public School District has been investigating the current baseline of their parking lots since 2021 as well as defining a long-term masterplan.

Some of the effort that has been completed since March of 2022 includes:

- Meetings with Principals – August 1, 2022, August 9, 2022, July 17, 2023, August 1, 2023, June 26, 2024, July 2, 2024, July 8, 2024, July 10, 2024, September 11, 2024, September 12, 2024, March 28, 2025, April 1, 2025
- Meetings with Department Heads – June 26, 2024, July 2, 2024, July 8, 2024, July 10, 2024, July 24, 2024, July 29, 2024, September 11, 2024, April 3, 2025
- Meetings with Facility Director – Dec. 7, 2021, February 22, 2024, April 10, 2024, June 27, 2024, January 15, 2025
- Administration meetings – December 16, 2022, February 2, 2023, February 23, 2023, July 10, 2023, August 9, 2023, January 26, 2024, January 30, 2024, February 23, 2024, April 22, 2024, June 7, 2024, July 10, 2024, September 6, 2024, October 2, 2024, November 7, 2024, December 19, 2024, January 21, 2025, January 29, 2025, February 10, 2025, February 25, 2025, March 4, 2025, April 1, 2025, April 2, 2025, April 11, 2025, April 15, 2025, April 22, 2025, May 2, 2025, May 13, 2025, May 15, 2025
- Meeting with civil engineer – April 18, 2022, August 3, 2022, August 31, 2022, January 10, 2023, February 23, 2023, June 8, 2023, August 11, 2023, March 18, 2025
- School Board work sessions – March 2, 2023, August 10, 2023, July 16, 2024, October 10, 2024
- School Board meetings – August 24, 2023, June 26, 2025
- School Board walk-throughs – September 9, 2022
- Walk throughs with principals and facility director – May 4, 2023
- Public Comment – June 26, 2025
- Board approval– June 26, 2025
- Communication Meetings – March 8, 2024, December 4, 2024, January 28, 2025, February 6, 2025, April 4, 2025, April 28, 2025, June 3, 2025, June 17, 2025, June 24, 2025
- Community Task Force Meetings – December 16, 2024, February 5, 2025, February 19, 2025, March 5, 2025, March 19, 2025, April 9, 2025, April 16, 2025, April 23, 2025
- Input Committee Meetings – October 29, 2024, November 6, 2024, December 16, 2024, January 14, 2025
- Fieldhouse Tours – December 18, 2024
- Meeting with City of Cambridge – January 14, 2025

**List of Deficiencies**

The following pages list all deficiencies the school board selected to include in the two referendum questions.

Cambridge-Isanti School District Question 1	Budget
<b>Cambridge-Isanti High School Improvements</b>	
<b>Building Envelope Systems</b>	
Exterior Façade Upgrades: Tuckpointing, Joints, Lintels, & EIFS Cleaning and Repair	\$232,000
Replace Green Exterior Metal Panels & Trim with Color of District's Choosing	\$418,000
Pool / Gymnasium Door 7 Entrance Waterproofing Repairs	\$215,000
<b>Building Envelope Sub-total:</b>	<b>\$865,000</b>
<b>Mechanical and Plumbing Systems</b>	
Network Level Graphics Upgrade for School Standardization, Metal Shop & Gym Upgrades	\$45,000
Replace 1967 Supply Fan Sections (Qty 2)	\$251,000
Replace 2002 Welding Shop Ventilation/Exhaust System	\$992,000
<b>Mechanical and Plumbing System Sub-total:</b>	<b>\$1,288,000</b>
<b>Electrical, Technology and Safety Systems</b>	
Main Switchboard - 208v Replacement	\$358,000
Football Field Lighting Replacement	\$318,000
Fire Alarm Head-End Replacement - Headend only, re-use devices	\$299,000
Electronic Door Access Replacement	\$200,000
Security Camera System Replacement	\$393,000
Performing Arts Center New Curtains Around Seating and Catwalk, Wireless Mics, and Dressing Room PA Upgrade	\$117,000
Performing Arts Center Theatrical Lighting Replacement	\$499,000
<b>Electrical Safety, &amp; Security Sub-total:</b>	<b>\$2,184,000</b>
<b>Site Improvements</b>	
ADA Site Upgrades - replace/correct ADA ramps, add access to bleachers and north football field	\$158,000
<b>Site/Civil Improvements Sub-total:</b>	<b>\$158,000</b>
<b>All Selected Deferred Maintenance Improvements Total:</b>	<b>\$4,495,000</b>
<b>Interior Finishes and ADA</b>	
Medium Need - Flooring Replacements	\$1,160,000
Medium Need - Ceiling Replacements	\$224,000
Casework Replacement	\$1,879,000
Interior Door Replacements	\$586,000
Wall Finishes - Paint Tile, CMU & Gyp Board;	\$745,000
Gymnasium Bleacher Replacements	\$600,000
Immediate Need - Student Lockers & Select Gymnastic Locker Room Locker Re-Paint	\$97,000
<b>Interior Finishes, ADA Sub-total:</b>	<b>\$5,291,000</b>
<b>Space Updates &amp; Modernization</b>	
Classroom Addition for WL, SPED, & ELL.	\$3,929,000
2 Private Restroom Groups & 16 Private Changing/Shower in 4 Locker Rooms	\$1,908,000
Create New Culinary Arts, Robotics, Cert. Nurse Assistant, and CNC/Machine Coding Labs	\$713,000
Reconfigure Student Services, Counseling & Health Office Spaces. Add Conference Room.	\$365,000
Remove Locker Bays and Add Soft Seating Furniture Groups	\$99,000
Create 2 Calming/Reset Rooms in SPED Room 141	\$58,000
Create 4 SPED Rooms in 2nd Floor Classroom Area	\$132,000
Create School Store and Community Seating Areas in Competition Gym/Pool Lobby Area	\$160,000
Relocate Career Center & Reconfigure Learning Commons to Increase Utilization by All Students	\$179,000
<b>Space Updates &amp; Modernization Sub-total:</b>	<b>\$7,543,000</b>
<b>Educational Adequacy Improvements Total:</b>	<b>\$12,834,000</b>
<b>Athletic Fields Improvements</b>	
Adding 3 Tennis Courts, ADA Path, and Lighting to Tennis Complex	\$913,000
Baseball Field Updates (Move backstop, new lights, new fencing, bleachers, storage bldg.)	\$845,000
Turf Stadium, Relocate High Jump Pad, New Goal Posts and Flagpole. Run data and power inside track. Relocate Scoreboard to South Side.	\$1,982,000
Varsity Softball Field Lighting, Sound System & ADA Pathway	\$602,000
Lit ADA Trail to Connect New NW Lot to North Athletic Fields	\$254,000
<b>Athletic Fields Improvements Total:</b>	<b>\$4,596,000</b>
<b>Question 1 High School Totals:</b>	<b>\$21,925,000</b>

Cambridge Middle School Improvements	
<b>Building Envelope</b>	
Pre-Cast Wall Panel Joint Sealants	\$58,000
<b>Building Envelope Sub-total:</b>	<b>\$58,000</b>
<b>Mechanical &amp; Plumbing</b>	
Network Level Graphics Upgrade for School Standardization	\$16,000
<b>Mechanical &amp; Plumbing Sub-total:</b>	<b>\$16,000</b>
<b>Electrical, Technology and Safety Systems</b>	
Fire Alarm System Replacement	\$318,000
Electronic Door Access Replacement	\$59,000
Security Camera System Replacement	\$61,000
	<b>\$438,000</b>
<b>Site Improvements</b>	
Hardscapes - replaced cracked concrete at loading dock	\$56,000
<b>Site Improvements Sub-total:</b>	<b>\$56,000</b>
<b>Deferred Maintenance Improvements Total:</b>	<b>\$568,000</b>
<b>Space Updates &amp; Modernization</b>	
Create Private Restroom Group off Cafeteria	\$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 and Permanent Outdoor Seating in Plaza (6)	\$26,000
<b>Educational Adequacy Improvements Total:</b>	<b>\$595,000</b>
<b>Question 1 Cambridge Middle School Totals:</b>	<b>\$1,163,000</b>

<b>Cambridge Intermediate School Improvements</b>	
<b>Building Envelope</b>	
Exterior Façade Upgrades: Precast Stone, Tuckpointing, Joints, Lintels, & EIFS Cleaning and Repair	\$146,000
<b>Building Envelope Sub-total:</b>	<b>\$146,000</b>
<b>Mechanical &amp; Plumbing</b>	
Network Level Graphics Upgrade for School Standardization and Variable Air Volume (VAV) Box Controller Upgrades	\$117,000
Replace 2003 and 2004 Rooftop Air Handling Units (Qty 4)	\$1,013,000
<b>Mechanical &amp; Plumbing Sub-total:</b>	<b>\$1,130,000</b>
<b>Electrical, Technology and Safety Systems</b>	
Stage Panel Replacement	\$26,000
Fire Alarm System Replacement	\$435,000
Electronic Door Access System Replacement	\$84,000
Security Camera System Replacement	\$276,000
PA/Bell System Replacement	\$268,000
<b>Electrical Safety, &amp; Security Sub-total:</b>	<b>\$1,089,000</b>
<b>Deferred Maintenance Improvements Total:</b>	<b>\$2,365,000</b>
<b>Interior Finishes and ADA</b>	
Medium Need - Flooring Upgrades	\$312,000
Medium Need - Terrazo Flooring Refinish (Corridors and Restrooms)	\$105,000
Medium Need - Ceiling Replacement	\$576,000
Immediate Priority - Casework Upgrades	\$99,000
Medium Priority - Casework Upgrades	\$642,000
Interior Door Replacements	\$258,000
Wall Finishes - Paint Tile, CMU & Gyp Board	\$457,000
Gymnasium/ Auditorium Seating	\$172,000
Locker Replacements	\$314,000
<b>Interior Finishes Sub-total:</b>	<b>\$2,935,000</b>
<b>Space Updates &amp; Modernization</b>	
Modern Learning Commons with New Ceiling, Small Group Rooms, Speech & Furniture	\$410,000
Relocate EC Office and Entrance. Convert Current EC Office to 5th Grade Classroom	\$217,000
Fill In & Renovate Old Choir Room for DCD, Motor, Staff Lounge	\$282,000
Add Early Childhood Playground on North Side of Building with Wood Chip Fall Protection	\$129,000
Renovate Old Locker Room into Level 3 SPED Center & Receiving. Add ADA Lift for Stage	\$345,000
Relocate Art, Title, 3rd Grade, & 5th Grade for Better Organization	\$84,000
New Ceiling Cloud Panels, Wall Panels and Rear Wall Covering for Forum Room	\$73,000
Enclose Upper Level Tech Space	\$40,000
Renovate Old FACs Lab for Early Childhood Use and Divide Room 100 Into 2 Spaces	\$137,000
Renovate Lower Level Staff Restroom and Girls Room by Door 6. Create SPED Calming Room.	\$204,000
Add Sinks to Rooms 101, 104, 106. Demo room in 101. Add/Renovate Restrooms for EC Classrooms	\$284,000
Enlarge windows in 104 & 105	\$10,000
Paint Cafeteria EFIS or Cover with Blue Metal	\$7,000
<b>Space Modernization Sub-total:</b>	<b>\$2,222,000</b>
<b>Educational Adequacy Improvements Total:</b>	<b>\$5,157,000</b>
<b>Question 1 Cambridge Intermediate School Totals:</b>	<b>\$7,522,000</b>

Cambridge Primary School Improvements	
<b>Building Envelope</b>	
Exterior Façade Upgrades: Masonary Corner Repairs and EIFS Cleaning and Repair	\$66,000
Gym Masonry Cladding/Exterior Reconstruction	\$1,158,000
Window Replacement: Storefront System at Door 20 and 20a	\$172,000
<b>Building Envelope Sub-total:</b>	<b>\$1,396,000</b>
<b>Mechanical &amp; Plumbing</b>	
Network Level Graphics Upgrade for School Standardization	\$16,000
Replace 1994, 2003, and 2004 Rooftop Air Handling Units (Qty 6)	\$1,179,000
Add/Modify Variable Air Volume (VAV) Boxes Serving Classrooms 101-113	\$172,000
Replace Drinking Fountains (Qty 8) with Filtered Bottle Fillers	\$100,000
<b>Mechanical &amp; Plumbing Sub-total:</b>	<b>\$1,467,000</b>
<b>Electrical, Technology and Safety Systems</b>	
Fire Alarm System Replacement	\$253,000
Electronic Door Access System Replacement	\$71,000
Security Camera System Replacement	\$226,000
PA/Bell Head-End Replacement (reuse speakers & wire)	\$186,000
<b>Electrical Safety, &amp; Security Sub-total:</b>	<b>\$736,000</b>
<b>Site Improvements</b>	
Hardscape Upgrades - ADA Compliance	\$27,000
<b>Site Improvements Sub-total:</b>	<b>\$27,000</b>
<b>Deferred Maintenance Improvements Total:</b>	<b>\$3,626,000</b>
<b>Interior Finishes and ADA</b>	
Medium Need - Flooring Replacements	\$257,000
Medium Need - Terrazo Flooring Refinish (Corridors and Restrooms)	\$215,000
Immediate Need - Ceiling Replacements	\$43,000
Medium Need - Ceiling Replacements	\$7,000
Casework Replacement	\$919,000
Interior Classroom Door Replacements	\$218,000
Wall Finishes - Paint Tile, CMU & Gyp Board; Acid Wash and Clean Interior Brick	\$404,000
Immediate Need - Lockers	\$169,000
Medium Need - Lockers	\$15,000
<b>Interior Finishes Sub-total:</b>	<b>\$2,247,000</b>
<b>Space Modernization Improvements</b>	
Create 2 Small Group Spaces in K wing and Breakout Space in 1st/2nd Grade Wing	\$174,000
Renovate Learning Commons with STEM Room, Furnish Makers Space	\$153,000
Add 2 Changing Rooms to Special Education Areas	\$91,000
Remove Unused Multipurpose Room Stage and Create 4 Office/Small Group Spaces	\$153,000
Renovate and Expand Restrooms by Gym & North Upper and Lower Level	\$654,000
Add Lockers to Lower Level, Replace Elevator, Divide Room 27 into 2 Rooms, & New Finishes in Flex Room, 1 Staff Restroom	\$388,000
Refurbish Locker Rooms, Eliminate Shower Areas to Expand PE Storage and Create SPED Coordinator Office	\$341,000
Add ADA Parking Stalls on West Side of Office/Library	\$12,000
Reorganize Kindergarten/SPED Locations for Better Student & Staff Experience	\$171,000
<b>Interior Finishes Sub-total:</b>	<b>\$2,137,000</b>
<b>Educational Adequacy Improvements Total:</b>	<b>\$4,384,000</b>
<b>Question 1 Cambridge Primary School Totals:</b>	<b>\$8,010,000</b>



