

REIMBURSEMENT RESOLUTION NO. _____

A Reimbursement Resolution of Monroe County Public Library, declaring its official intent to reimburse expenditures for costs related to the construction and acquisition of certain library improvement, renovation, expansion and equipping projects

WHEREAS, Monroe County Public Library (the “Library”) intends to provide for the construction and acquisition of certain library improvement, renovation, expansion and equipping projects, including but not limited to the construction, acquisition and equipping of a new library branch (collectively, the “Projects”); and

WHEREAS, the Library will use funds on hand of the Library to pay for certain costs of the Projects; and

WHEREAS, the Library reasonably expects to reimburse certain costs of the Projects and replenish the funds on hand of the Library with proceeds of long term debt to be issued by the Library pursuant to the provisions of Indiana Code 36-12-3-9, as amended; and

WHEREAS, the Library reasonably expects to issue debt not exceeding Five Million Dollars (\$5,000,000) in aggregate principal amount for purposes of paying and reimbursing certain costs of the Projects;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF MONROE COUNTY PUBLIC LIBRARY, THAT:

- 1.) The Library hereby declares its official intent pursuant to Treasury Regulations Section 1.150-2 and Indiana Code 5-1-14-6(c) to (i) undertake and complete the Projects; and (ii) reimburse certain costs of the Projects, including but not limited to related professional fees, with proceeds of its long term debt to be issued by the Library in an amount not exceeding \$5,000,000 in aggregate principal amount for purposes of paying and reimbursing the costs of such Projects.
- 2.) The Board hereby ratifies the employment of Bose McKinney & Evans LLP, Indianapolis, Indiana to serve as Bond Counsel for the Library and Baker Tilly Virchow Krause, LLP, to serve as Municipal Advisor for the Library.

Adopted this 18th day of September, 2019.

John A. Walsh, President
Board of Trustees

ATTEST:

Fred Risinger, Secretary
Board of Trustees

TIMETABLE AND CHECKLIST
\$5,000,000*
MONROE COUNTY PUBLIC LIBRARY
GENERAL OBLIGATION BONDS, SERIES 2020

<u>Date</u>	<u>Action</u> [†]
January 15, 2020	Meeting of the Library Board of Trustees to (i) adopt Bond Resolution authorizing the issuance of the Bonds, (ii) introduce Appropriation Resolution, and (iii) set date for public hearing on additional appropriation of Bond proceeds
January 16, 2020	Forward notice of public hearing on additional appropriation of Bond proceeds and notice of determination to issue Bonds to <i>The Herald-Times</i> and the <i>Ellettsville Journal</i>
January 29, 2020	Notice of public hearing on additional appropriation of Bond proceeds (at least 10 days prior to hearing) and notice of determination to issue Bonds published (first time) in <i>The Herald-Times</i> and the <i>Ellettsville Journal</i> ; notice of determination to issue Bonds posted in 3 public places
February 5, 2020	Notice of public hearing on additional appropriation of Bond proceeds and notice of determination to issue Bonds published (second time) in <i>The Herald-Times</i> and the <i>Ellettsville Journal</i>
February 5, 2020	Meeting of the County Council to adopt resolution approving issuance of Bonds
February 19, 2020	Library Board of Trustees meets to hold public hearing on additional appropriation and adopt appropriation resolution
Early April 2020	Financial Advisor completes Preliminary Official Statement; if rating will be requested for the Bonds, rating process completed
Mid-April 2020	Forward notice of intent to sell Bonds to <i>The Herald-Times</i> , the <i>Ellettsville Journal</i> and the <i>Court & Commercial Record</i>
April 29, 2020	Notice of intent to sell Bonds published in <i>The Herald-Times</i> , the <i>Ellettsville Journal</i> and the <i>Court & Commercial Record</i> (first time)
May 6, 2020	Notice of intent to sell Bonds published in <i>The Herald-Times</i> , the <i>Ellettsville Journal</i> and the <i>Court & Commercial Record</i> (second time)

* Preliminary, subject to change.

† Actions assume General Obligation Bonds in the amount of \$5,350,950 or less.

