

CALEDONIA AREA PUBLIC SCHOOLS

School Facility Planning Community Survey

DEAR RESIDENT,

The Caledonia Area School District has been working on a plan to address our facility needs to better serve our students and community. The last significant investment in our schools was made over 20 years ago when the middle/high school was built. While our maintenance team works hard to maintain our buildings, there are large projects that need to be completed, including replacing air handling units and roof sections and renovating bathrooms that have failing pipes and accessibility issues at the elementary school. Safety and security enhancements are also needed at both schools. In addition, there are classrooms that require updates and the woods and metals shop needs to be expanded to better prepare students for high-demand jobs in the trades.

The cost to complete these projects is greater than what the District's annual operating budget can support and will likely require the District to ask voters to support a bond referendum. However, before a plan is finalized, we are conducting a community-wide survey to give all residents an opportunity to provide input on the proposed projects. Please take a few minutes to complete this important survey.

Sincerely,

Craig Ihrke, Superintendent

YOU CAN COMPLETE THE SURVEY IN ONE OF THE FOLLOWING WAYS:



Scan the QR code to the right with your smartphone camera, or visit bit.ly/cal_survey to complete the survey online.



Download and print the survey at cps.k12.mn.us. Drop off or mail to **Caledonia Area Public Schools, 511 West Main Street, Caledonia, MN 55921.**



Call **507.725.3389** to have a survey mailed to you. Drop off or mail to **Caledonia Area Public Schools, 511 West Main Street, Caledonia, MN 55921.**

Scan the QR code with your phone or visit the link below to complete the survey online.



cps.k12.mn.us



All responses must be submitted online or postmarked by **MARCH 9, 2026.**

ABOUT YOU

1 What is your age?

- 18-25 26-35 36-45 46-55 56-64 65+

2 Are you an employee of the Caledonia Area School District?

- Yes No

3 Do you have school-aged children?

- Yes No

4 Do you live in the Caledonia Area School District?

- Yes No

5 Please select all that describe you:

- | | |
|---|--|
| <input type="checkbox"/> Own a home in the District | <input type="checkbox"/> Own commercial property in the District |
| <input type="checkbox"/> Rent in the District | <input type="checkbox"/> Own agricultural land in the District |
| <input type="checkbox"/> Own a business in the District | <input type="checkbox"/> None of the above |

6 In which municipality do you reside?

- | | | |
|---|--|---|
| <input type="checkbox"/> Caledonia | <input type="checkbox"/> Black Hammer Township | <input type="checkbox"/> Mayville Township |
| <input type="checkbox"/> Hokah | <input type="checkbox"/> Eitzen | <input type="checkbox"/> Union Township |
| <input type="checkbox"/> Freeburg | <input type="checkbox"/> Jefferson Township | <input type="checkbox"/> Other |
| <input type="checkbox"/> Wilmington Township | <input type="checkbox"/> Caledonia Township | <input type="checkbox"/> Do not live in the school district |
| <input type="checkbox"/> Crooked Creek Township | <input type="checkbox"/> Brownsville Township | |
| <input type="checkbox"/> Sheldon Township | <input type="checkbox"/> Brownsville | |
| <input type="checkbox"/> Mound Prarie Township | <input type="checkbox"/> Winnebago Township | |

FACILITY PLANNING

A *Facilities Condition Assessment* was completed by Kraus-Anderson and ISG, the District's construction and architect and engineering consultants. The assessment evaluated the schools' condition, adequacy of the educational spaces, and site needs.

The study reported that while the District has done a good job maintaining the buildings, there are roof sections, plumbing fixtures/systems, and electrical systems that have exceeded their service life and are in need of replacement. In addition, there are classrooms and support spaces that are undersized and need updates to better meet current and future learning needs.

A full report was presented to the school board on September 15, 2025 and can be found attached to that meeting's minutes on the District's website. If the public supports addressing the identified needs, the primary way to obtain funding is through a voter-approved bond referendum.

Below are photos of some of the findings from the facility assessment.



Membrane roof passed the warranty period and showing signs of failure.



Roof top HVAC unit passed its life expectancy with maintenance issues. Recommend replacement for indoor air quality improvements.