<b>Isanti Middle School Improvements</b>	
<b>Building Envelope</b>	
Exterior Joint Sealants, Masonry Repairs, Paint Cafeteria Canopy Lintels and EFIS	\$113,000
<b>Building Envelope Sub-total:</b>	<b>\$113,000</b>
<b>Mechanical &amp; Plumbing</b>	
Network Level Graphics Upgrade for School Standardization, BCM Replacement, Total BAS Retrofit, and Relocate FTR Thermostat from Main Office 02 to Principal 02A	\$475,000
Add Thermals Equalizers to Gym	\$14,000
Plumbing Fixture Replacements	\$223,000
Demo Old Column Showers in Lower Level Locker Rooms	\$13,000
<b>Mechanical &amp; Plumbing Sub-total:</b>	<b>\$725,000</b>
<b>Electrical, Technology and Safety Systems</b>	
Replace Generator & Relocate Outside	\$231,000
Electrical Distribution Equipment Replacement	\$519,000
Fire Alarm System Replacement	\$426,000
Electronic Door Access Replacement	\$97,000
Security Camera System Replacement	\$301,000
<b>Electrical Safety, &amp; Security Sub-total:</b>	<b>\$1,574,000</b>
<b>Deferred Maintenance Improvements Total:</b>	<b>\$2,412,000</b>
<b>Interior Finishes and ADA</b>	
Medium Need - Flooring Replacements	\$305,000
Medium Need - Ceiling Replacements	\$336,000
Casework Replacement	\$351,000
Interior Door Replacements	\$210,000
Wall Finishes - Paint Tile, CMU & Gyp Board	\$463,000
Immediate Need - Lockers	\$116,000
<b>Interior Finishes Sub-total:</b>	<b>\$1,781,000</b>
<b>Space Modernization Improvements</b>	
Enclose Learning Commons with Glass. New Furniture & Casework.	\$429,000
Construct ADA Ramp into Cafeteria. New Cafeteria Tables.	\$156,000
Convert Restroom Group off Commons to Private Type	\$394,000
New Fitness Center Addition, Add Daylighting to Gym, Runoff Mats, Acoustical Panels to Gymnasium	\$1,173,000
Remove Lockers in Chill Zone and Add Flexible Furniture. Replace Lecture Room Furniture (60). Replace 250 Lockers	\$182,000
Replace Fabric Demountable Classroom Walls with Permanent Sheetrock Walls	\$203,000
Add Secured Entry Vestibule to Auditorium Entrance. Add 3 Card Access Readers.	\$100,000
Auditorium Windows w/Shades, Updated Cafeteria Sound System - new speakers and head-end	\$80,000
Add Interior Doors to Compartmentalize School for Security	\$132,000
New Interior Building Signage	\$40,000
<b>Space Modernization Sub-total:</b>	<b>\$2,889,000</b>
<b>Educational Adequacy Improvements Total:</b>	<b>\$4,670,000</b>
<b>Question 1 Isanti Middle School Totals:</b>	<b>\$7,082,000</b>

<b>Isanti Intermediate School Improvements</b>	
<b>Building Envelope</b>	
Pre-Cast Wall Panel and Masonry Control Joint Sealants	\$67,000
<b>Building Envelope Sub-total:</b>	<b>\$67,000</b>
<b>Electrical, Technology and Safety Systems</b>	
Fire Alarm System Replacement	\$282,000
Electronic Door Access Replacement	\$78,000
Security Camera System Replacement	\$251,000
<b>Electrical Safety, &amp; Security Sub-total:</b>	<b>\$611,000</b>
<b>Deferred Maintenance Improvements Total:</b>	<b>\$678,000</b>
<b>Space Modernization Improvements</b>	
Enclose open walkway above learning commons with glass. Update furniture.	\$106,000
Construct General Storage Room Near Music, Adventure Center Office & Install Adventure Center Storage	\$76,000
Add classroom casework uppers and large storage cabinets in breakout areas	\$219,000
Add diffusers and thermal equalizers to Cafeteria for additional heating & Add Tint to Glass to Reduce Summer Heat Gain. Add Fin Tube to 4 Upper-Level Corner Classrooms.	\$98,000
Outfit STEM lab with sinks, power drops, casework, etc.	\$120,000
<b>Educational Adequacy Improvements Total:</b>	<b>\$619,000</b>
<b>Question 1 Isanti Intermediate School Totals:</b>	<b>\$1,297,000</b>

<b>Isanti Primary School Improvements</b>	
<b>Building Envelope</b>	
Exterior joint sealants and masonry repairs	\$16,000
Window Storefront Replacement at Classrooms	\$483,000
<b>Building Envelope Sub-total:</b>	<b>\$499,000</b>
<b>Mechanical &amp; Plumbing</b>	
Network Level Graphics Upgrade for School Standardization	\$16,000
Radiant Ceiling Panel Addition and Finned Tube Radiation Replacements	\$156,000
Replace 1999-2004 Rooftop Air Handling Units (Qty 9)	\$1,482,000
Remove Airdale Units (Qty 3) and Replace with Overhead Ventilation	\$219,000
Plumbing Fixture Replacements	\$231,000
Galvanized Plumbing Replacement	\$1,460,000
<b>Mechanical &amp; Plumbing Sub-total:</b>	<b>\$3,564,000</b>
<b>Electrical, Technology and Safety Systems</b>	
Fire Alarm System Replacements	\$363,000
Electronic Door Access Replacements	\$136,000
Security Camera System Replacement	\$211,000
<b>Electrical Safety, &amp; Security Sub-total:</b>	<b>\$710,000</b>
<b>Deferred Maintenance Improvements Total:</b>	<b>\$4,773,000</b>
<b>Interior Finishes and ADA</b>	
Medium Need - Flooring Replacements (Classroom Carpet)	\$88,000
Medium Need - Flooring Replacements (Classroom VCT)	\$380,000
Medium Need - Terrazo Flooring Refinish (Corridors and Restrooms)	\$88,000
Medium Need - Ceiling Replacements	\$602,000
Classroom Casework and Sinks Replacement	\$946,000
Interior Door Replacements	\$157,000
Wall Finishes - Paint Tile, CMU & Gyp Board; Acid Wash and Clean Interior Brick	\$277,000
Gym Interior Wall Reconstruction	\$71,000
Immediate Need - Lockers	\$167,000
Medium Need - Lockers	\$32,000
Remove Abandoned Unit Ventilators in Classrooms (Qty 26)	\$512,000
<b>Interior Finishes Sub-total:</b>	<b>\$3,320,000</b>
<b>Space Modernization Improvements</b>	
Expand and remodel learning commons w/furniture and makers space	\$157,000
Divide rooms 112 & 217 into 2 smaller spaces each	\$178,000
Relocate Art and create enlarged entry and changing room for SPED 115	\$121,000
Remodel kitchen and cafeteria space into Early Childhood space w/restrooms	\$1,170,000
Reconfigure old shower area for general storage.	\$38,000
Refresh rooms 103, 104 and main office for Early Childhood use w/restrooms	\$331,000
Addition for new cafeteria, kitchen, lounge, main entrance, office, Adventure Center, small group rooms & receiving. Includes tornado shelter.	\$7,391,000
Expanded parent drop-off loop, relocate basketball, new entry plaza w/flagpole.	\$1,220,000
New south playfield (w/kickball) and fencing. Expand and reconfigure EC parking.	\$422,000
Relocate maintenance shed	\$106,000
<b>Space Modernization Sub-total:</b>	<b>\$11,134,000</b>
<b>Educational Adequacy Improvements Total:</b>	<b>\$14,454,000</b>
<b>Question 1 Isanti Primary School Totals:</b>	<b>\$19,227,000</b>

Woodland School Improvements	
<b>Educational Adequacy Improvements</b>	
Relocate hallway security door by nurse area, reconfigure rooms 109 and 110 into 4 spaces	\$50,000
<b>Educational Adequacy Improvements Total:</b>	<b>\$50,000</b>
<b>Question 1 Woodland School Totals:</b>	<b>\$50,000</b>

Adult Education Center Improvements	
<b>Mechanical &amp; Plumbing</b>	
Add Adult Enrichment Center to the District Automation System	\$11,000
<b>Mechanical &amp; Plumbing Sub-total:</b>	<b>\$11,000</b>
<b>Electrical, Technology and Safety Systems</b>	
Electronic Door Access Replacement	\$7,000
Security Camera System Replacement	\$11,000
<b>Electrical Safety, &amp; Security Sub-total:</b>	<b>\$18,000</b>
<b>Deferred Maintenance Improvements Total:</b>	<b>\$29,000</b>
<b>Educational Adequacy Improvements</b>	
30'x 60' Multi-purpose room addition (Pickleball) plus indoor/outdoor accessible storage space	\$1,158,000
Add casework and operable partition wall to room 102	\$47,000
Exterior façade repairs to east elevation, new building signage	\$27,000
Reconfigure entry and adjacent office spaces to be more welcoming and functional	\$47,000
Add storage cabinets to hallway and room 105	\$27,000
<b>Educational Adequacy Improvements Total:</b>	<b>\$1,306,000</b>
<b>Question 1 Adult Education Center Totals:</b>	<b>\$1,335,000</b>

Transportation Center Improvements	
<b>Mechanical &amp; Plumbing</b>	
Add Transportation Building to District Automation System	\$16,000
<b>Mechanical &amp; Plumbing Sub-total:</b>	<b>\$16,000</b>
<b>Deferred Maintenance Improvements Total:</b>	<b>\$16,000</b>
<b>Question 1 Transportation Center Totals:</b>	<b>\$16,000</b>

Education Services Center Improvements	
<b>Electrical, Technology and Safety Systems</b>	
Generator Addition	\$230,000
Fire Alarm System Replacements	\$66,000
Electronic Door Access Replacement	\$26,000
Security Camera System Replacement	\$31,000
<b>Electrical Safety, &amp; Security Sub-total:</b>	<b>\$353,000</b>
<b>Civil/Site Improvements</b>	
ADA Site Upgrades - Door 3 & 5 ramp slope and trip hazard corrections	\$10,000
<b>Site Improvements Sub-total:</b>	<b>\$10,000</b>
<b>Deferred Maintenance Improvements Total:</b>	<b>\$363,000</b>
<b>Question 1 Education Services Center Totals:</b>	<b>\$363,000</b>
<b>District-Wide Improvements</b>	
Re-Keying of Interior & Exterior Doors at CPS, CIS, CIHS, IPS, & IMS ; new Best Key & Cylinder (Restricted core style)	\$206,000
Install classroom door hardware that allows for locking of doors from inside.	\$286,000
Allowance for Approximately 50% New Flexible Classroom Furniture at CPS, CIS, IPS, IMS, CIHS	\$2,000,000
Lockdown System Integration with Fire Alarm & Digital Displays for All Schools (Done with FA projects), including Digital Display License for 5 years (\$48,750 annually)	\$800,000
School Exterior Signage/Branding at All Sites, Update Monument Signs	\$314,000
Question 1 Inflation Allowance for 2026-2029 Construction	\$7,160,000
<b>Question 1 District-Wide Totals:</b>	<b>\$10,766,000</b>
<b>Grand Total Question 1 Projects:</b>	<b>\$78,756,000</b>
<b>Cambridge-Isanti School District Question 2</b>	
<b>Budget</b>	
<b>Cambridge-Isanti High School Improvements</b>	
<b>Space Updates &amp; Modernization</b>	
New Gymnastics Practice/Competition Space Addition, Restrooms	\$5,649,000
Fieldhouse Addition to Gymnastics with Four Courts, Gymnastics Space, Lower Level 175m Running Track & Upper Level Walking Track with Community Fitness Area	\$18,270,000
Expand Fieldhouse to Accommodate 200m Competition Indoor Track	\$5,119,000
Team Rooms & PE/Athletic Storage Addition, North Corridor, Restrooms, Community Room & Office and AD Office.	\$3,351,000
Sitework, New South Parking Lot and Relocation of City Street (net of existing lot reconstruction)	\$2,992,000
Expand Classroom Addition to Relocate 2 Art Rooms due to Fieldhouse Construction	\$1,186,000
Wrestling Relocates to Lower Gymnasium and Fitness Center Expands by moving Gymnastics to Fieldhouse	\$314,000
Question 2 Inflation Allowance for 2026-2029 Construction	\$3,689,000
<b>Grand Total Question 2 Projects:</b>	<b>\$40,570,000</b>
<b>Total Project Costs Both Questions</b>	
	<b>\$119,326,000</b>
<b>Legal and Financing Costs</b>	
	<b>\$4,249,000</b>
<b>Total Bond Amount Both Questions</b>	
	<b>\$123,575,000</b>

**Specific Benefits that the Project Will Provide:****The Students:**

- Collaborative learning spaces: Students will have dedicated areas that promote collaboration, group work, and interactive learning, fostering teamwork and critical thinking skills.
- Safety and security: Students will benefit from enhanced safety measures, such as fire alarm systems, PA/bell systems, controlled access systems, secure entrances for early childhood, and surveillance cameras, creating a secure environment for learning.
- ADA accessibility: The facilities will be fully accessible to students with disabilities, ensuring equal opportunities for learning and participation.
- Improved indoor air quality: Students will benefit from a healthier environment with proper ventilation, air filtration, and maintenance, reducing the risk of respiratory issues.
- Flexible furniture for collaboration, small group, and different learning styles
- New updated playground equipment
- Renovated learning commons, STEM labs and Makers spaces
- Upgrades for performing arts center, including lighting, curtains, and sound system
- New fieldhouse that includes four gyms, gymnastics, and running track for easier access for all students
- Rejuvenated spaces to make buildings more welcoming
- Expanded weight/fitness room so classes have easier access
- Upgrades to culinary arts and CTE
- Right sized and addition of SPED rooms for equal learning of all students

**The Teachers:**

- Collaborative space for planning & instruction: Teachers will have dedicated areas to collaborate with colleagues, plan lessons, and share resources, fostering professional development and collaboration.
- New classroom flexible furniture: Upgraded furniture will allow teachers to create versatile learning spaces that can adapt to different teaching styles and student needs, enhancing engagement and flexibility.
- Improved indoor air quality: Teachers will benefit from a healthier work environment with proper ventilation, air circulation, and maintenance, contributing to their overall well-being and productivity.
- Safety and security: Staff will benefit from enhanced safety measures, such as controlled access systems and surveillance cameras, creating a secure environment for learning.
- Rejuvenated spaces to make buildings more welcoming

**The Community Users Served by the Facility:**

- Fieldhouse addition with upper-level walking track and fitness area for community
- Updated performing arts space: Renovated performing arts spaces will provide improved lighting, curtains, and sound equipment, enhancing the experience for performers and spectators alike.

