

Metropolitan School District of North Posey County

**M.S.D. OF NORTH POSEY COUNTY**

**PROPOSED TIMETABLE**

**LEASE FINANCING – NON CONTROLLED PROJECTS\***

**ENERGY SAVINGS CONTRACT FROM CPF**

*(REVISED SEPTEMBER 25, 2014)*

September 23, 2014	Conference call with Superintendent, School Attorney, Financial Advisor & Bond Counsel
<b>September 30, 2014</b>	<b>School Board work session to receive financial information for bond project</b>
October – December, 2014	Proceed through Design/Build process to qualify bidders & select best proposal
November 10, 2014	School Board meeting to select Energy Savings Provider and authorizing financing loan to be repaid from CPF
November – December, 2014	Close on financing loan for Energy Savings Project and commence work
November, 2014 - March, 2015	Appraisal proceedings for sale of real estate <i>(Local counsel should also make sure all zoning approvals or waivers are obtained especially if parcels are subdivided)</i>
November 10 – December 8 2014	Circulate Patrons Petition <i>(need signatures of 50 patrons)</i>
November 18, 2014	Deliver Notice of project hearing to newspapers
November 25 & 26, 2014	Publish Notice of project hearing <i>(at least 10 days before project hearing)</i>
December 2, 2014	Deliver Notice of Hearing on Lease to newspapers

December 8, 2014	<p><b>School Board meeting to:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> hold hearing on projects;</li> <li><input type="checkbox"/> adopt Project Resolution – North Posey Jr/Sr High School;</li> <li><input type="checkbox"/> adopt Project Resolution –North Elementary School;</li> <li><input type="checkbox"/> adopt Project Resolution – South Terrace Elementary School;</li> <li><input type="checkbox"/> adopt Resolution Receiving Patrons Petition and Determining Need for projects;</li> <li><input type="checkbox"/> adopt Resolution Approving Preliminary Plans, Form of Lease and Authorizing Publication of Notice of Lease Hearing; and</li> <li><input type="checkbox"/> adopt Reimbursement Resolution</li> </ul>
December 8, 2014	<p><b>Building Corporation meeting to:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> adopt Resolution Approving Form of Lease</li> </ul>
December 9 & 10, 2014	Publish Notice of Hearing on Lease ( <i>at least 30 days before lease hearing</i> )
December 9, 2014	Send Notice of Additional Appropriation Hearing to newspapers
December 16 & 17, 2014	Publish Notice of Additional Appropriation Hearing
January, 2015	Negotiate with selected Design/Build team and execute contract, subject to successful financing
January 6, 2015	Send Notice of Execution of Lease to newspapers
January 12, 2015	<p><b>School Board meeting to:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> hold Hearing on Lease;</li> <li><input type="checkbox"/> hold Additional Appropriation Hearing;</li> <li><input type="checkbox"/> adopt Resolution Authorizing Execution of Lease;</li> <li><input type="checkbox"/> adopt Resolution Appropriating the Real Estate Proceeds and Establishing Construction Fund;</li> <li><input type="checkbox"/> adopt Resolution (re)approving formation of Building Corporation (or replacement of members if desired); and</li> <li><input type="checkbox"/> adopt Resolution Approving Continuing Disclosure Undertaking and issuance of Bonds</li> </ul>

January 12, 2015	<b>Building Corporation meeting to:</b>  <input type="checkbox"/> <b>adopt Resolution Approving Bonds, form of Trust Indenture and deeming Official Statement nearly final</b>
January 12, 2015	Execute Lease
January 13 & 14, 2015	Publish Notice of Execution of Lease
April, 2015	School Counsel orders commitment for title insurance
April 7, 2015	Deliver Notice of Intent to Sell Bonds to newspapers
April 14 & 15, 2015	Publish Notice of Intent to Sell Bonds ( <i>first publication</i> )
April 21 & 22, 2015	Publish Notice of Intent to Sell Bonds ( <i>second publication</i> )
April 30, 2015	Bond Sale
May 19, 2015	Closing on Bonds ( <i>typically approximately 2 weeks after the bond sale</i> )
Within 30 days of the closing on the bonds	File Debt Report with DLGF via Gateway

**Assumptions:**

All bodies comply with Indiana Open Door Law  
Board of Trustees meets on the second Monday of each month  
*The Posey County News* publishes on Tuesday and *Mt. Vernon Democrat* publishes on Wednesday  
All action taken during regularly scheduled meetings, unless otherwise noted

\*Assumes that the total project cost of each project does not exceed \$2,000,000

**Projects:** i) Renovation and improvements to the North Posey Jr/Sr High School; 2) Renovation and improvements to the North Elementary School and 3) Renovation and improvements to the South Terrace Elementary School