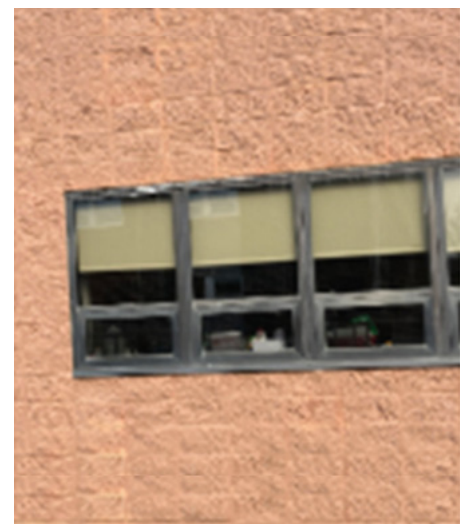
Upgrade elevator to bring up to current codes.



Plumbing fixtures have become a maintenance issue. Repair or replace as needed.



Aged electrical switch gear and panels needing repair and/or replaced as needed.



Exterior envelope repairs, tuckpointing, caulking and or replacement as needed.

BASE PLAN

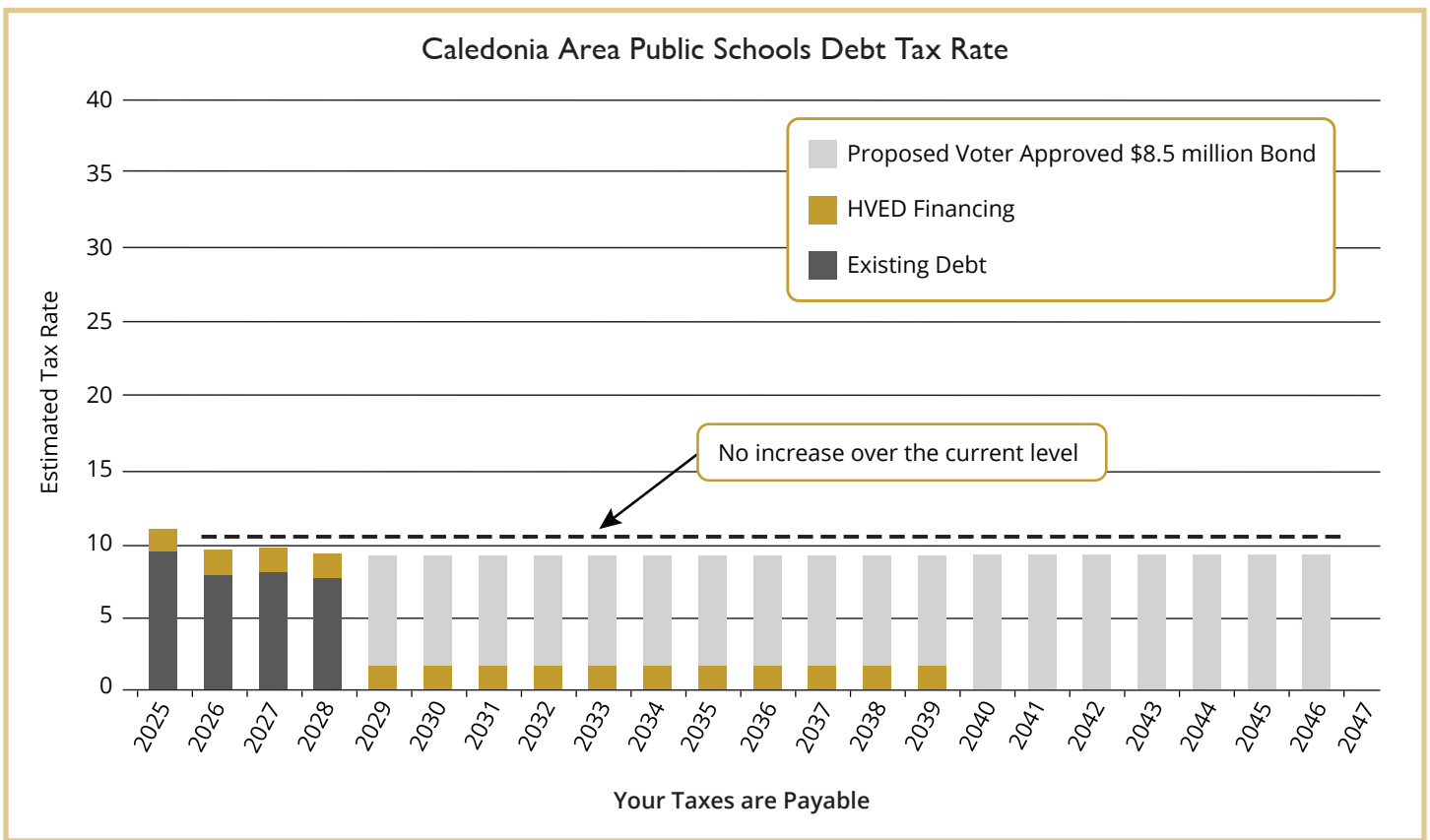
District officials reviewed the facilities analysis and created a list of potential projects. Next, they identified the highest priority projects that could be done **without raising the current tax rate** and created a Base Plan.