- Improved indoor air quality: Community users will enjoy improved air quality in shared spaces within the facility, promoting a healthier environment for various events and activities.
- Addition at the Adult Education Center that includes a pickleball court
- Secure entry into auditorium at Isanti Middle School for community use during the day

4. ***A description of the project, including***
- a. ***specifications of site and outdoor space acreage,***
  - b. ***square footage allocations for classrooms, labs and support spaces,***
  - c. ***estimated expenditures for the project,***
  - d. ***estimated changes in facility operating costs,***
  - e. ***date(s) the project will begin and be completed.***

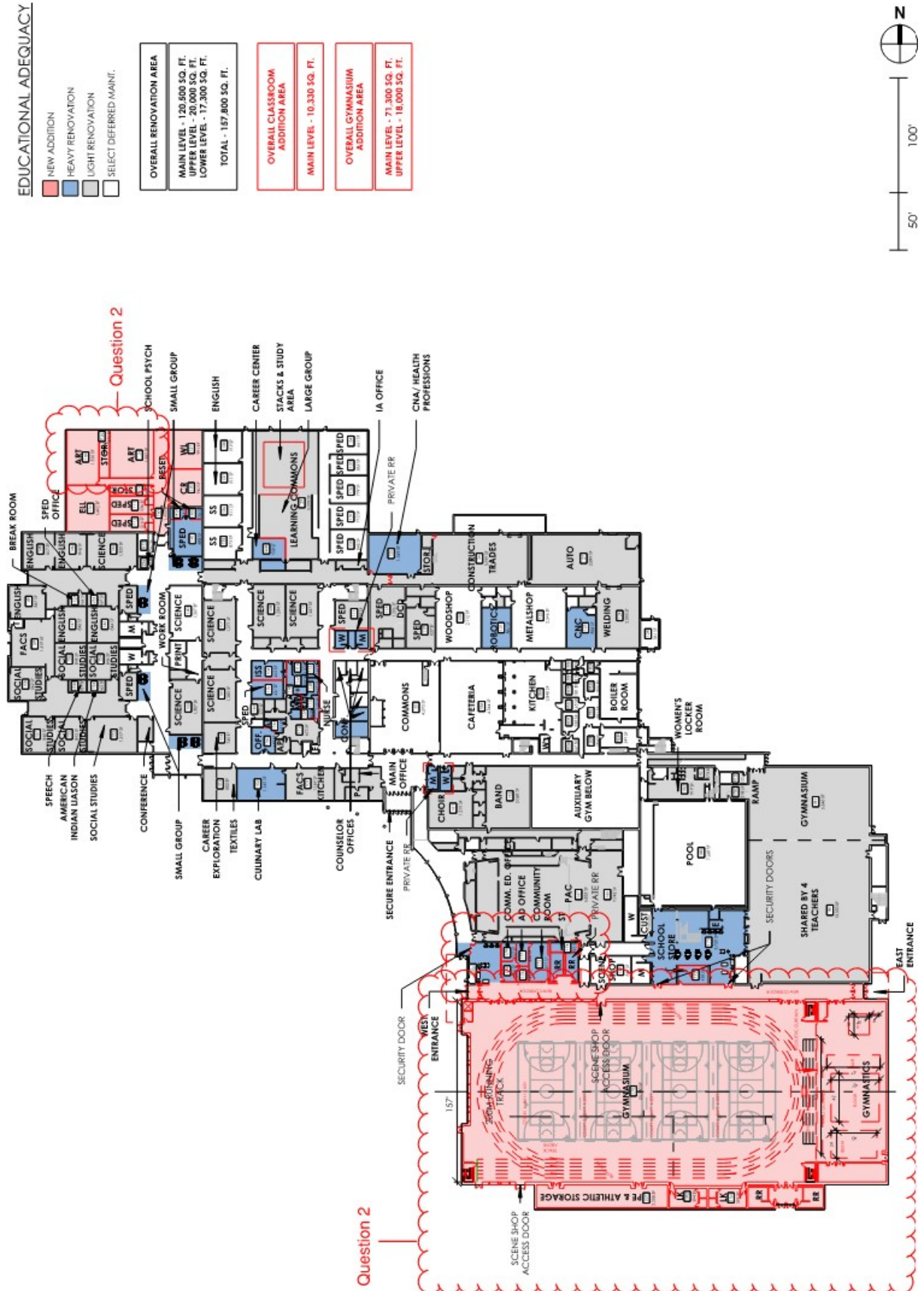
#### **Description of the projects**

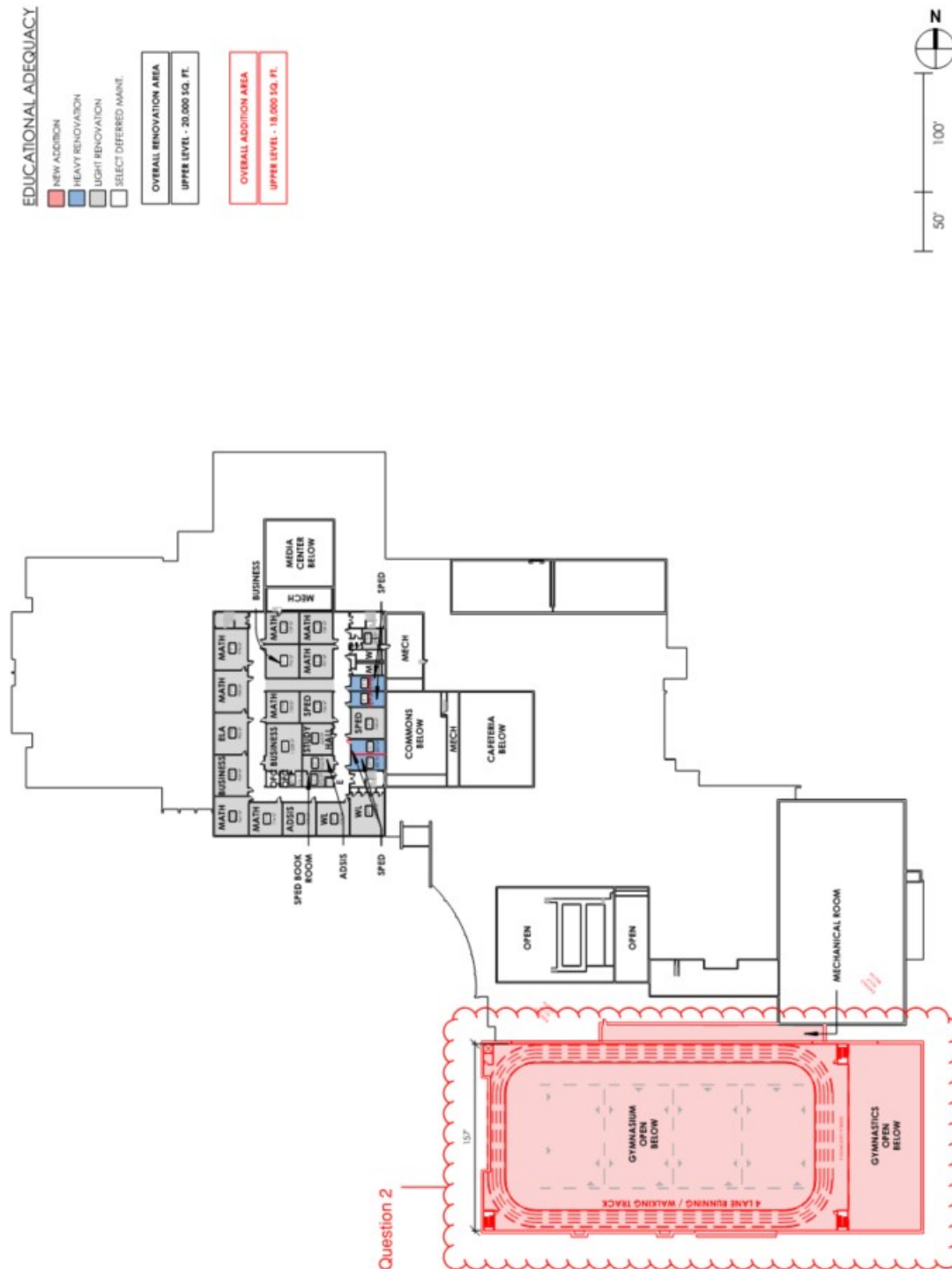
The existing High School building is located on 80 acres (grades 9-12) and would be renovated to address deferred maintenance, to improve its functionality, and to modernize learning spaces to meet the needs of learners for decades to come.

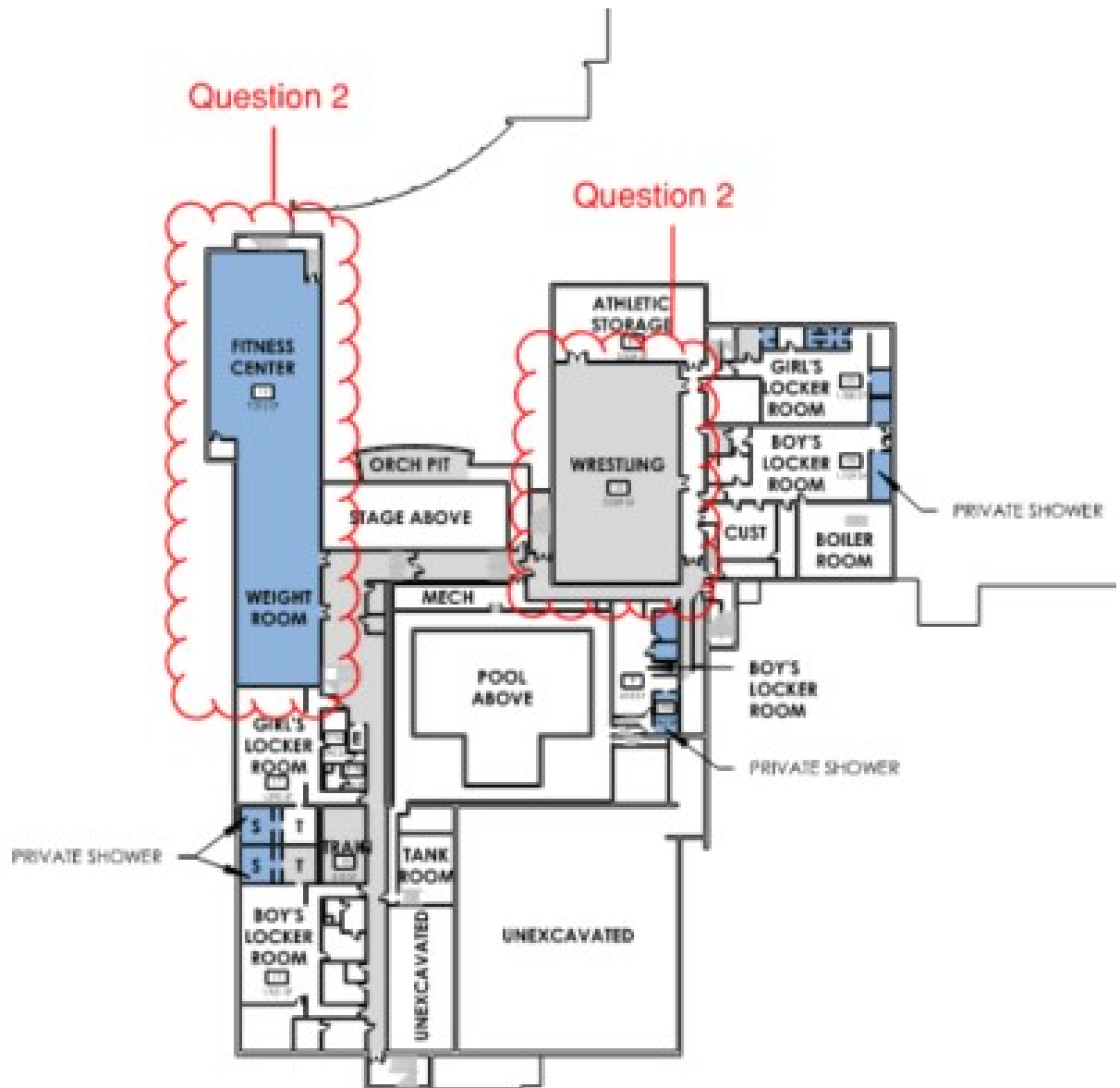
- New fieldhouse with gymnastics, four courts, lower level 200-meter competition track, upper-level walking track with fitness area
- New south parking lot with street relocation
- Classroom addition for world language, SPED, ELL, and art
- Wrestling relocates to existing gymnastics space
- Expand fitness room into existing wrestling room
- Create new culinary arts, robotics, CAN, and CNC/machine coding labs
- Reconfigure student services, counseling, and health office space
- Remove locker bays and add soft seating
- Create two calming/reset rooms
- Create four SPED rooms
- Create school store and community seating area in existing gym/pool lobby area
- Relocate career center and reconfigure learning commons
- Addition of three tennis courts, ADA path and lighting
- Baseball field updates
- Turf stadium, run data and power inside track
- Add lighting, sound system and ADA path to softball field
- Add a lighted ADA trail to connect new northwest lot to north athletic fields.
- Building envelope improvements, including tuckpointing, masonry repairs, and replacing green exterior metal panels
- Mechanical system upgrades, including upgrading building controls, replacing supply fan sections and welding shop ventilation
- Electrical system upgrades, including replacing main switchboard, stadium lighting, fire alarm, electronic door access, security cameras, PAC curtains, mics, PA, and theatrical lighting
- Interior surfaces projects include replacement of flooring, ceilings, doors, casework, walls, lockers, and bleachers in main gym
- Site improvements including ADA site upgrades

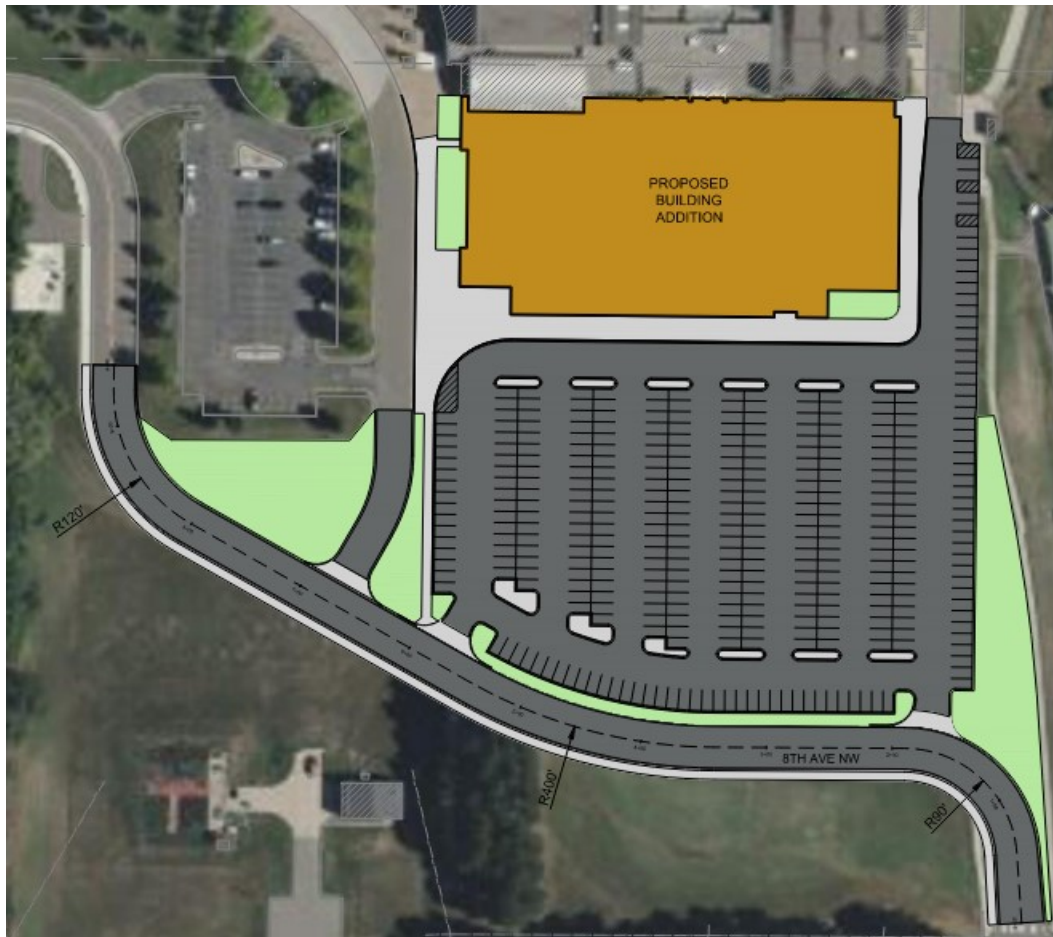
Below are the conceptual designs at Cambridge-Isanti High School:











The relocation and expansion of parking is part of Question 2.