**Leased Premises:** One or both of the Elementary School buildings.

**Bond Counsel Contacts:**



**M.S.D. OF NORTH POSEY COUNTY**

\$500k Annual Payment

**ILLUSTRATIVE FINANCING OPTIONS**

	Current Interest Rates			Current Interest Rates plus 1%		
	\$5,000,000	\$6,000,000	\$6,780,000 (1)	\$5,000,000	\$6,000,000	\$6,265,000 (1)
Total Interest Expense	\$1,116,222	\$1,785,605	\$2,475,207	\$1,709,531	\$2,747,337	\$3,099,770
Repayment Term	13 years, 8 months	17 years, 8 months	19 years, 8 months	14 years, 8 months	18 years, 8 months	19 years, 8 months

<b>New North Posey Tax Impact</b>						
Maximum Annual Debt Service Payment	\$498,043	\$497,713	\$499,376	\$495,360	\$499,645	\$500,803
Maximum Tax Rate (2)	\$0.0977	\$0.0976	\$0.0979	\$0.0971	\$0.0980	\$0.0982

<b>Maximum Tax Impact - New North Posey</b>							
Gross Assessed Values	Net Assessed Values (3)	Current Interest Rates			Current Interest Rates plus 1%		
		\$5,000,000	\$6,000,000	\$6,780,000 (1)	\$5,000,000	\$6,000,000	\$6,265,000 (1)
\$75,000	\$16,500	16.12	16.10	16.15	16.02	16.17	16.20
100,000	32,750	32.00	31.96	32.06	31.80	32.10	32.16
117,300 (4)	43,995	42.98	42.94	43.07	42.72	43.12	43.20
150,000	65,250	63.75	63.68	63.88	63.36	63.95	64.08
175,000	81,500	79.63	79.54	79.79	79.14	79.87	80.03
200,000	97,750	95.50	95.40	95.70	94.92	95.80	95.99
\$100,000 of Commercial/Rental Property	\$100,000	\$97.70	\$97.60	\$97.90	\$97.10	\$98.00	\$98.20
1 Acre Agricultural	\$2,050	\$2.00	\$2.00	\$2.01	\$1.99	\$2.01	\$2.01

Note: Tax impact will only affect New North Posey. It is not anticipated that the tax rate will increase above 2014 levels; thus, a tax impact is not projected for Old North Posey.

- (1) Represents the maximum par amount possible within the parameters.
- (2) Based on the pay 2014 certified assessed value of \$484,406,271 for M.S.D. of North Posey County School Corporation. Assumes license excise/financial institutions factor of 5%.
- (3) Tax impact based upon net assessed valuation of home, which includes the standard deduction, supplemental homestead deduction and the mortgage deduction.
- (4) Median home value within the Metropolitan School District of North Posey County, per U.S. Census Bureau 2008 - 2012 American Community Survey.

Prepared by Umbaugh - September 25, 2014  
(Preliminary - Subject to Change)  
(Internal Use Only)

M.S.D. OF NORTH POSEY COUNTY

15 year repayment

**ILLUSTRATIVE FINANCING OPTIONS**

	Current Interest Rates				Current Interest Rates plus 1%			
	\$100,000	\$5,000,000	\$6,000,000	\$7,000,000	\$100,000	\$5,000,000	\$6,000,000	\$7,000,000
Total Interest Expense	\$28,943	\$1,236,342	\$1,484,583	\$1,732,030	\$38,849	\$1,705,905	\$2,047,967	\$2,391,289

<b>New North Posey Tax Impact</b>								
Maximum Annual Debt Service Payment	\$9,281	\$466,190	\$559,408	\$651,505	\$9,917	\$497,106	\$594,908	\$693,998
Maximum Tax Rate (1)	\$0.0018	\$0.0914	\$0.1097	\$0.1278	\$0.0019	\$0.0975	\$0.1167	\$0.1361

<b>Maximum Tax Impact - New North Posey</b>									
Gross Assessed Values	Net Assessed Values	Current Interest Rates				Current Interest Rates plus 1%			
		\$100,000	\$5,000,000	\$6,000,000	\$7,000,000	\$100,000	\$5,000,000	\$6,000,000	\$7,000,000
	(2)								
\$75,000	\$16,500	\$0.30	\$15.08	\$18.10	\$21.09	\$0.31	\$16.09	\$19.26	\$22.46
100,000	32,750	0.59	29.93	35.93	41.85	0.62	31.93	38.22	44.57
117,300 (3)	43,995	0.79	40.21	48.26	56.23	0.84	42.90	51.34	59.88
150,000	65,250	1.17	59.64	71.58	83.39	1.24	63.62	76.15	88.81
175,000	81,500	1.47	74.49	89.41	104.16	1.55	79.46	95.11	110.92
200,000	97,750	1.76	89.34	107.23	124.92	1.86	95.31	114.07	133.04
\$100,000 of Commercial/Rental Property	\$100,000	\$1.80	\$91.40	\$109.70	\$127.80	\$1.90	\$97.50	\$116.70	\$136.10
1 Acre Agricultural	\$2,050	\$0.04	\$1.87	\$2.25	\$2.62	\$0.04	\$2.00	\$2.39	\$2.79