The Base Plan includes the following:

- Replace roof sections that have exceeded their service life
- Replace rooftop heating and ventilation (HVAC) units that are failing
- Update plumbing systems and renovate bathrooms at the elementary school
- Repair middle/high school commons flooring
- Enhance secure entrance systems at both schools
- Add needed storage

Estimated cost of Base Plan: \$8.5 million

Due to careful financial planning, the District could complete the highest priority projects with no increase to taxes over the current rate.



Would you support an \$8.5 million bond referendum to complete the Base Plan as described above?

This would NOT INCREASE THE TAX RATE over the current level.

- Definitely yes
- Probably yes
- Undecided
- Probably no
- Definitely no

ADDITIONAL PROJECTS

In addition to the Base Plan, the following projects have been identified to allow the District to better serve students and the community. The referendum could be expanded to include one or more of the following projects:

Update and Expand the Career and Technical Education Labs (formerly known as the “Shop”)

The high school's shop area, now known as the Career and Technical Education (CTE) Lab, needs to be expanded to ensure our students have real-world, hands-on experiences in courses including welding/metals, woods, automotive, and agriculture. This will allow the District to expand course offerings and better prepare students for high demand jobs in the trades.

Estimated Cost: \$4.5 million

Would you support a referendum that provides funding to update and expand the career and technical education labs (shop)?

- Yes
- No
- Not sure/need more information

Add a Gym at the Middle/High School

There is not enough gym and large group activity space in the District. As a result, our students are practicing late into the evening and youth and community use requests go unmet. An additional gym would provide needed space for physical education, school and area youth athletic teams, and community use outside of the school day.

Estimated Cost: \$4.5 million

Would you support a referendum that provides funding to build an additional gym at the middle/high school?

- Yes
- No
- Not sure/need more information

Comments/Suggestions:

ADDITIONAL PROJECTS

Update and Expand the Weight Room

The school's weight room is undersized, making it challenging for a full team or physical education class to utilize the space safely at one time. An updated and expanded room would provide space for additional and updated equipment as well as improve safety for participants.

Estimated Cost: \$2.5 – \$4 million (Depending on the option selected)

Would you support a referendum that provides funding to update and expand the weight room?

Yes

No

Not sure/need more information

Comments/Suggestions:



ADDITIONAL PROJECTS

Expand Multi-Purpose Space to Better Support Wrestling + Gymnastics

The current multi-purpose space is too small to meet the needs of both the gymnastics and wrestling programs. The multi-purpose room can be expanded to provide needed space for both programs for both practices and competition as well as serve as a large group space for other school and community events.

Estimated Cost: Up to \$2.7 million

Would you support a referendum that provides funding to expand multi-purpose space to better support wrestling, gymnastics, and other programs?

- Yes
- No
- Not sure/need more information

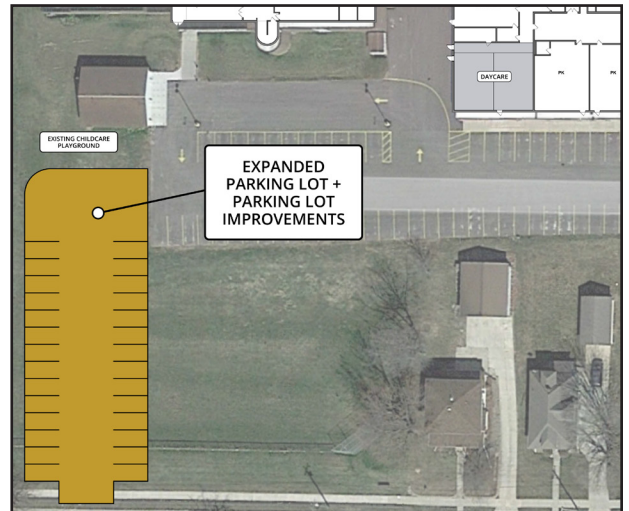
Add Parking at the Elementary School

There is a need for additional parking at the elementary school. The parking lot on the south side of the school could be expanded and site circulation improved to improve safety and staff and visitor access to the school.