The existing Cambridge Middle School building is located on 40 acres (grades 6-8) and would be renovated to address deferred maintenance, to improve its functionality, and to modernize learning spaces to meet the needs of learners for decades to come.

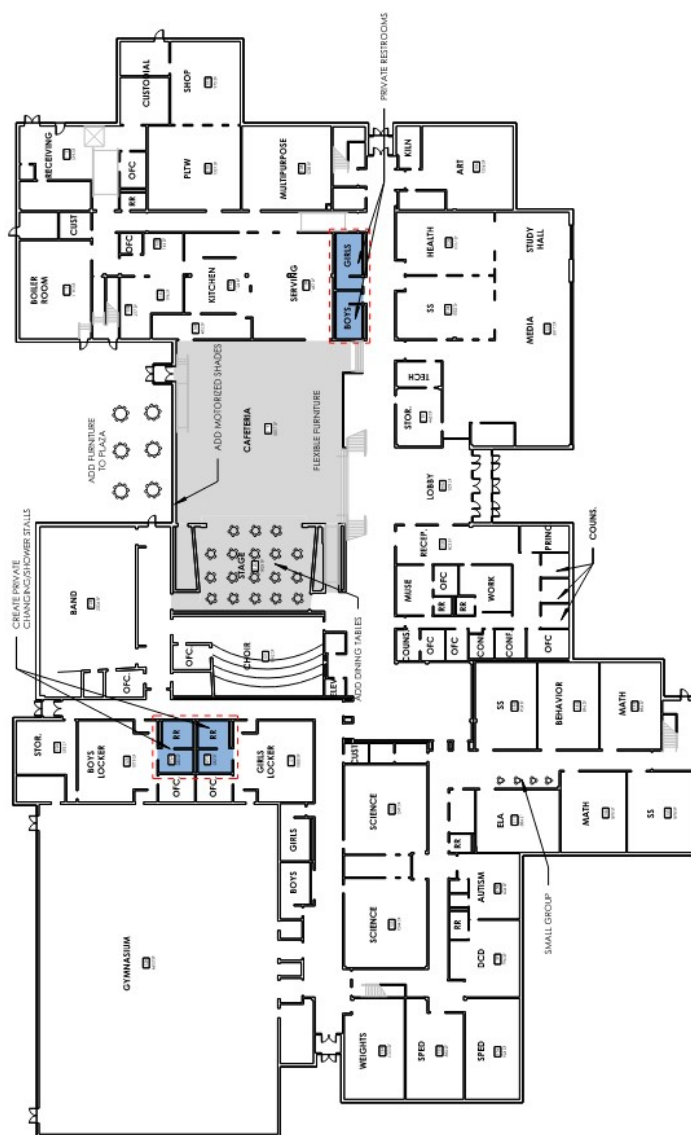
- Fix floor upheaval in second floor classroom
- Add window shades to cafetorium and add table to stage area
- Update furniture in learning commons and add furniture to classroom pod areas
- Add audio enhancement systems to band and choir
- Add permanent outdoor seating to plaza
- Building envelope improvements, including pre-cast wall panel joint sealants
- Mechanical system upgrades, including upgrading building controls
- Electrical system upgrades, including replacement of fire alarm, electronic door access, and security cameras
- Site improvements including replacing cracked concrete at loading dock

Below are the conceptual designs at Cambridge Middle School:

### EDUCATIONAL ADEQUACY

- NEW ADDITION  
HEAVY RENOVATION  
LIGHT RENOVATION  
SELECT DEFERRED

OVERALL RENOVATION AREA MAIN LEVEL	7,870 SQ. FT.
OVERALL RENOVATION AREA	MAIN LEVEL - 7,870 SQ. FT. LOWER LEVEL - 1,180 SQ. FT. TOTAL - 9,070 SQ. FT.

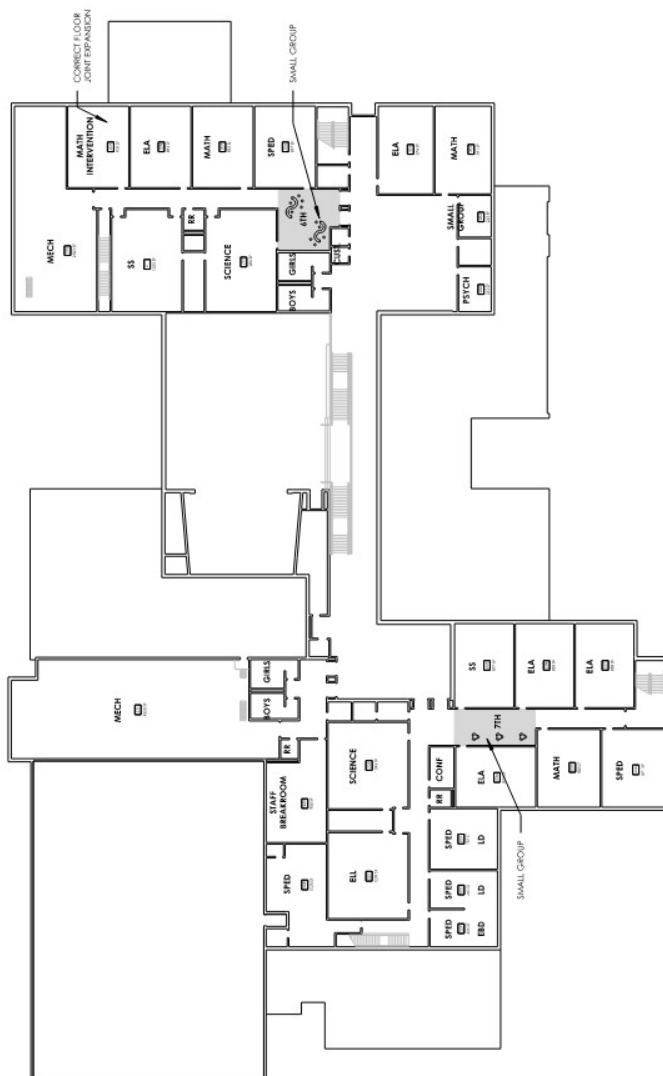


### EDUCATIONAL ADEQUACY

NEW ADDITION  
HEAVY RENOVATION  
LIGHT RENOVATION  
SELECT DEFERRED MAINT.

OVERALL REMODEL AREA  
SECOND LEVEL

1,180 SF



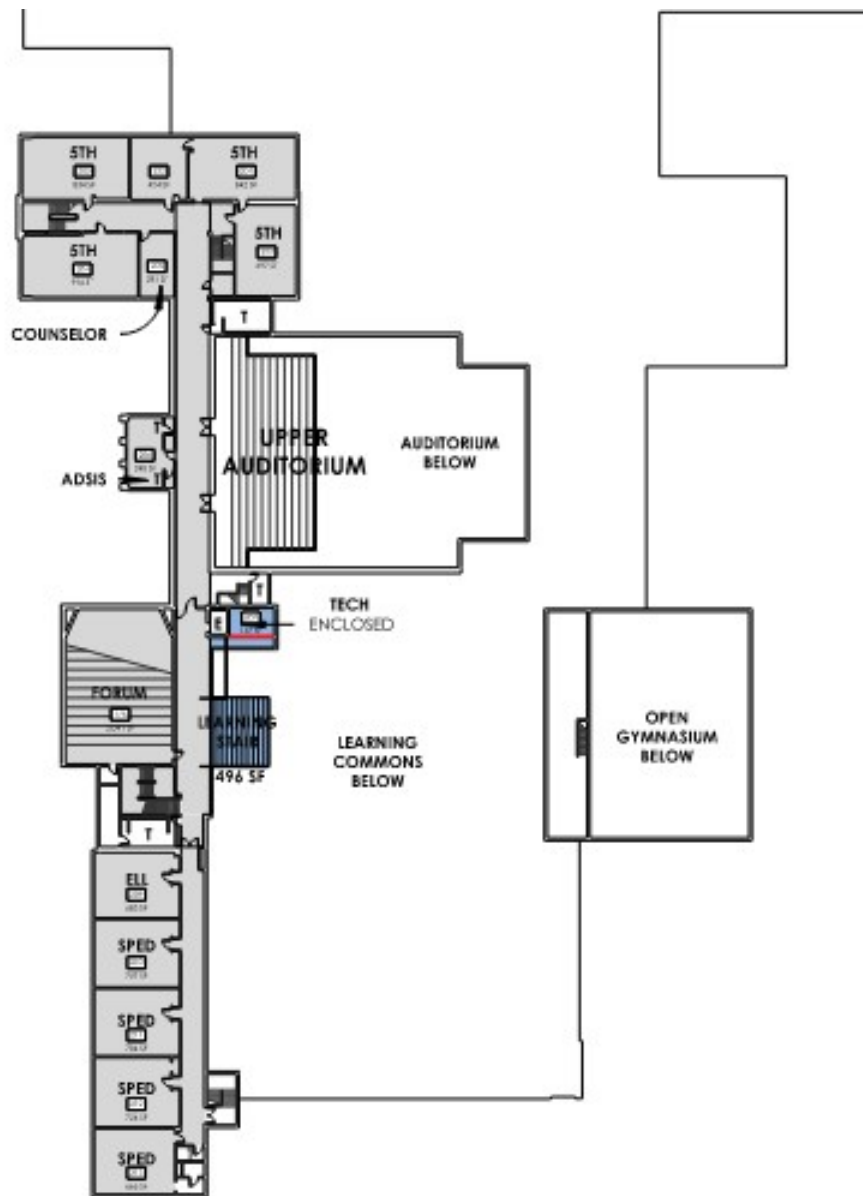
The existing Cambridge Intermediate School building is located on 15 acres (grades 3-5) and would be renovated to address deferred maintenance, to improve its functionality, and to modernize learning spaces to meet the needs of learners for decades to come.

- Modern learning commons with new ceiling, small group rooms, speech, and furniture
- Relocate early childhood office and entrance.
- Convert existing early childhood office to 5<sup>th</sup> grade classroom
- Renovate and fill in old choir room for DCD, motor, and staff lounge
- Add early childhood playground on north side of building
- Renovate old locker room into level 3 SPED center and receiving
- Relocate art, title, 3<sup>rd</sup> grade, and 5<sup>th</sup> grade for better organization
- New ceiling cloud panels, wall panels, and rear wall covering for forum room
- Enclose upper-level tech space
- Renovate old FACs lab for early childhood use
- Renovate lower-level staff restroom and girls room by door 6
- Add sinks to rooms 101, 104, and 106
- Add/renovate restrooms for early childhood classroom
- Enlarge windows in 104 and 105
- Paint cafeteria EFIS or cover with blue metal
- Building envelope improvements, including tuckpointing, and masonry repairs
- Mechanical system upgrades, including upgrading building controls, and roof top units
- Electrical system upgrades, including replacing stage panel, fire alarm, electronic door access, security cameras, and PA/Bell system
- Interior surfaces projects including replacement of flooring, ceilings, doors, casework, walls, lockers, and gymnasium/auditorium seating

Below are the conceptual designs at Cambridge Intermediate School:



