



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

**Working Session  
Wednesday, April 17, 2024 at 4:00 PM  
Rock Ridge Administration Building, 1405 Progress Parkway,  
Virginia, MN 55792**

## AGENDA

1. Call to order.
2. Discussion on Northland Learning Center.



**Northland Learning Center**

# **LONG RANGE FACILITY PLAN**

February 2024 – Cooperative Member Board Presentation



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





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

# SERVICES AND PROGRAMS WE PROVIDE



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

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

# PROGRAMS



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

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

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

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

## **Alternative Learning Center (ALC) - Grades 7-12**

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

## **18-22 Bridge to Independence Transition program**

- Developmental Cognitive Disabilities (DCD)

# CURRENT ENROLLMENT



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

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

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

# PLAN DEVELOPMENT HISTORY – 4 YEARS

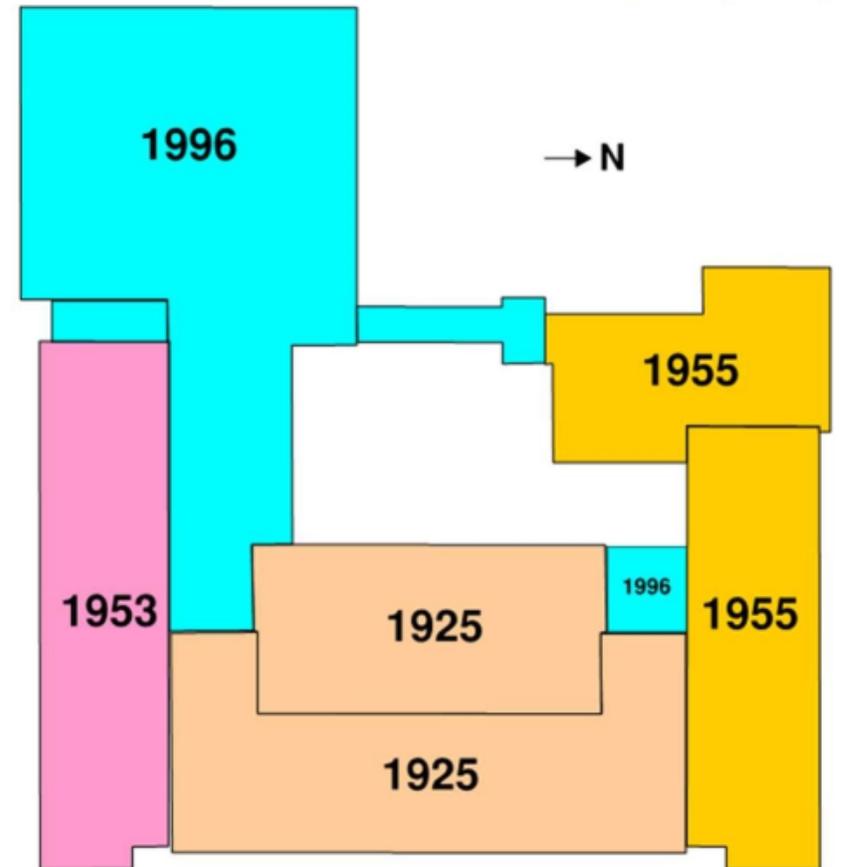


- RFP in 2019 & ICS hired in Oct for Long Range Facility planning, design and construction
- ICS provided:
  - Facility Needs Assessment Performed
  - Staff and Community Listening Sessions
  - Assessed and reviewed nine other facilities and many site options
  - Multiple Updated plan options and budgets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

# CURRENT HOME FOR NLC



- Original James Madison School
- Approximately 83,000 ft<sup>2</sup>
- Average age of facility is 70+ year old
- Parts of the building are 98 years old
- 2.5 Acre site
- Leased from Rock Ridge