Estimated Cost: \$710,000

Would you support a referendum that provides funding to add parking at the elementary school?

- Yes
- No
- Not sure/need more information



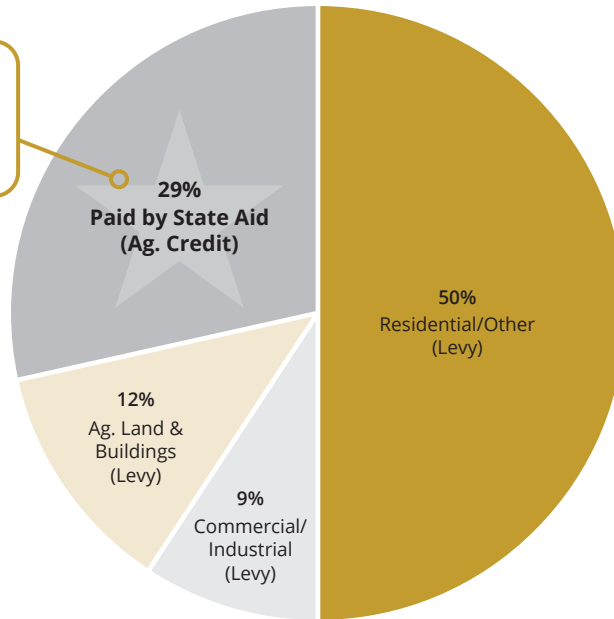
Comments/Suggestions:

AG2SCHOOL CREDIT

Due to the amount of agriculture land that the school district has, approximately 29% of debt service levies for the Caledonia School District are paid for through the State Agriculture Credit Program. This tax credit program began in 2017 in an effort to equalize the burden for agriculture land owners on school building bonds. The Ag2School credit is an automatic tax credit provided to all agricultural property.

Sources of Payment for Debt Service Levies for the Caledonia Area School District

Should Caledonia Area School District voters support a bond referendum, 29% of the cost of the project will be paid for by the State of Minnesota.



FUNDING SUPPORT

The cost to address all the needs identified in the survey is approximately \$24 million. The District would like to know your willingness to support these projects through a tax increase, should they move forward with a bond referendum.

Type of property	Estimated Market Value	BOND REFERENDUM ESTIMATED INCREASE PER YEAR				
		\$8.5 million	\$12 million	\$16 million	\$20 million	\$24 million
Residential/Homestead	\$100,000	\$0	\$11	\$33	\$53	\$75
	\$200,000	\$0	\$30	\$90	\$146	\$205
	\$250,000	\$0	\$40	\$119	\$193	\$270
	\$300,000	\$0	\$50	\$147	\$239	\$335
	\$400,000	\$0	\$69	\$204	\$332	\$466
Commercial/Industrial	\$125,000	\$0	\$33	\$98	\$160	\$224
	\$250,000	\$0	\$75	\$223	\$363	\$508
	\$500,000	\$0	\$164	\$486	\$789	\$1,106
Ag Homestead (average value per acre of land and buildings)	\$7,000	\$0	\$0.19	\$0.55	\$0.90	\$1.26
	\$8,000	\$0	\$0.21	\$0.63	\$1.02	\$1.44
	\$9,000	\$0	\$0.24	\$0.71	\$1.15	\$1.61
Ag Non-Homestead (average value per acre of land and buildings)	\$7,000	\$0	\$0.37	\$1.10	\$1.79	\$2.51
	\$8,000	\$0	\$0.42	\$1.26	\$2.05	\$2.87
	\$9,000	\$0	\$0.48	\$1.42	\$2.30	\$3.23

In general, based on the tax increases shown, which bond amount would you be willing to support?

Representing a tax increase as shown in the chart above over the next 20 years.

- \$24 million bond
- \$20 million bond
- \$16 million bond
- \$12 million bond
- \$8.5 million bond (will not increase your tax rate)
- I am not supportive of any bond at this time.
- Not sure/need more information

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