May 13, 2020	Deadline for underwriters/financial institutions to submit notice of interest; 24-hour notice of sale given
May 14, 2020	Bond sale; closing documents prepared/circulated for signature
June 2, 2020	Closing

Assumptions:

All bodies comply with Indiana Open Door Law.
Actions Assume General Obligation Bonds of \$5,350,950 or less.

Bond Counsel Contact Information:

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PRELIMINARY PROJECT TASK SCHEDULE

The following preliminary Project Task Schedule reflects tasks anticipated for completion of the MCPL Southwest Branch project. The schedule is based on anticipated Board of Trustees Work Session and Board Meeting dates with presentations to the Branch Planning Team on the Work Session dates and Board approvals given at regularly scheduled meeting dates. It also, assumes that land has been purchased and the County Planning Department has given its preliminary approval for the Southwest Branch to be located on the site.

<u>TASK</u>	<u>COMPLETION DATE</u>
A. MCPL Board votes to Move Forward to Contract Project	17 July 2019
B. Architect Prepares Owner-Architect Agreement & Counsel Reviews	18 July – 7 Aug 2019
C. MCPL Board Reviews Owner-Architect Agreement & Votes on Approval	8 Aug – 21 Aug 2019
D. Architect Begins Project	22 Aug 2019
E. Pre-Design Phase – Allow 5 Weeks	22 Aug - 26 Sept 2019
- Architect & Branch Planning Team Kick-Off Team Meeting	22 Aug 2019
- Architect Prepares Space Program	22 Aug - 26 Sept 2019
- Architect coordinates w/ Branch Planning Team Collections Size & Type	22 Aug- 26 Sept 2019
- Architect Meets with Engineers to Discuss Design Considerations	22 Aug – 26 Sept 2019
- Architect Presents Space Program to Branch Planning Team for Review	26 Sept 2019
F. Schematic Design Phase – Allow 6 Weeks	26 Sept – 13 Nov 2019
- Architect Prepares Concept Drawings	16 Sept – 7 Oct 2019
- Architect Presents Concept Drawings to Branch Planning Team for Review	7 Oct 2019
- Architect Prepares Schematic Design	8 Oct – 13 Nov 2019
- Architect & Site/Civil Engineer Meet with County Planning	TBD
- Architect Presents Schematic Design to Branch Planning Team for Review	13 Nov 2019
- Architect Presents Schematic Design to MCPL Board for Approval	20 Nov 2019
G. Design Development Phase – Allow 15 Weeks	21 Nov 2019 – 11 Mar 2020
- Architect & Engineers Prepare Design Development Documents	21 Nov 2019 – 24 Feb 2020
- Architect Prepares Interior Design Board	21 Nov – 24 Feb 2020
- Architect Researches Furniture & Prepares Furniture Schedule	TBD
- Architect Meets with Branch Planning Team to Review Furniture	TBD
- Architect & Cost Estimator Prepare Construction Cost Estimate	24 Feb – 10 Mar 2020
- Architect & Engineers Coordinate w/MCPL Technology & Security Consultants	TBD
- Architect & Site/Civil Engineer Meet with County Planning	TBD
- Architect Presents Design Development to Branch Planning Team for Review	11 Mar 2020
- Architect Presents Design Development to MCPL Board for Approval	18 Mar 2020