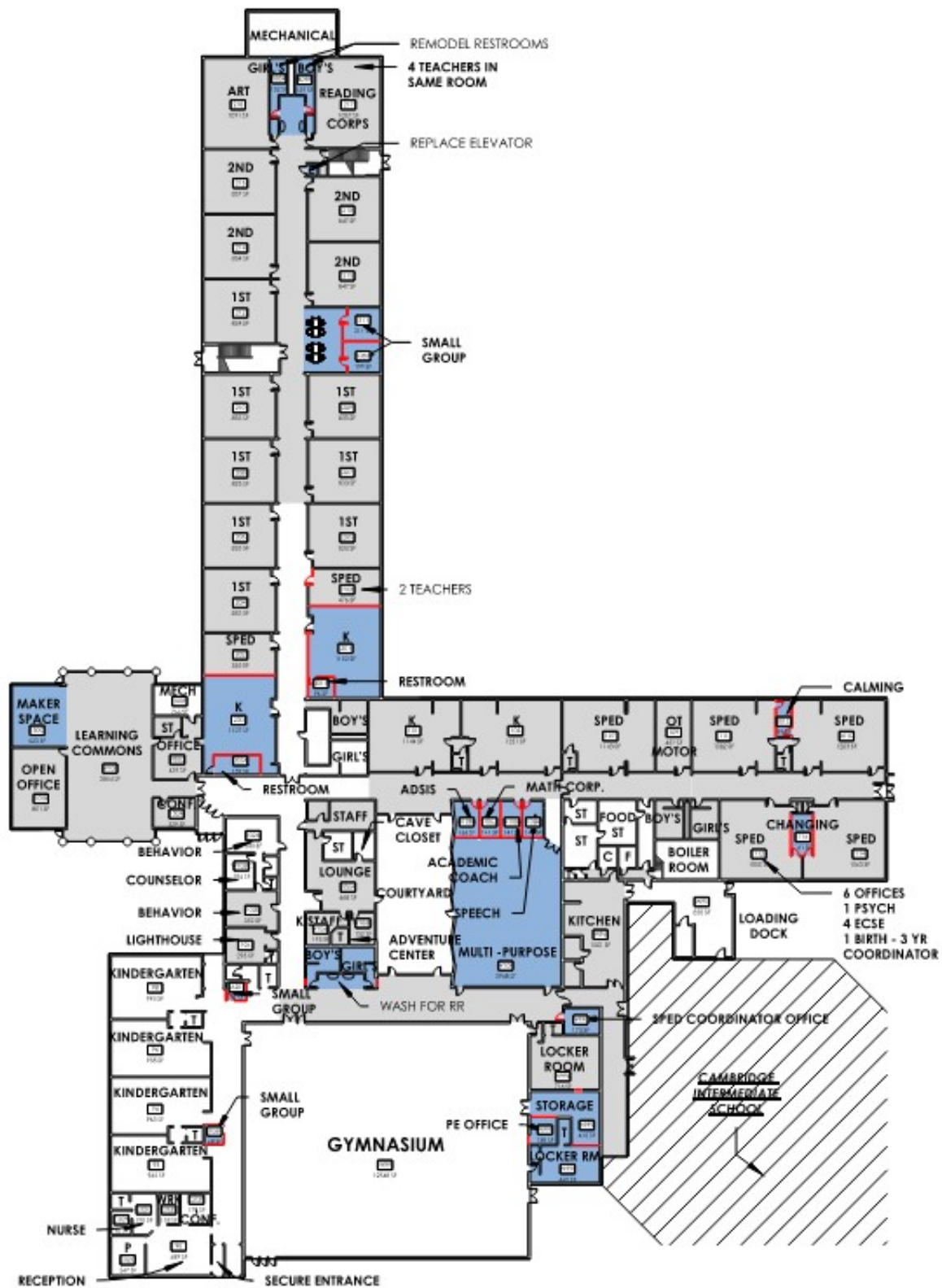


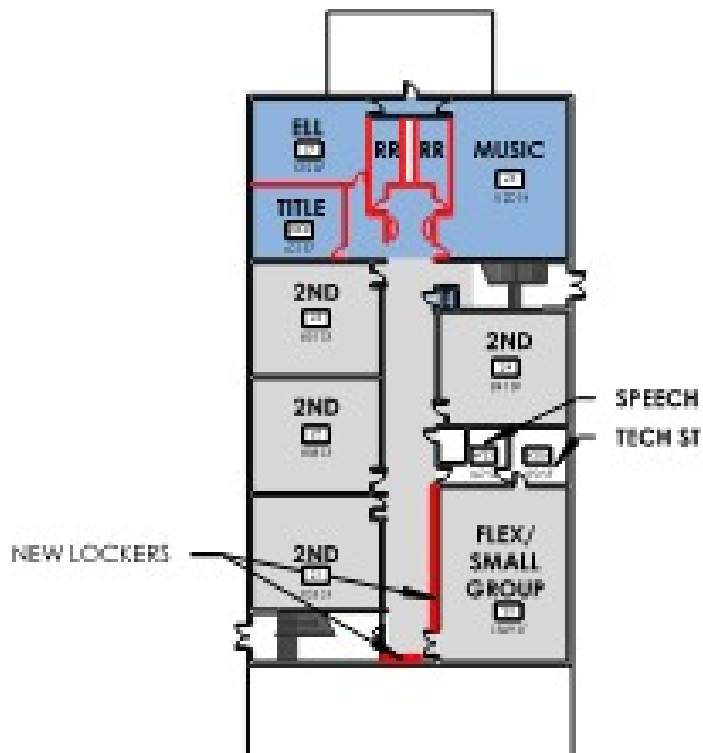


The existing Cambridge Primary School building is located on 32 acres (grades K-2) and would be renovated to address deferred maintenance, to improve its functionality, and to modernize learning spaces to meet the needs of learners for decades to come.

- Create two small group spaces in kindergarten wing
- Create breakout spaces in 1<sup>st</sup> and 2<sup>nd</sup> grade wing
- Renovate learning commons with STEM room and furnish makers space
- Add two changing rooms to special education area
- Remove stage from multi-purpose room and create four office/small group spaces
- Renovate and expand restrooms by gym and north upper and lower level
- Add lockers to lower level
- Replace elevator
- Divide room 27 into two rooms, new finishes in flex room
- Add staff restroom
- Refurbish locker rooms, eliminate shower areas to expand PE storage and create office
- Add ADA parking stalls on west side
- Reorganize kindergarten/SPED for better organization
- Building envelope improvements, including masonry, door and window repairs
- Mechanical system upgrades, including upgrading building controls, and roof top units, add variable air volume and replace drinking fountains
- Electrical system upgrades, including replacing fire alarm, electronic door access, security cameras, and PA/Bell system
- Site improvements including ADA improvements
- Interior surfaces projects including replacement of flooring, ceilings, doors, casework, walls, lockers, and gymnasium/auditorium seating

Below are the conceptual designs at Cambridge Primary School:

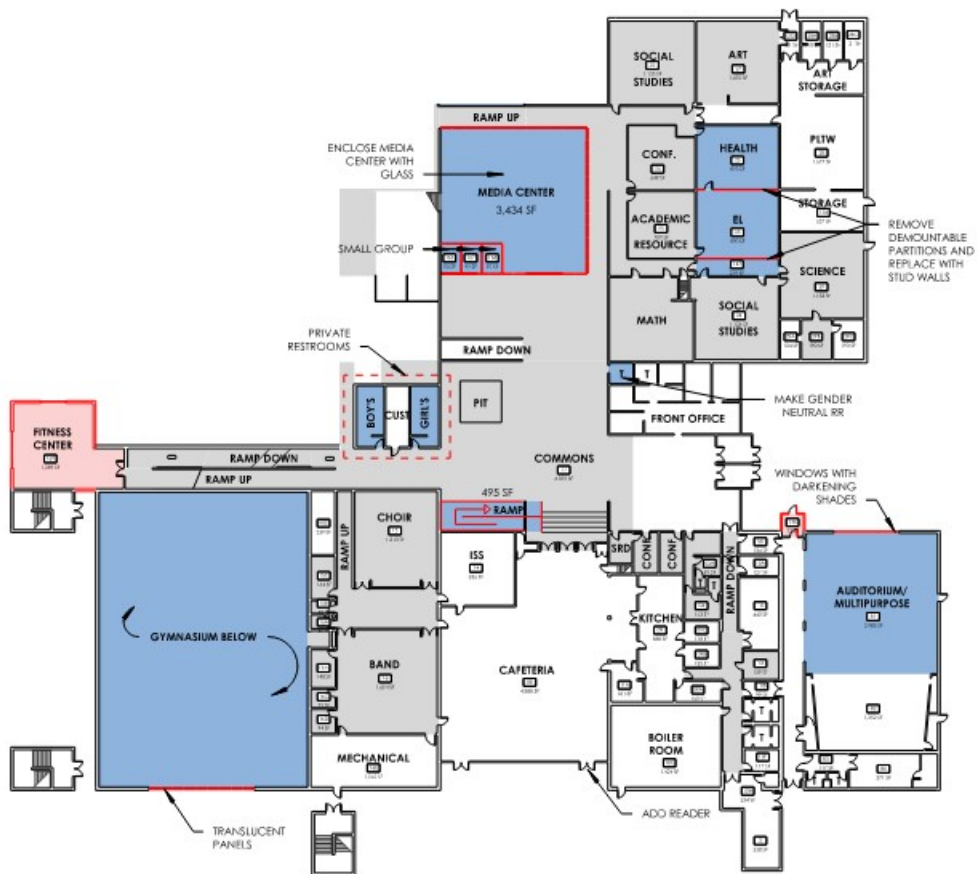




The existing Isanti Middle School building is located on 34 acres (grades 6-8) and would be renovated to address deferred maintenance, to improve its functionality, and to modernize learning spaces to meet the needs of learners for decades to come.

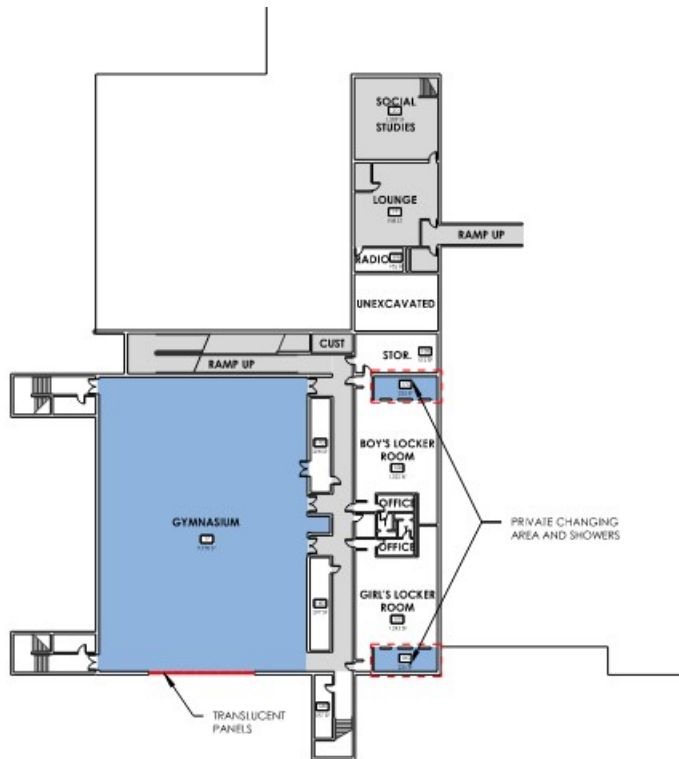
- Enclose learning commons with glass, add furniture and casework
- Construct ADA ramp into cafeteria
- New cafeteria tables
- New fitness center addition
- Add daylighting, runoff mats, and acoustical panels to gym
- Remove lockers in chill zone and add flexible furniture
- Replace lecture room furniture
- Replace fabric demountable classroom walls with permanent sheetrock walls
- Add secure entrance to auditorium for community day use
- Auditorium windows with shades
- Update cafeteria sound system
- Add interior doors to compartmentalize for security
- New interior building signage
- Building envelope improvements, including masonry repairs
- Mechanical system upgrades, including upgrading building controls, adding thermal equalizers, replace plumbing fixtures, and demo old column showers
- Electrical system upgrades, including replacing generator, electrical power distribution, fire alarm, electronic door access, and security cameras
- Site improvements including replacing cracked concrete sidewalk sections
- Interior surfaces projects including replacement of flooring, ceilings, doors, casework, walls, and lockers

Below are the conceptual designs at Isanti Middle School:





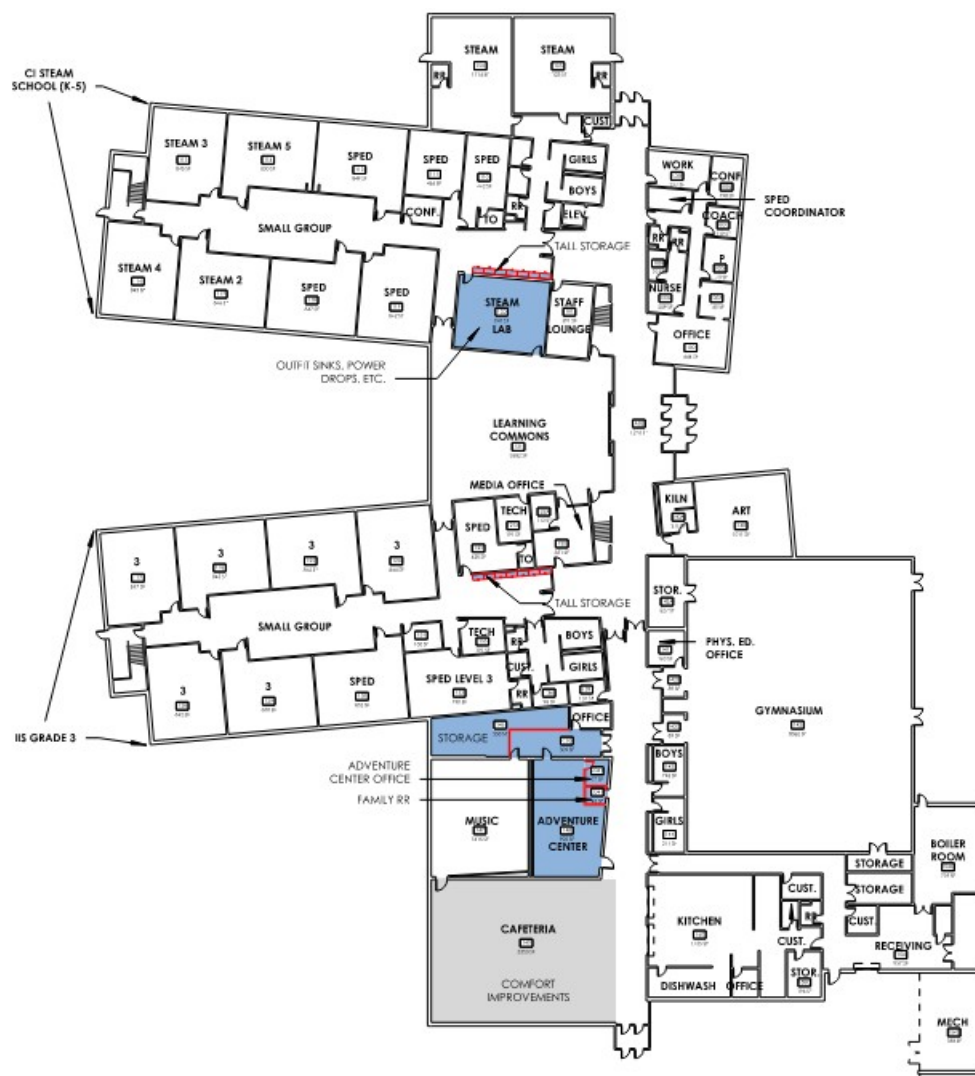




The existing Isanti Intermediate School building is located on 20 acres (grades 3-5) and would be renovated to address deferred maintenance, to improve its functionality, and to modernize learning spaces to meet the needs of learners for decades to come.

- Enclose walkway above learning commons
- New furniture in learning commons
- Construct general storage room near music, Adventure Center office and install Adventure Center storage
- Add classroom casework uppers and large storage cabinets in breakout areas
- Add diffusers and thermal equalizers to cafeteria for additional heating
- Add tint to glass reduce summer heat gain
- Add fin tube to four upper level corner classrooms
- Add sinks, power drops, and casework to STEM
- Building envelope improvements, including pre-cast wall panel & masonry control joint sealants
- Electrical system upgrades, including replacing fire alarm, electronic door access, and security cameras

Below are the conceptual designs at Isanti Intermediate School:



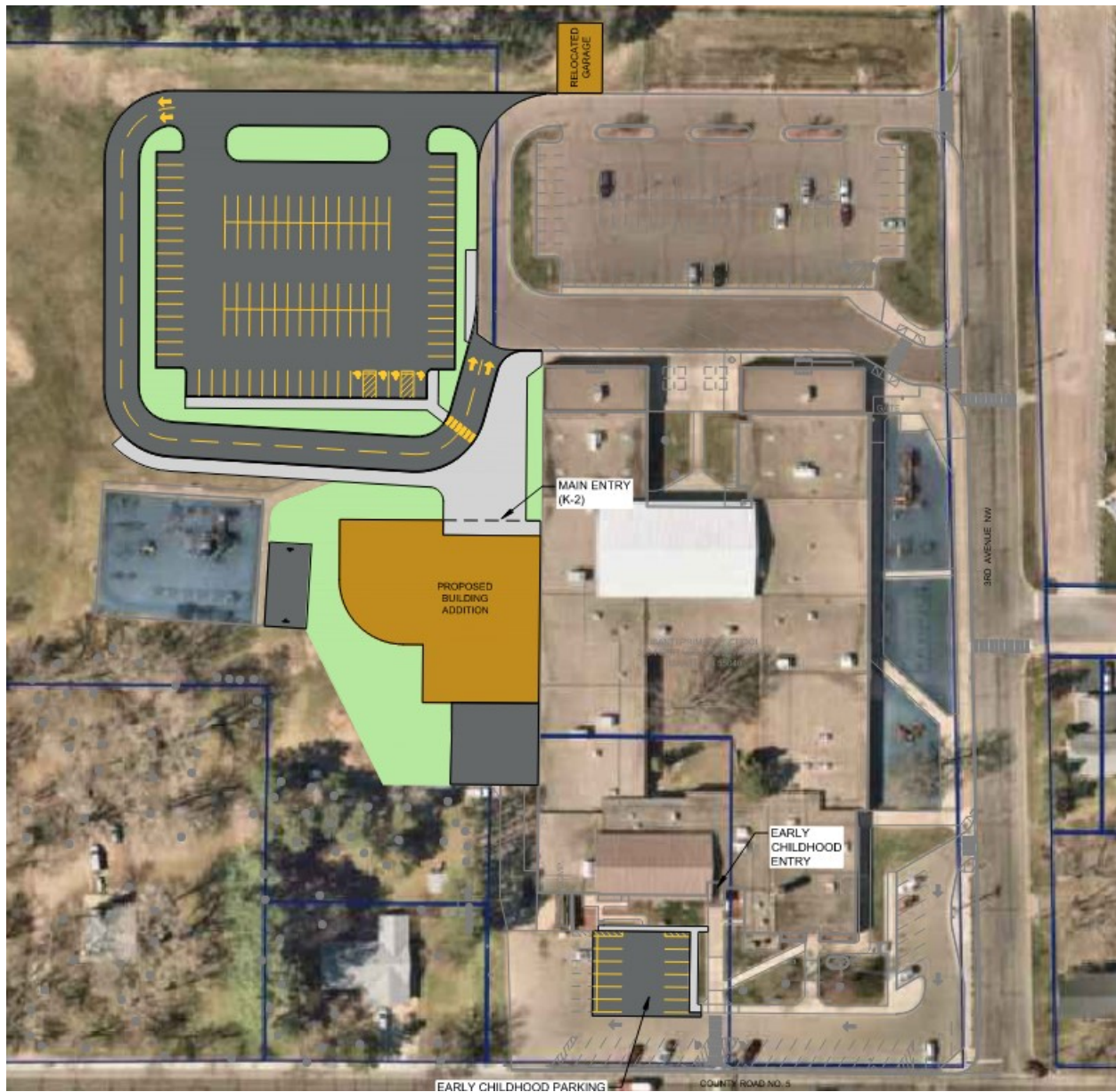


The existing Isanti Primary School building is located on 13 acres (grades K-2) and would be renovated to address deferred maintenance, to improve its functionality, and to modernize learning spaces to meet the needs of learners for decades to come.