<b>Old North Posey Tax Impact</b>								
Increase in Payments over Current Debt (4)	\$0	\$0	\$59,408	\$151,505	\$0	\$0	\$94,908	\$193,998
Estimated Increase in Tax Rate (2)	\$0.0000	\$0.0000	\$0.0117	\$0.0297	\$0.0000	\$0.0000	\$0.0186	\$0.0380

<b>Estimated Tax Impact - Old North Posey</b>									
Gross Assessed Values	Net Assessed Values	Current Interest Rates				Current Interest Rates plus 1%			
		\$100,000	\$5,000,000	\$6,000,000	\$7,000,000	\$100,000	\$5,000,000	\$6,000,000	\$7,000,000
	(2)								
\$75,000	\$16,500	\$0.00	\$0.00	\$1.93	\$4.90	\$0.00	\$0.00	\$3.07	\$6.27
100,000	32,750	0.00	0.00	3.83	9.73	0.00	0.00	6.09	12.45
117,300 (3)	43,995	0.00	0.00	5.15	13.07	0.00	0.00	8.18	16.72
150,000	65,250	0.00	0.00	7.63	19.38	0.00	0.00	12.14	24.80
175,000	81,500	0.00	0.00	9.54	24.21	0.00	0.00	15.16	30.97
200,000	97,750	0.00	0.00	11.44	29.03	0.00	0.00	18.18	37.15
\$100,000 of Commercial/Rental Property	\$100,000	\$0.00	\$0.00	\$11.70	\$29.70	\$0.00	\$0.00	\$18.60	\$38.00
1 Acre Agricultural	\$2,050	\$0.00	\$0.00	\$0.24	\$0.61	\$0.00	\$0.00	\$0.38	\$0.78

(1) Based on the pay 2014 certified assessed value of \$484,406,271 for M.S.D. of North Posey County School Corporation. Assumes license excise/financial institutions factor of 5%.

(2) Tax impact based upon net assessed valuation of home, which includes the standard deduction, supplemental homestead deduction and the mortgage deduction.

(3) Median home value within the Metropolitan School District of North Posey County, per U.S. Census Bureau 2008 - 2012 American Community Survey.

(4) Represents payments over \$500,000 which would result in a tax impact for Old North Posey taxpayers.

M.S.D. OF NORTH POSEY COUNTY

20 year repayment

**ILLUSTRATIVE FINANCING OPTIONS**

	Current Interest Rates				Current Interest Rates plus 1%			
	\$100,000	\$5,000,000	\$6,000,000	\$7,000,000	\$100,000	\$5,000,000	\$6,000,000	\$7,000,000
Total Interest Expense	\$49,228	\$1,823,724	\$2,190,078	\$2,554,361	\$64,134	\$2,475,143	\$2,973,776	\$3,465,591

<b>New North Posey Tax Impact</b>								
Maximum Annual Debt Service Payment	\$8,290	\$369,350	\$442,715	\$515,340	\$9,119	\$400,618	\$481,063	\$559,834
Maximum Tax Rate (1)	\$0.0016	\$0.0724	\$0.0868	\$0.1011	\$0.0018	\$0.0786	\$0.0943	\$0.1098

<b>Maximum Tax Impact - New North Posey</b>									
Gross Assessed Values	Net Assessed Values (2)	Current Interest Rates				Current Interest Rates plus 1%			
		\$100,000	\$5,000,000	\$6,000,000	\$7,000,000	\$100,000	\$5,000,000	\$6,000,000	\$7,000,000
\$75,000	\$16,500	\$0.26	\$11.95	\$14.32	\$16.68	\$0.30	\$12.97	\$15.56	\$18.12
100,000	32,750	0.52	23.71	28.43	33.11	0.59	25.74	30.88	35.96
117,300 (3)	43,995	0.70	31.85	38.19	44.48	0.79	34.58	41.49	48.31
150,000	65,250	1.04	47.24	56.64	65.97	1.17	51.29	61.53	71.64
175,000	81,500	1.30	59.01	70.74	82.40	1.47	64.06	76.85	89.49
200,000	97,750	1.56	70.77	84.85	98.83	1.76	76.83	92.18	107.33
\$100,000 of Commercial/Rental Property	\$100,000	\$1.60	\$72.40	\$86.80	\$101.10	\$1.80	\$78.60	\$94.30	\$109.80
1 Acre Agricultural	\$2,050	\$0.03	\$1.48	\$1.78	\$2.07	\$0.04	\$1.61	\$1.93	\$2.25