- H. Construction Documents Phase – Allow 8 Weeks** _____ **19 Mar – 13 May 2020**
- Architect & Engineers Prepare Construction Documents Drawings & Specs_ 19 Mar – 13 May 2020
 - Architect & Engineers Coordinate w/MCPL Technology & Security Consultants _____ TBD
 - Architect Selects Furniture Finishes & Prepares Product Brochures _____ TBD
 - Architect Presents Const. Dcmnts. to Branch Planning Team for Final Review _____ 13 May 2020
 - Architect Presents Final Const. Dcmnts. To MCPL Board for Approval to Go to Bid ___ 20 May 2020
 - Architect Submits Const. Dcmnts. To State Plan Review _____ 21 May 2020
- I. Site & Building Bidding/Negotiations Phase – Allow 3 Weeks** _____ **21 May – 10 June 2020**
- Architect Assists MCPL with Advertisement for Request for Bids _____ 21 May 2020
 - Architect Distributes Bidding Documents _____ 21 May 2020
 - Architect Conducts Pre-Bid Meeting & Prepares& Distributes Addenda _____ 1 June 2020
 - Architect Assists MCPL with Receipt of Bids, Analysis & GC Recommendation _____ 10 June 2020
 - MCPL Board Approves preparation of Owner-Contractor Agreement _____ 10 June 2020
 - Architect Prepares Owner-Contractor Agreement _____ 11 June 2020
 - MCPL Board Approves & Executes Owner-Contractor Agreement _____ 17 June 2020
- J. Furniture Bidding/Negotiations Phase – Allow 2 Weeks** _____ **TBD**
- Architect Assists MCPL with Advertisement for Request for Furniture Bids _____ TBD
 - Architect Assists MCPL w/Receipt of Bids, Analysis, & Vendor Recommendations _____ TBD
 - Architect Assists MCPL with Furniture Purchase Order _____ TBD
- K. Construction Phase – Allow 12 Months** _____ **18 June 2020 – 18 June 2021**
- Architect Conducts Pre-Construction Meeting & Construction Begins _____ 18 June 2020
 - Construction Substantial Completion _____ 4 June 2021
 - Construction Completion _____ 18 June 2021
 - MCPL Occupies Building _____ 21 June 2021
- L. Furn., Collection, Tech. & Security Installation – Allow 6 Weeks** _____ **21 June – 2 Aug 2021**
- Vendors Deliver & Install Furniture, Tech Equipment, & Security System _____ 28 June 2021
 - Architect Prepares Furniture Punch List _____ 12 July 2021
 - MCPL Prepares Collection, Tech Equipment, & Security System Punch List _____ TBD
 - MCPL Occupies Building _____ 2 August 2021

5. ESTIMATED COSTS FOR PROJECT COMPLETION



ESTIMATED COSTS FOR PROJECT COMPLETION

The following preliminary project cost estimate for the proposed Southwest Branch reflects information outlined in the Feasibility Study with some revisions in response to the RFP.

NEW BUILDING: Single Level New Construction	21,000 sq. ft.
SITE: Approximately	5.0 acres
LAND ACQUISITION* TOTAL	\$0

SITE DEVELOPMENT**

CONSTRUCTION	\$1,089,292
DESIGN CONTINGENCY @ 5.0%	\$ 54,465
ESCALATION CONTINGENCY @ 3.0%	\$ 32,679
TOTAL ANTICIPATED SITE/CIVIL CONSTRUCTION COST	\$1,176,400

BUILDING CONSTRUCTION

BUILDING CONSTRUCTION: 21,000 SF @ \$275 New Construction	\$5,775,000
DESIGN CONTINGENCY @ 5.0%	\$288,750
ESCALATION CONTINGENCY @ 3.0% (Assume 2 years to construction)	\$173,250
TOTAL ANTICIPATED BUILDING CONSTRUCTION @ \$297 PSF***	\$6,237,000

FURNISHINGS AND EQUIPMENT

FFE (All new furniture & shelving): 21,000 SF @ \$40:	\$840,000
TECHNOLOGY: 21,000 SF @ \$10:	\$210,000
SIGNAGE: 21,000 SF @ \$1.50:	\$31,500
BOOK ALLOWANCE	\$0
TOTAL ANTICIPATED FURNISHINGS AND EQUIPMENT	\$1,081,500

OTHER COSTS

LEGAL, CLOSING and OTHER FEES: Allow	\$25,000
PROFESSIONAL FEES: Architecture & Engineering @ 8.0%	\$593,000
PROFESSIONAL FEES: Furniture Services @ 5.0%	\$42,000
PROFESSIONAL FEES: Signage Design (Included with Arch. Basic Services)	\$0
PROFESSIONAL FEES: Technology Design (By Owner)	\$0
PROFESSIONAL FEES: Survey and Soils Testing: Allow	\$30,000
PROFESSIONAL FEES: Reimbursable Expenses: Allow	\$15,000
TOTAL ANTICIPATED OTHER COSTS	\$705,000

PROJECT SUBTOTAL	\$9,199,900
PROJECT CONTINGENCY	\$0

TOTAL PROJECT COST RANGE @ 10%	\$8,739,905 to \$9,659,895
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Note:

* Land acquisition cost is dependent upon a specific site and whether it is purchased or donated.