- Expand and remodel learning commons with furniture and makers space
- Divide rooms 112 and 217 into two smaller spaces
- Relocate art and create enlarged entry and changing room for SPED 115
- Remodel kitchen and cafeteria space into early childhood use with restrooms
- Reconfigure old shower area for general storage
- Refresh rooms 103, 104, and main office for early childhood use with restrooms
- Addition for new cafeteria, kitchen, lounge, main entrance, office, Adventure Center, small group rooms, & receiving
- Expanded parent drop-off loop, relocate basketball, new entry plaza
- New south playfield and fencing
- Expand and reconfigure early childhood parking
- Relocate maintenance shed
- Building envelope improvements, including masonry repairs and window storefront replacement at classrooms
- Mechanical system upgrades, including upgrading building controls, radiant ceiling panel addition, fin tube radiation, roof top unit, galvanized piping, plumbing fixture & Airdale unit replacements
- Electrical system upgrades, including replacing electrical panels fire alarm, electronic door access, and security cameras
- Interior surfaces projects including replacement of flooring, ceilings, doors, casework, walls, and lockers, gym wall refurbishment and removal of abandoned unit ventilators

Below are the conceptual designs at Isanti Primary School:



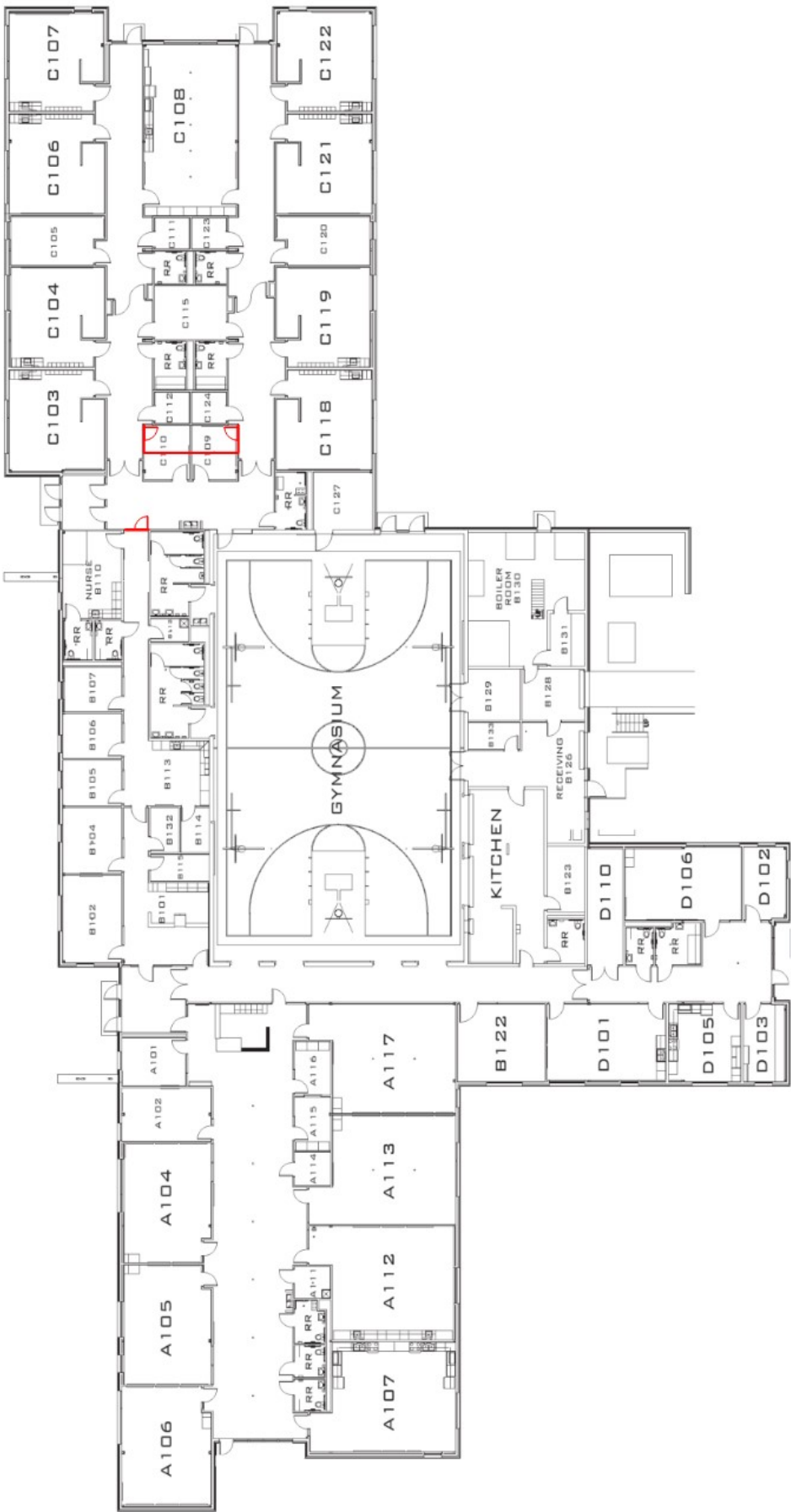


The existing Woodland Campus building is located on 35 acres (grades K-12) and would be renovated to modernize learning spaces to meet the needs of learners for decades to come.

- Relocate hallway security door by nurse area, reconfigure rooms 109 and 110 into four spaces

Below are the conceptual designs for Woodland Campus:



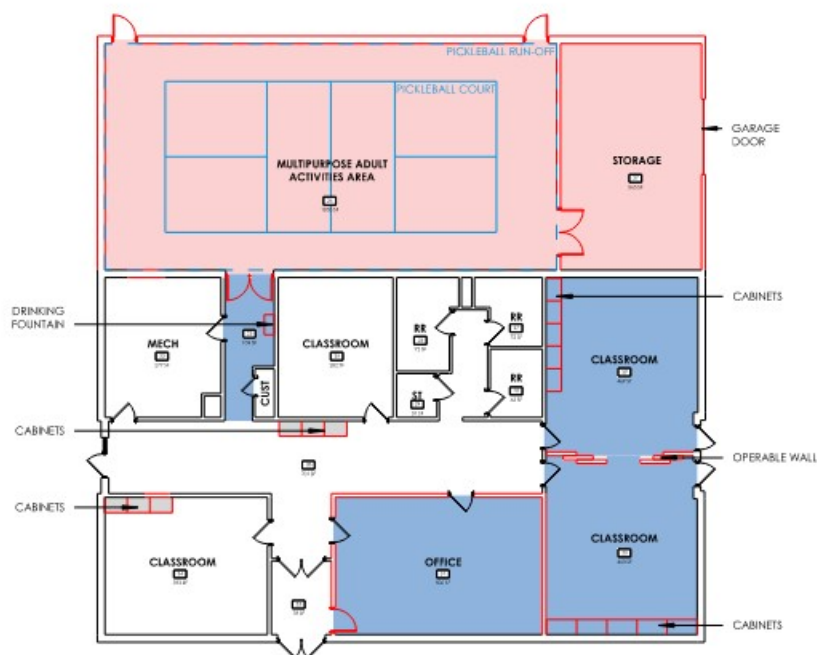




The existing Adult Education Center building is located on 4 acres and would be renovated to meet the needs of community members for decades to come.

- 30' by 60' multi-purpose room addition (pickleball) plus indoor/outdoor accessible storage space
- Add casework and operable partition wall to room 102
- Exterior façade repairs to east elevation, new building signage
- Reconfigure entry and adjacent office spaces to be more welcoming and functional
- Add storage cabinets to hallway and room 105
- Mechanical upgrades including adding AEC to building automation system
- Electrical upgrades including replacement of electronic door access and security cameras

Below are the conceptual designs at the Adult Education Center:



The existing Transportation Center building is having minor mechanical upgrades including adding it to the district building automation system.

The existing Education Services Center building is having minor improvements made to address security, safety, and ADA compliance.

District-Wide Improvements include:

- Re-keying of interior & exterior doors at CPS, CIS, CIHS, IPS, & IMS
- Allowance for approximately 50% new flexible classroom furniture at CPS, CIS, IPS, IMS, & CIHS
- Lockdown system integration with fire alarm and digital displays for all schools, including digital displays for 5 years
- School exterior signage/branding at all sites, update monument signs

**Estimated Project Expenditures (both questions)**

Deferred Maintenance Repairs:	\$	31,579,272
Space Remodeling:	\$	13,722,902
New Additions:	\$	41,956,319
Furniture & Equipment:	\$	4,174,845
Site Improvements:	\$	8,870,213
Contingency:	\$	5,015,178
Prof. Services & General Requirements:	\$	14,007,272
		<hr/>
Total Project Expenditures:	\$	119,326,000

**Impact on Facility Operating Costs**

This project would add approximately 90,000 square feet of additional facilities space to operate and maintain. This will increase annual custodial, insurance, preventative maintenance, consumables, repair and utility operating budgets. This will be partially mitigated by the proposed HVAC and LED lighting improvements decreasing utility expenditures, as well as addressing deferred maintenance will reduce annual repair costs, of existing facilities. A net annual facility operating costs increase of \$200,000 will be factored into the district's future operating budget.

**Project Schedule**

Project design would begin in Fall of 2025, with first phase bidding taking place in August of 2026. Construction would commence Fall of 2026, with the entire project being complete by Fall of 2029. Construction phasing inflation has been accounted for in the project budget.

***5. A description of the project's plans for gender-neutral single-user restrooms, locker room privacy stalls, or other spaces with privacy features, including single-user shower stalls, changing stalls, or other single-user facilities:***

Within this project the District intends to create single-user shower stalls in the larger athletic locker rooms of the High School. A single bank of private restrooms will also be created at the High School and at the Middle Schools. All other restroom groups at these schools, as well as the elementary and primary schools, will remain gender specific, multi-user and will receive ADA and deferred maintenance updates.

- 6. Specification of the source(s) of project financing:**
- a. applicable statutory citations,**
  - b. scheduled date for a bond issue or school board action,**
  - c. a schedule of bond payments, including estimated debt service equalization aid,**
  - d. the effect of a bond issue (or lease levy) on local property taxes by property class and valuation.**

Cambridge-Isanti Public Schools, ISD #911 proposes to obtain financing for facility projects from the sale of General Obligation bonds. The School District will seek voter approval of two ballot questions in the amount of \$123,575,000 on Tuesday, November 4, 2025, pursuant to Minnesota Statutes Chapter 475. The underwriter's discount, capitalized interest, and cost of issuance are estimated at \$5,361,483. The difference between the amount requested to be authorized by the voters, plus the estimated interest earnings in the construction fund of \$1,112,483 and less estimated costs of issuing this debt equals \$119,326,000, the amount the district expects to need for construction projects.

Ehlers has prepared the following schedules which have been included in the Appendix of this document:

- 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 (the district does not qualify for debt service equalization aid)
- 3) An analysis of the estimated tax impact on various values of residential, commercial, and agricultural properties for the proposed bond issue

June 26, 2025

**Cambridge - Isanti Public Schools, ISD 911**

June 24, 2025

Estimated Sources and Uses of Funds

Proposed General Obligation Voter-Approved School Building Bonds

November 2025 Election

	Question 1	Question 2	Both Questions
<b>Bond Issue Amount</b>	<b>\$87,100,000</b>	<b>\$36,475,000</b>	<b>\$123,575,000</b>
<b>Sources of Funds</b>			
Par Amount	\$87,100,000	\$36,475,000	\$123,575,000
Investment Earnings <sup>1</sup>	888,009	224,474	1,112,483
<b>Total Sources</b>	<b>\$87,988,009</b>	<b>\$36,699,474</b>	<b>\$124,687,483</b>
<b>Uses of Funds</b>			
Underwriter's Discount <sup>2</sup>	\$871,000	\$364,750	\$1,235,750
Capitalized Interest <sup>3</sup>	7,885,000	-4,355,000	3,530,000
Legal and Fiscal Costs <sup>4</sup>	476,009	119,724	595,733
<b>Net Available for Project Costs</b>	<b>78,756,000</b>	<b>40,570,000</b>	<b>119,326,000</b>
<b>Total Uses</b>	<b>\$87,988,009</b>	<b>\$36,699,474</b>	<b>\$124,687,483</b>
<b>Initial Deposit to Construction Fund</b>	<b>\$77,867,991</b>	<b>\$40,345,526</b>	<b>\$118,213,517</b>

- 1 Estimated investment earnings are based on an average interest rate of 0.75%, and an average life of 18 months for phase 1 of the issuance and 12 months for phase 2 of the issuance.
- 2 The underwriter's 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 To maintain a level tax rate, a portion of the interest payments due during fiscal years 2027, 2028, 2029, 2030, and 2031 may be made from bond proceeds.
- 4 Includes fees for municipal advisor, bond counsel, rating agency, paying agent and county certificates.