<b>Old North Posey Tax Impact</b>								
Increase in Payments over Current Debt (4)	\$0	\$0	\$0	\$15,340	\$0	\$0	\$0	\$59,834
Estimated Increase in Tax Rate (2)	\$0.0000	\$0.0000	\$0.0000	\$0.0030	\$0.0000	\$0.0000	\$0.0000	\$0.0117

<b>Estimated Tax Impact - Old North Posey</b>									
Gross Assessed Values	Net Assessed Values (2)	Current Interest Rates				Current Interest Rates plus 1%			
		\$100,000	\$5,000,000	\$6,000,000	\$7,000,000	\$100,000	\$5,000,000	\$6,000,000	\$7,000,000
\$75,000	\$16,500	\$0.00	\$0.00	\$0.00	\$0.50	\$0.00	\$0.00	\$0.00	\$1.93
100,000	32,750	0.00	0.00	0.00	0.98	0.00	0.00	0.00	3.83
117,300 (3)	43,995	0.00	0.00	0.00	1.32	0.00	0.00	0.00	5.15
150,000	65,250	0.00	0.00	0.00	1.96	0.00	0.00	0.00	7.63
175,000	81,500	0.00	0.00	0.00	2.45	0.00	0.00	0.00	9.54
200,000	97,750	0.00	0.00	0.00	2.93	0.00	0.00	0.00	11.44
\$100,000 of Commercial/Rental Property	\$100,000	\$0.00	\$0.00	\$0.00	\$3.00	\$0.00	\$0.00	\$0.00	\$11.70
1 Acre Agricultural	\$2,050	\$0.00	\$0.00	\$0.00	\$0.06	\$0.00	\$0.00	\$0.00	\$0.24

- (1) Based on the pay 2014 certified assessed value of \$484,406,271 for M.S.D. of North Posey County School Corporation. Assumes license excise/financial institutions factor of 5%.
- (2) Tax impact based upon net assessed valuation of home, which includes the standard deduction, supplemental homestead deduction and the mortgage deduction.
- (3) Median home value within the Metropolitan School District of North Posey County, per U.S. Census Bureau 2008 - 2012 American Community Survey.
- (4) Represents payments over \$500,000 which would result in a tax impact for Old North Posey taxpayers.

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<b>North Posey - Preliminary Cost Estimate</b>			
<b>Improvement</b>	<b>Minimum</b>	<b>Median</b>	<b>Maximum</b>
<b>Media-Plex</b>			
4,600 s.f. of moderate renovation 1,250 s.f. of new addition			
<b>Estimated Cost Range</b>	<b>575,000</b>	<b>675,000</b>	<b>775,000</b>
<b>Vocational / Agricultural Engineering</b>			
3,100 s.f. of moderate renovation 2,200 s.f. of new addition			
<b>Estimated Cost Range</b>	<b>610,000</b>	<b>715,000</b>	<b>820,000</b>
<b>Sand &amp; Refinish Main Gym Floor</b>			
Investigation of existing thickness would be required			
<b>Estimated Cost Range</b>	<b>27,000</b>	<b>32,000</b>	<b>37,000</b>
<b>Multi-Purpose Turf Field</b>			
Full turf field including D Zones New underdrainage & storm detention Field graphics & text in end zones & mid field			
<b>Estimated Cost Range</b>	<b>1,100,000</b>	<b>1,300,000</b>	<b>1,500,000</b>
<b>MS Roof Replacement</b>			
Assumes PVC roof replacement - 72,000 s.f. Minimum range assumes reusing coping, flashing & insulation Maximum range assumes complete replacement			
<b>Estimated Cost Range</b>	<b>500,000</b>	<b>687,500</b>	<b>875,000</b>
<b>Gym Addition (South Terrace)</b>			
Approximately 10,365 s.f. Restrooms, concessions & storage areas			
<b>Estimated Cost Range</b>	<b>1,600,000</b>	<b>1,800,000</b>	<b>2,000,000</b>
<b>Gym Addition (North)</b>			
Approximately 10,365 s.f. Restrooms, concessions & storage areas			
<b>Estimated Cost Range</b>	<b>1,600,000</b>	<b>1,800,000</b>	<b>2,000,000</b>