** Site development cost is dependent upon site conditions. For purposes of this estimate the following assumptions have been made:

- Relatively flat site;
- No rock removal;
- Existing utilities – water and sanitary sewer – are available on adjacent street within 100 feet;
- Electric and natural gas service to building by Duke Energy and Vectren at no cost;
- No sidewalks or multi-purpose paths are required along adjacent street(s) within the public right-of-way;
- No site lighting.

*** Based on average construction cost for new libraries built in the Midwest and adjusted for Monroe County construction cost factor.

6. DESIGN FEES & FEE STRUCTURE



DESIGN FEES & FEE STRUCTURE

I. ARCHITECTURAL & ENGINEERING DESIGN SERVICES

A. BASIC SERVICES

Based on an estimated \$7,413,400 total site and building construction cost, MATHEU ARCHITECTS would propose a Stipulated Sum Fee in the amount of \$593,000.00 to complete Basic Services for the Monroe County Public Library Southwest Branch project. The fee would include architectural, interior design, site/civil, structural, mechanical, electrical, plumbing, and code review services. Our fee would also include a construction cost estimate verification provided by a professional cost estimator at the Design Development phase of the project.

Our fee would be structured as follows:

Pre-Design/ Schematic Design:	15%	\$ 88,950.00
Design Development:	30%	\$177,900.00
Construction Documents:	30%	\$177,900.00
Bidding/Negotiations:	05%	\$ 29,650.00
Construction Observation:	<u>20%</u>	<u>\$118,600.00</u>
TOTAL:	100%	\$593,000.00

B. ADDITIONAL SERVICES

1. Furniture

Based on an estimated \$840,000 total furniture cost, MATHEU ARCHITECTS would propose a Stipulated Sum Fee in the amount of \$42,000 to complete Additional Services related to the furniture for the project.

Our fee would be structured as follows:

Pre-Design/ Schematic Design:	15%	\$ 6,300.00
Design Development:	30%	\$ 12,600.00
Construction Documents:	30%	\$ 12,600.00
Bidding/Negotiations:	05%	\$ 2,100.00
Construction Observation:	<u>20%</u>	<u>\$ 8,400.00</u>
TOTAL:	100%	\$ 42,000.00

II. REIMBURSABLE EXPENSES:

Reimbursable expenses would include printing, special mailing, and mileage outside a 30-mile radius of Bloomington. Reimbursable expenses would include cost plus a 1.1 administrative multiplier.

2020-2021 Branch Bond Planning and Future Revenue and Expense Scenarios for new Branch Planning

The Current MCPL tax rate for debt levy is about 1 penny per \$100 of assessed value.
 Starting with the 2020 branch bond the 1 penny will be divided so that half is for the branch bond and half will be for the 2022 G.O. bond for equipment and facility needs other than the new branch.
 2020 branch Bond proceeds after bond related expenses would be around \$4,600,000.

Branch Bond planning 8-16-19

	LIRF		Rainy Day	
Dec 30, 2018 balance		2,911,599		1,982,794
2018 net receipts operations				1,003,136
				Entry in December 2019
12/31/18 balance	\$	2,911,599	\$	2,985,930
less reserve balance	\$	(1,000,000)	\$	(1,000,000)
less Ell project	\$	(818,000)		
12/31/19 proj balance	\$	1,093,599	\$	1,985,930

Bond Planning Scenario

Future Bond planning maintains current tax rates and include both a longer term GOB for existing facility maintenance and equipment, and a long-term construction bond for new branch building costs.