# EXISTING FACILITY CHALLENGES:



## Heating Plant

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



# EXISTING FACILITY CHALLENGES:



## Asbestos Insulation

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



# EXISTING FACILITY CHALLENGES:



## Building Automation System

- Pneumatic control system
- Limited control
- Reactive maintenance



# EXISTING FACILITY CHALLENGES:



## Interior – Basement Flooring

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



# EXISTING FACILITY CHALLENGES:

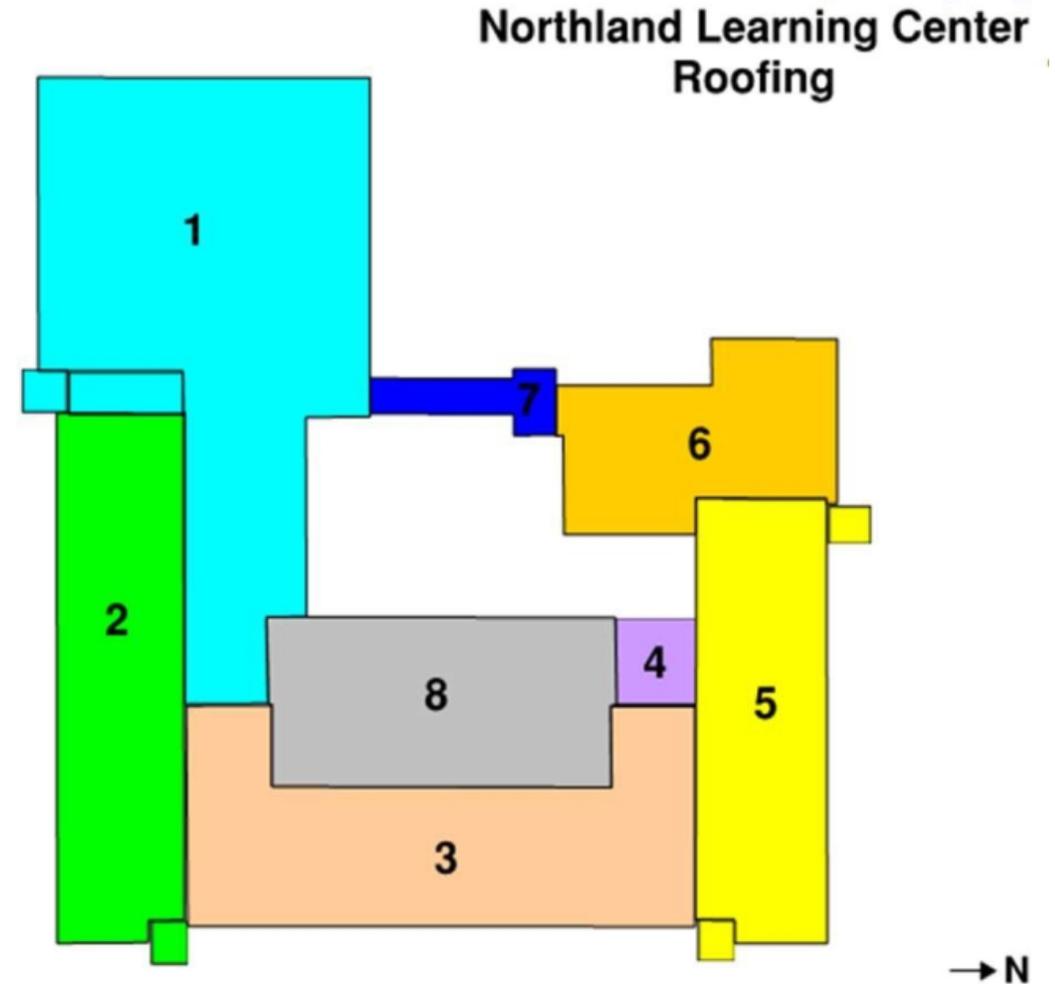


## Building Envelope – Roofing & Exterior

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



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



# PRELIMINARY OPTIONS:



## NLC Board Considered:

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

***NLC Board Considering Option #2 or Option #4***



# PRELIMINARY OPTIONS: OPTION #2



## OPTION #2

### STAY AT EXISTING NLC SITE:

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

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

**Add ALC: 3,240 ft<sup>2</sup> = \$1,000,000 Existing building remodel**

# PRELIMINARY OPTIONS: OPTION #4



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

**OPTION #4**



**Properties are currently being held for NLC**

**Red** = 2.14 Acres (Northward Properties)

**Blue** = 2.86 Acres (City of Mt. Iron)

**Total = 5.00 Acres**

**Land Cost = \$600,000**

# PRELIMINARY OPTIONS: OPTION #4



## PROPOSED NEW LOCATION (MT. IRON)

## OPTION #4

### New NLC Facility Cost Estimate:

#### Facility:

38,000 ft<sup>2</sup> = \$15,200,000

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

= \$3.6M Estimate

**Total = \$18.8M**

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

### Option to Add ALC:

3,240 ft<sup>2</sup> = \$1,300,000



## New Funding:

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

# FUNDING SUMMARY



## Option #2: Stay at Existing Facility

\$17,200,000

-\$10,600,000 (IRRR)

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

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

## Option #4: New Facility

\$18,800,000

-\$10,600,000 (IRRR)

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

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

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

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

# Lease Calculation/Distribution

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

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

# Tax Impact

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

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



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

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