Sources &amp; Uses 25b-Cambridge-Isanti (RC).xlsx

**Cambridge-Isanti Public School District No. 911**  
Analysis of Possible Structure for Capital and Debt Levies

**\$87,100,000 Bond Issue**  
24 Tax Levies  
Wrapped Around Existing Debt

June 24, 2025

Type of Bond	Principal Amount	Dated Date	Interest Rate
Roller-Approved Building	\$50,800,000	02/01/26	5.00%
Roller-Approved Building	\$36,300,000	02/01/28	5.00%

Levy Payable Year	Tax Capacity Value <sup>1</sup> (200k) <sup>2</sup> , % Chg	Existing Commitments					Other Levies		Existing Tax Rate	Proposed New School Building Bonds				Combined Totals				
		Building Bonds <sup>3</sup>	All Facilities <sup>4</sup> HHS Bonds <sup>5</sup>	Abatement Bonds <sup>6</sup>	Exit Debt Excess <sup>7</sup>	Net Levy	Tax Rate	Principal		Interest	Amort Debt Excess <sup>8</sup>	Net Levy	Initial Debt/Levy	State Aid	Net Levy	Tax Rate		
2024	2025	46,559	11.9%	4,091,558	60,960	971,250	1,457,618	5,474,850	12.28	14.45	-	-	-	-	5,620,455	14.45	5,620,455	14.45
2025	2026	46,264	2.4%	5,089,455	66,960	753,680	1,331,957	5,511,148	12.18	14.71	-	-	-	-	6,775,781	14.71	6,775,781	14.71
2026	2027	48,267	5.0%	5,078,780	66,960	742,140	1,281,297	5,653,689	11.68	14.10	-	-	64,000	1,334,500	8,152,791	14.68	8,152,791	14.68
2027	2028	40,851	1.0%	5,204,745	60,960	751,170	1,248,038	5,918,038	11.91	14.30	-	-	-	1,254,750	8,238,422	14.30	8,238,422	14.30
2028	2029	40,851	1.0%	3,823,880	60,960	753,680	1,242,025	4,435,065	8.99	11.35	-	-	-	2,714,250	8,313,078	10.85	8,313,078	10.85
2029	2030	40,851	0.0%	3,823,880	60,960	753,680	1,242,025	4,435,065	9.11	11.47	-	-	-	2,695,180	8,316,042	10.85	8,316,042	10.85
2030	2031	40,851	0.0%	1,854,420	2,568,960	750,330	1,027,213	4,716,447	9.56	11.48	-	-	-	2,692,423	8,313,070	10.85	8,313,070	10.85
2031	2032	40,851	0.0%	987,830	-	755,190	1,196,168	1,128,642	2.28	4.18	1,700,000	4,355,000	(108,417)	6,251,333	10,841,570	16.85	10,841,570	16.85
2032	2033	40,851	0.0%	447,510	-	753,480	1,148,078	1,148,078	2.23	4.23	1,865,000	4,270,000	(250,053)	6,233,897	8,318,371	16.85	8,318,371	16.85
2033	2034	40,851	0.0%	962,380	-	-	48,000	514,340	1.04	2.94	2,950,000	4,044,750	(245,139)	6,964,140	8,315,076	16.85	8,315,076	16.85
2034	2035	40,851	0.0%	-	-	-	-	-	-	1.90	3,360,000	3,867,000	(282,194)	7,591,194	7,591,194	16.20	7,591,194	16.20
2035	2036	40,851	0.0%	-	-	-	-	-	-	1.90	3,360,000	3,867,000	(282,194)	7,591,194	7,591,194	16.20	7,591,194	16.20
2036	2037	40,851	0.0%	-	-	-	-	-	-	1.90	3,360,000	3,867,000	(282,194)	7,591,194	7,591,194	16.20	7,591,194	16.20
2037	2038	40,851	0.0%	-	-	-	-	-	-	1.90	3,360,000	3,867,000	(282,194)	7,591,194	7,591,194	16.20	7,591,194	16.20
2038	2039	40,851	0.0%	-	-	-	-	-	-	1.90	3,360,000	3,867,000	(282,194)	7,591,194	7,591,194	16.20	7,591,194	16.20
2039	2040	40,851	0.0%	-	-	-	-	-	-	1.90	3,360,000	3,867,000	(282,194)	7,591,194	7,591,194	16.20	7,591,194	16.20
2040	2041	40,851	0.0%	-	-	-	-	-	-	0.21	4,785,000	2,866,750	(315,411)	7,891,576	7,891,576	16.19	7,891,576	16.19
2041	2042	40,851	0.0%	-	-	-	-	-	-	-	5,500,000	2,866,750	(315,411)	7,891,576	7,891,576	16.19	7,891,576	16.19
2042	2043	40,851	0.0%	-	-	-	-	-	-	-	5,500,000	2,866,750	(315,411)	7,891,576	7,891,576	16.19	7,891,576	16.19
2043	2044	40,851	0.0%	-	-	-	-	-	-	-	5,500,000	2,866,750	(315,411)	7,891,576	7,891,576	16.19	7,891,576	16.19
2044	2045	40,851	0.0%	-	-	-	-	-	-	-	5,500,000	2,866,750	(315,411)	7,891,576	7,891,576	16.19	7,891,576	16.19
2045	2046	40,851	0.0%	-	-	-	-	-	-	-	5,500,000	2,866,750	(315,411)	7,891,576	7,891,576	16.19	7,891,576	16.19
2046	2047	40,851	0.0%	-	-	-	-	-	-	-	5,500,000	2,866,750	(315,411)	7,891,576	7,891,576	16.19	7,891,576	16.19
2047	2048	40,851	0.0%	-	-	-	-	-	-	-	5,500,000	2,866,750	(315,411)	7,891,576	7,891,576	16.19	7,891,576	16.19
2048	2049	40,851	0.0%	-	-	-	-	-	-	-	5,500,000	2,866,750	(315,411)	7,891,576	7,891,576	16.19	7,891,576	16.19
2049	2050	40,851	0.0%	-	-	-	-	-	-	-	5,500,000	2,866,750	(315,411)	7,891,576	7,891,576	16.19	7,891,576	16.19
2050	2051	40,851	0.0%	-	-	-	-	-	-	-	5,500,000	2,866,750	(315,411)	7,891,576	7,891,576	16.19	7,891,576	16.19
2051	2052	40,851	0.0%	-	-	-	-	-	-	-	5,500,000	2,866,750	(315,411)	7,891,576	7,891,576	16.19	7,891,576	16.19
2052	2053	40,851	0.0%	-	-	-	-	-	-	-	5,500,000	2,866,750	(315,411)	7,891,576	7,891,576	16.19	7,891,576	16.19
2053	2054	40,851	0.0%	-	-	-	-	-	-	-	5,500,000	2,866,750	(315,411)	7,891,576	7,891,576	16.19	7,891,576	16.19
2054	2055	40,851	0.0%	-	-	-	-	-	-	-	5,500,000	2,866,750	(315,411)	7,891,576	7,891,576	16.19	7,891,576	16.19
2055	2056	40,851	0.0%	-	-	-	-	-	-	-	5,500,000	2,866,750	(315,411)	7,891,576	7,891,576	16.19	7,891,576	16.19
2056	2057	40,851	0.0%	-	-	-	-	-	-	-	5,500,000	2,866,750	(315,411)	7,891,576	7,891,576	16.19	7,891,576	16.19
2057	2058	40,851	0.0%	-	-	-	-	-	-	-	5,500,000	2,866,750	(315,411)	7,891,576	7,891,576	16.19	7,891,576	16.19
2058	2059	40,851	0.0%	-	-	-	-	-	-	-	5,500,000	2,866,750	(315,411)	7,891,576	7,891,576	16.19	7,891,576	16.19
2059	2060	40,851	0.0%	-	-	-	-	-	-	-	5,500,000	2,866,750	(315,411)	7,891,576	7,891,576	16.19	7,891,576	16.19
2060	2061	40,851	0.0%	-	-	-	-	-	-	-	5,500,000	2,866,750	(315,411)	7,891,576	7,891,576	16.19	7,891,576	16.19
2061	2062	40,851	0.0%	-	-	-	-	-	-	-	5,500,000	2,866,750	(315,411)	7,891,576	7,891,576	16.19	7,891,576	16.19
2062	2063	40,851	0.0%	-	-	-	-	-	-	-	5,500,000	2,866,750	(315,411)	7,891,576	7,891,576	16.19	7,891,576	16.19
2063	2064	40,851	0.0%	-	-	-	-	-	-	-	5,500,000	2,866,750	(315,411)	7,891,576	7,891,576	16.19	7,891,576	16.19
2064	2065	40,851	0.0%	-	-	-	-	-	-	-	5,500,000	2,866,750	(315,411)	7,891,576	7,891,576	16.19	7,891,576	16.19
2065	2066	40,851	0.0%	-	-	-	-	-	-	-	5,500,000	2,866,750	(315,411)	7,891,576	7,891,576	16.19	7,891,576	16.19
2066	2067	40,851	0.0%	-	-	-	-	-	-	-	5,500,000	2,866,750	(315,411)	7,891,576	7,891,576	16.19	7,891,576	16.19
2067	2068	40,851	0.0%	-	-	-	-	-	-	-	5,500,000	2,866,750	(315,411)	7,891,576	7,891,576	16.19	7,891,576	16.19
2068	2069	40,851	0.0%	-	-	-	-	-	-	-	5,500,000	2,866,750	(315,411)	7,891,576	7,891,576	16.19	7,891,576	16.19
2069	2070	40,851	0.0%	-	-	-	-	-	-	-	5,500,000	2,866,750	(315,411)	7,891,576	7,891,576	16.19	7,891,576	16.19
2070	2071	40,851	0.0%	-	-	-	-	-	-	-	5,500,000	2,866,750	(315,411)	7,891,576	7,891,576	16.19	7,891,576	16.19
2071	2072	40,851	0.0%	-	-	-	-	-	-	-	5,500,000	2,866,750	(315,411)	7,891,576	7,891,576	16.19	7,891,576	16.19
2072	2073	40,851	0.0%	-	-	-	-	-	-	-	5,500,000	2,866,750	(315,411)	7,891,576	7,891,576	16.19	7,891,576	16.19
2073	2074	40,851	0.0%	-	-	-	-	-	-	-	5,500,000	2,866,750	(315,411)	7,891,576	7,891,576	16.19	7,891,576	16.19
2074	2075	40,851	0.0%	-	-	-	-	-	-	-	5,500,000	2,866,750	(315,411)	7,891,576	7,891,576	16.19	7,891,576	16.19
2075	2076	40,851	0.0%	-	-	-	-	-	-	-	5,500,000	2,866,750	(315,411)	7,891,576	7,891,576	16.19	7,891,576	16.19
2076	2077	40,851	0.0%	-	-	-	-	-	-	-	5,500,000	2,866,750	(315,411)	7,891,576	7,891,576	16.19	7,891,576	16.19
2077	2078	40,851	0.0%	-	-	-	-	-	-	-	5,500,000	2,866,750	(315,411)	7,891,576	7,891,576	16.19	7,891,576	16.19
2078	2079	40,851	0.0%	-	-	-	-	-	-	-	5,500,000	2,866,750	(315,411)	7,891,576	7,891,576	16.19	7,891,576	16.19
2079	2080	40,851	0.0%	-	-	-	-	-	-	-	5,500,000	2,866,750	(315,411)	7,891,576	7,891,576	16.19	7,891,576	16.19
2080	2081	40,851	0.0%	-	-	-	-	-	-	-	5,500,000	2,866,750	(315,411)	7,891,576	7,891,576	16.19	7,891,576	16.19
2081	2082	40,851	0.0%	-	-	-	-	-	-	-	5,500,000	2,866,750	(315,411)	7,891,576	7,891,576	16.19	7,891,576	16.19
2082	2083	40,851	0.0%	-	-	-	-	-	-	-	5,500,000	2,866,750	(315,411)	7,891,576	7,891,576	16.19	7,891,576	16.19
2083	2084	40,851	0.0%	-	-	-	-	-	-	-	5,500,000	2,866,750	(315,411)	7,891,576	7,891,576	16.19	7,891,576	16.19
2084	2085	40,851	0.0%	-	-	-	-	-	-	-	5,500,000	2,866,750	(315,411)	7,891,576	7,891,576	16.19	7,891,576	16.19
2085	2086	40,851	0.0%	-	-	-	-	-	-	-	5,500,000	2,866,750	(315,411)	7,891,576	7,891,576	16.19	7,891,576	16.19
2086	2087	40,851	0.0%	-	-	-	-	-	-	-	5,500,000	2,866,750	(315,411)	7,891,576	7,891,576	16.19	7,891,576	16.19
2087	2088	40,851	0.0%	-	-	-	-	-	-	-	5,500,000							



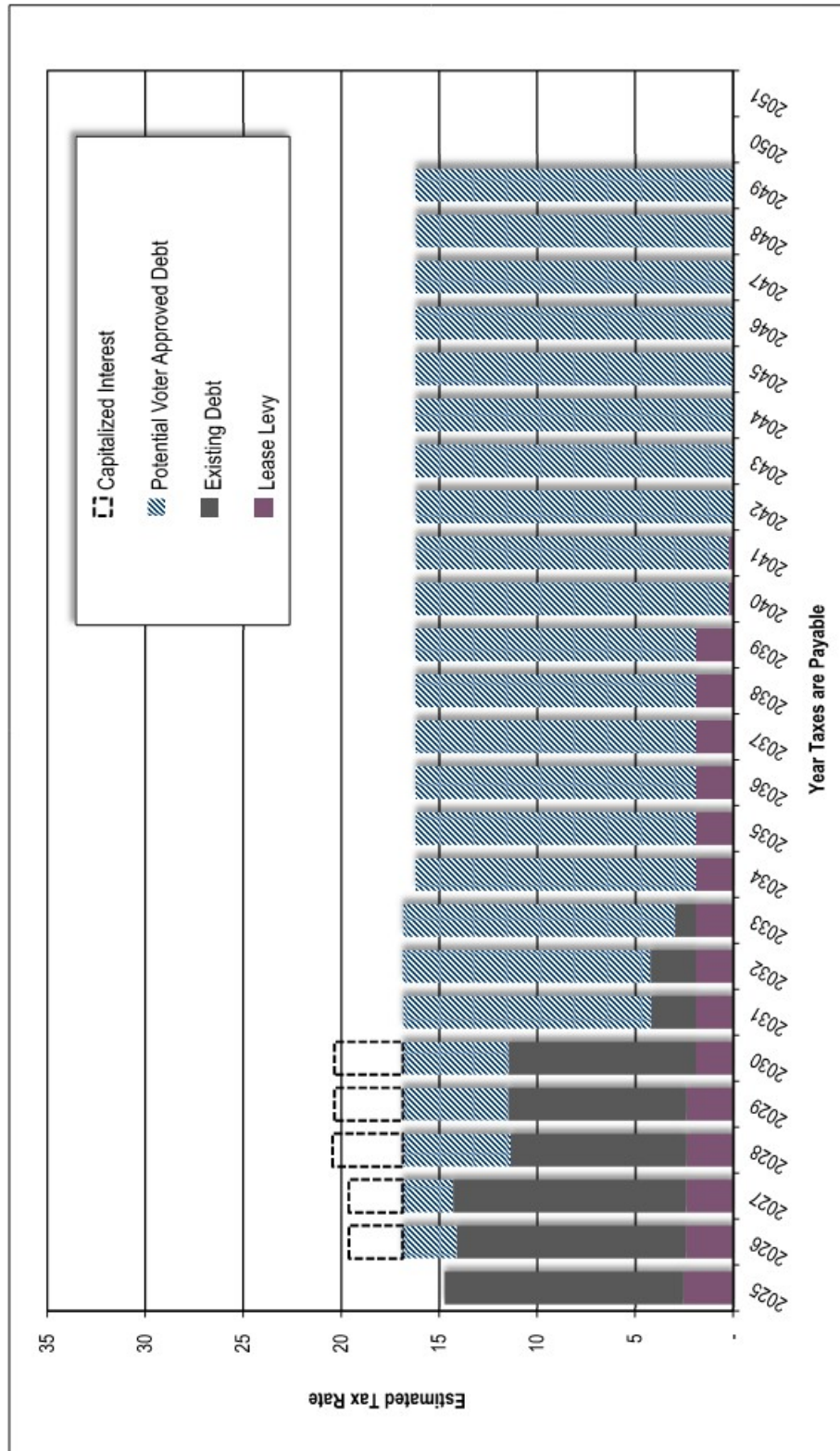
# Cambridge-Isanti Public School District No. 911