**Note: Cost estimates above do not include loose equipment / furniture.**

Guidon Design Inc.  
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**GUIDON**   
DESIGN

SUSTAINABLE  
ARCHITECTURE + ENGINEERING

## **MSD of North Posey County, 2015 Design Build Projects**

### **North Posey High School**

Main Gymnasium Flooring: Evaluated for sanding/restoration or replacement

Aux Gymnasium Upgrade/Flooring:

Flooring to be evaluated for sanding/restoration or replacement

Acoustics to be addressed ceiling/wall mounted baffles

Cage for Safety/Durability at Scoreboard to be addressed

Agriculture/Vocational Technology

Install 2 additional welding booths with cementitious work surface

New ventilation/Exhaust system to serve only Ag/Voc. Welding booths

Equipment: Drill Press, Parts washer, Replacement eyewash station and Fire Blanket

Construct 900 sqft Addition equipped for Paint/Spray booth, Horticulture/Growing space and/or storage mezzanine

Renovate Sewing and Food Lab into Science Class Rooms

Construct two Science/chemistry classrooms.

Provide Laboratory casework with 8 Lab stations

Finishes will be durable for science/chemistry class use

Relocate science furniture from Room A-5 to B-22

Provide Science Prep Room with laboratory casework, workstation

Auditorium

Sound Board with 20 Channels

Sound System Upgrade

Two Additional spot/house lights for stage

Site Improvements

Replace grass on football stadium field with Artificial Turf

Provide fencing at football field's end and tennis courts' side



## **North Posey Junior High School**

### 21st Century Media- Plex Renovation

Provide Door hardware and Security upgrade to foyer (after hours community access)

Renovate computer lab: 30 station computer lab w/ new ceiling and lighting

Renovate Library:

1200 sqft Expansion for the Mediaplex of 1200 sqft into Courtyard

### Flooring Replacement

Upgrade old and failing floor materials to VCT (continuation of established pattern and colors) - includes corridors, restrooms, classrooms and admin space

### Science Room Air Quality

Ventilation system for 3D polymer printer

### Biology Room Air Quality

Ventilation system for dissections or other activities that may distract other classes/students

### Gymnasium

Flooring to be evaluated for sanding/restoration or replacement

Acoustics to be addressed ceiling/wall mounted baffles

## **South Terrace Elementary School**

### Gymnasium Addition

- Gymnasium
- Two Changing Rooms with one RR/stall and shower each
- Physical Education Storage
- Activity/Community Storage with mop sink
- Circulation space and Vestibule
- Public Restrooms (Men's & Women's)

### Classroom Flooring Refurbish/replacement

- Up to six Classrooms, casework, flooring, wall finishes, and ceiling as needed

### Site Improvements

- Fence to enclose playground

## **North Elementary School**

### Gymnasium Addition

- Gymnasium
- Two Changing Rooms with one RR/stall and shower each
- Physical Education Storage
- Activity/Community Storage
- Circulation space and Vestibule
- Public Restrooms (Men's & Women's)

### Building Envelope/Insulation Upgrades (drywall / insulation);

- Classrooms (Uncompleted to date), Kitchen, Restroom, Stage and Multipurpose

### Finish Replacement/Update

- Flooring in Classroom areas
- Removal of 3 classroom partitions, replace with walls

### Library renovation / upgrade

- Furniture/shelving replacement
- Ceiling, wall and floor finish upgrades

## Scope of Work Being Considered

### North Posey

#### Guaranteed Energy Savings Contract

##### **North Posey Sr. High School**

- a. Electrical upgrades – replacement of older original electrical equipment
- b. Control system upgrade / modifications
- c. Main & Auxiliary Gym Lighting replacement with more efficient lighting
- d. Additional parking lot lighting and pole base replacement

##### **North Posey Jr. High School**

- a. Replacement of (14) older unit ventilators with new ducted units
- b. Control system upgrade / modifications
- c. Gym Lighting replacement with more efficient lighting
- d. Roof Replacement

##### **North Elementary School**

- a. Replacement of approximately (30) older unit ventilators with new ducted units
- b. Control system upgrade / replacement / modifications
- c. Insulation/Drywall

##### **South Terrace Elementary School**

- a. Replacement of approximately (21) older unit ventilators with new ducted units
- b. Control system upgrade / replacement / modifications
- c. Multi-Purpose Room Lighting replacement with more efficient lighting

##### **Alternate Scope**

- a. Provide alternate prices for additional work that the Qualified Provider believes would be in the Owner's best interest to consider.