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

**\$87,100,000 Bond Issue**

**24 Tax Levies**

**Wrapped Around Existing Debt**



Date Prepared: June 24, 2025

Date Prepared: June 24, 2025

Debt Plan 25e-Cambridge-Isanti (Q1) (RC).xlsx





Cambridge-Isanti Public School District No. 911

Analysis of Possible Structure for Capital and Debt Levies

Type of Bond	Principal Amount	Dated Date	Interest Rate
Noter-Approved Building	\$50,215,000	02/01/26	5.00%
Noter-Approved Building	\$63,360,000	02/01/28	5.00%

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

June 24, 2025

Levy	Fiscal Year	Tax Capacity Value <sup>1</sup> (\$/Cap)	% Cap	Building Bonds <sup>2</sup>	Alt Facilities <sup>3</sup> H&S Bonds <sup>4</sup>	Abatement	Existing Commitments	Net Levy	Tax Rate	Lease Levy	Existing Tax Rate	Principal	Interest	Auto Debt Excess <sup>5</sup>	Net Levy	Initial Debt Levy	State Aid	Combined Totals	Tax Rate
2024	2025	46,559	11.9%	4,891,549	68,990	971,250	(487,918)	5,474,880	12.28	5,145,656	14.45	-	-	-	-	6,820,455	-	-	14.45
2025	2026	46,564	3.4%	5,089,455	68,990	753,680	(231,957)	5,611,148	12.18	5,164,833	14.71	330,000	3,010,750	-	-	10,480,079	-	-	14.71
2026	2027	46,567	5.0%	5,078,786	68,990	742,140	(232,229)	5,633,688	11.69	5,164,833	14.70	450,000	2,894,250	173,000	-	10,605,364	-	-	14.70
2027	2028	46,571	1.0%	5,204,145	68,990	751,170	(235,036)	5,718,039	11.91	5,164,833	14.30	-	-	-	-	10,732,703	-	-	14.30
2028	2029	46,579	1.0%	3,823,880	68,990	753,680	(242,236)	4,435,063	8.99	5,164,833	11.35	-	-	-	-	10,732,703	-	-	11.35
2029	2030	46,589	0.0%	3,823,200	68,990	755,160	(187,000)	4,483,229	9.11	5,164,833	11.47	-	-	-	-	10,732,703	-	-	11.47
2030	2031	46,599	0.0%	1,554,420	2,598,960	750,330	(187,213)	4,716,497	9.56	5,164,833	11.46	-	-	-	-	10,732,703	-	-	11.46
2031	2032	46,599	0.0%	597,530	-	753,160	(165,148)	1,284,642	2.28	5,164,833	4.18	2,285,000	6,025,250	(202,310)	-	10,732,703	-	-	4.18
2032	2033	46,599	0.0%	447,510	-	753,160	(155,912)	1,148,078	2.33	5,164,833	2.54	3,240,000	5,859,250	(345,071)	-	10,732,703	-	-	2.54
2033	2034	46,599	0.0%	562,380	-	-	(48,940)	514,340	1.04	5,164,833	1.50	3,840,000	5,737,000	(395,829)	-	10,732,703	-	-	1.50
2034	2035	46,599	0.0%	-	-	-	-	-	-	5,164,833	1.50	4,140,000	5,540,000	(395,801)	-	10,732,703	-	-	1.50
2035	2036	46,599	0.0%	-	-	-	-	-	-	5,164,833	1.50	4,340,000	5,333,000	(395,828)	-	10,732,703	-	-	1.50
2036	2037	46,599	0.0%	-	-	-	-	-	-	5,164,833	1.50	4,570,000	5,115,750	(395,830)	-	10,732,703	-	-	1.50
2037	2038	46,599	0.0%	-	-	-	-	-	-	5,164,833	1.50	4,795,000	4,887,250	(395,830)	-	10,732,703	-	-	1.50
2038	2039	46,599	0.0%	-	-	-	-	-	-	5,164,833	1.50	5,030,000	4,447,000	(395,830)	-	10,732,703	-	-	1.50
2039	2040	46,599	0.0%	-	-	-	-	-	-	5,164,833	0.21	6,060,000	4,385,750	(395,830)	-	10,732,703	-	-	0.21
2040	2041	46,599	0.0%	-	-	-	-	-	-	5,164,833	0.21	6,415,000	4,091,750	(395,830)	-	10,732,703	-	-	0.21
2041	2042	46,599	0.0%	-	-	-	-	-	-	5,164,833	0.21	6,830,000	3,771,000	(395,830)	-	10,732,703	-	-	0.21
2042	2043	46,599	0.0%	-	-	-	-	-	-	5,164,833	0.21	7,160,000	3,429,250	(395,830)	-	10,732,703	-	-	0.21
2043	2044	46,599	0.0%	-	-	-	-	-	-	5,164,833	0.21	7,540,000	3,070,250	(395,830)	-	10,732,703	-	-	0.21
2044	2045	46,599	0.0%	-	-	-	-	-	-	5,164,833	0.21	7,960,000	2,683,250	(395,830)	-	10,732,703	-	-	0.21
2045	2046	46,599	0.0%	-	-	-	-	-	-	5,164,833	0.21	8,315,000	2,287,250	(395,830)	-	10,732,703	-	-	0.21
2046	2047	46,599	0.0%	-	-	-	-	-	-	5,164,833	0.21	8,730,000	1,881,000	(395,830)	-	10,732,703	-	-	0.21
2047	2048	46,599	0.0%	-	-	-	-	-	-	5,164,833	0.21	9,165,000	1,445,000	(395,830)	-	10,732,703	-	-	0.21
2048	2049	46,599	0.0%	-	-	-	-	-	-	5,164,833	0.21	9,625,000	986,750	(395,830)	-	10,732,703	-	-	0.21
2049	2050	46,599	0.0%	-	-	-	-	-	-	5,164,833	0.21	10,110,000	555,000	(395,830)	-	10,732,703	-	-	0.21
2050	2051	46,599	0.0%	-	-	-	-	-	-	5,164,833	0.21	-	-	-	-	10,732,703	-	-	0.21
2051	2052	46,599	0.0%	-	-	-	-	-	-	5,164,833	0.21	-	-	-	-	10,732,703	-	-	0.21
2052	2053	46,599	0.0%	-	-	-	-	-	-	5,164,833	0.21	-	-	-	-	10,732,703	-	-	0.21
2053	2054	46,599	0.0%	-	-	-	-	-	-	5,164,833	0.21	-	-	-	-	10,732,703	-	-	0.21
<b>Totals</b>				<b>31,055,378</b>	<b>3,168,728</b>	<b>6,946,078</b>	<b>(2,247,590)</b>	<b>38,892,578</b>		<b>16,544,725</b>		<b>123,575,000</b>	<b>182,315,258</b>	<b>(8,148,246)</b>	<b>225,337,876</b>	<b>208,875,381</b>	<b>-</b>	<b>208,875,381</b>	

- The capacity value for taxes payable in 2024 and 2025 are the actual values. Estimates for future years are based on the percentage changes as shown above.
- Initial debt service levies prior to subtracting debt equalization are set at 100 percent of the principal and interest payments during the first fiscal year.
- Debt excess adjustment for taxes payable in 2024 and 2025 are the actual amounts. The adjustment for 2026 is an estimate using the June 30, 2024 debt service fund balance. Debt excess for future years is estimated at 4.5% of the prior year's initial debt service levy.
- To maintain a level tax rate, a portion of the related payments due during fiscal year 2029, 2030, and 2031 would be made from bond proceeds. Those payments are estimated at \$3,350,000.



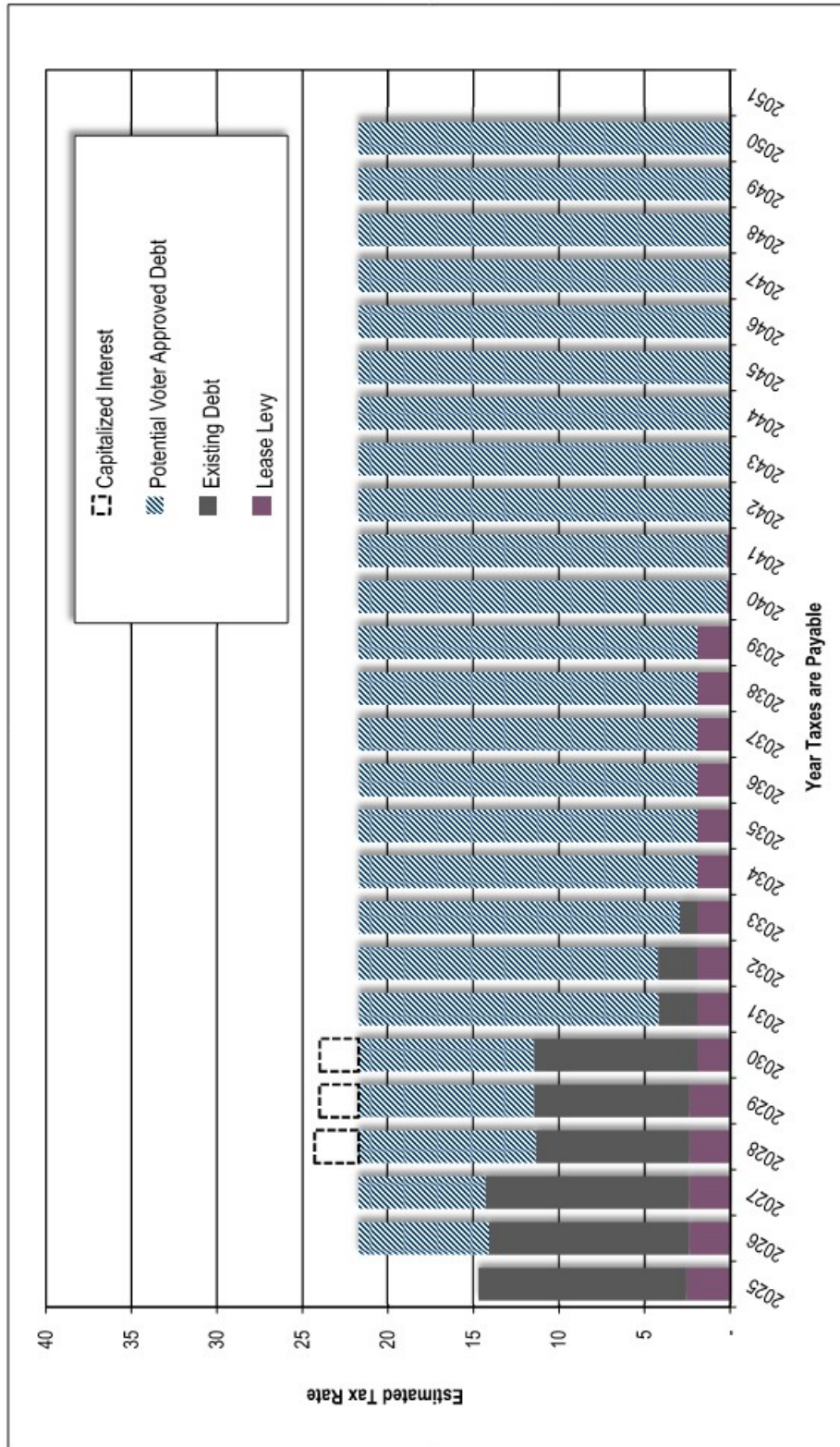
Debt Plan 25e-Cambridge-Isanti (BothQ) RC.xlsx

# 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**



June 24, 2025

Date Prepared:

Debt Plan 25e-Cambridge-Isanti (BothQ) RC.xlsx



**Cambridge-Isanti Public School District No. 911**

Analysis of Tax Impact for Potential School Building Bond Issue  
November 2025 Election

June 24, 2025

Authorized Bond Issue Amount	Question 1 \$87,100,000	Question 2 \$36,475,000	Both Questions \$123,575,000
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Type of Property	Estimated Market Value	Estimated Impact on Annual Taxes Payable 2026 compared to 2025*		
Residential Homestead	\$100,000	\$13	\$30	\$43
	150,000	25	57	82
	200,000	37	83	120
	250,000	49	110	158
	300,000	60	136	196
	350,000	72	162	234
	400,000	84	189	273
	450,000	95	215	311
	500,000	107	242	349
	550,000	121	273	394
	600,000	134	303	438
	750,000	175	394	569
	1,000,000	242	546	788
Commercial/ Industrial	\$100,000	\$32	\$73	\$105
	250,000	91	206	298
	500,000	199	449	648
	1,000,000	414	934	1,348
Agricultural Homestead** (average value per acre of land & buildings)	\$2,000	\$0.06	\$0.15	\$0.21
	3,000	0.10	0.22	0.32
	4,000	0.13	0.29	0.42
	5,000	0.16	0.36	0.53
	6,000	0.19	0.44	0.63
	7,000	0.23	0.51	0.74
Agricultural Non-Homestead** (average value per acre of land & buildings)	\$2,000	\$0.13	\$0.29	\$0.42
	3,000	0.19	0.44	0.63
	4,000	0.26	0.58	0.84
	5,000	0.32	0.73	1.05
	6,000	0.39	0.87	1.26
	7,000	0.45	1.02	1.47

<p>* 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.</p>				
<p>** 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 &amp; 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.</p>				

**7. Compliance Documentation**

- I. The school district will be in compliance with Minnesota Statute 471.345 governing municipal contracts issued for this project;
- II. The school district and the design team will include elements of sustainable design for this project;
- III. If the project installs or modifies facility mechanical systems, the school district, engineers, and contractors will be in compliance with school facility commissioning under Minnesota Statute 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 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 compliance with Minnesota State Fire Code;
- VI. The project will be compliance with Minnesota Statute Chapter 326B governing building codes; and
- 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 architects/engineers will maintain documentation showing compliance with these items upon and subsequent to project completion.

Superintendent Signature: \_\_\_\_\_ Date \_\_\_\_\_

Board Chair Signature: \_\_\_\_\_ Date \_\_\_\_\_

Architect/Engineer Signature:  \_\_\_\_\_ Date 6/26/25