Year	Proceeds from GOB	Facility Bond	Equipment & IT	Facility Maint & Impr.	New Branch Allocation
2019-2021	\$ 1,900,000		\$ 1,131,900	\$ 449,700	\$318,400
2021 -2040*		\$ 4,600,000			\$ 4,600,000
2022-2027	\$ 1,900,000		\$ 950,000	\$ 950,000	
2028-2033	\$ 1,900,000		\$ 950,000	\$ 950,000	

*date of issuance based on current architect timeline June 2020 to October 2020

Funds Available for New Branch Project with these Scenarios

2018 year end LIRF balance	\$	1,093,599	Maintains 1 million reserve
2018 year end Rainy Day balance	\$	1,985,930	Maintains 1 million reserve
2019-2021 bond estimated branch allocation	\$	318,400	
2021 Facility Bond	\$	4,600,000	
2019 Net Operating receipts	\$	800,000	
2020 Net Operating receipts	\$	700,000	
2021 Net Operating receipts	\$	350,000	some branch staff hired
FUNDS AVAILABLE	\$	9,847,929	



Monroe County Public Library

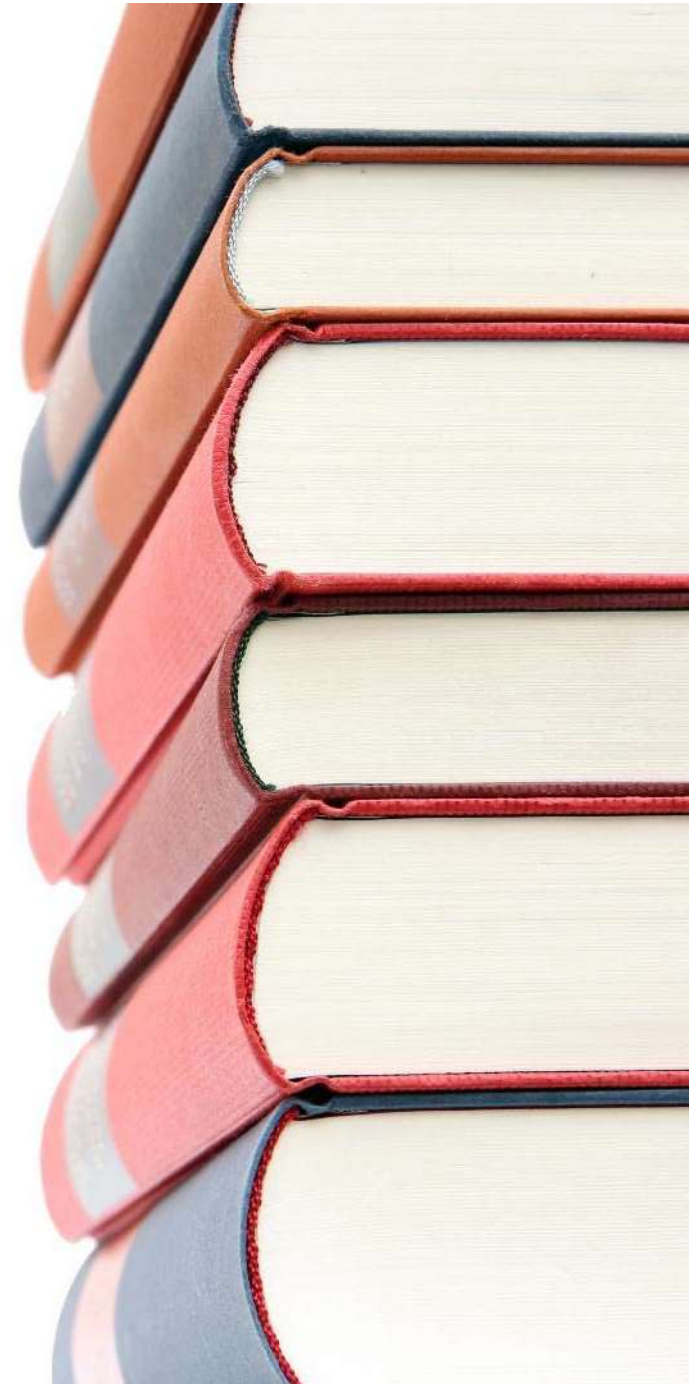
Preliminary Financing Information

August 21, 2019



now joined with
Springsted and Umbaugh

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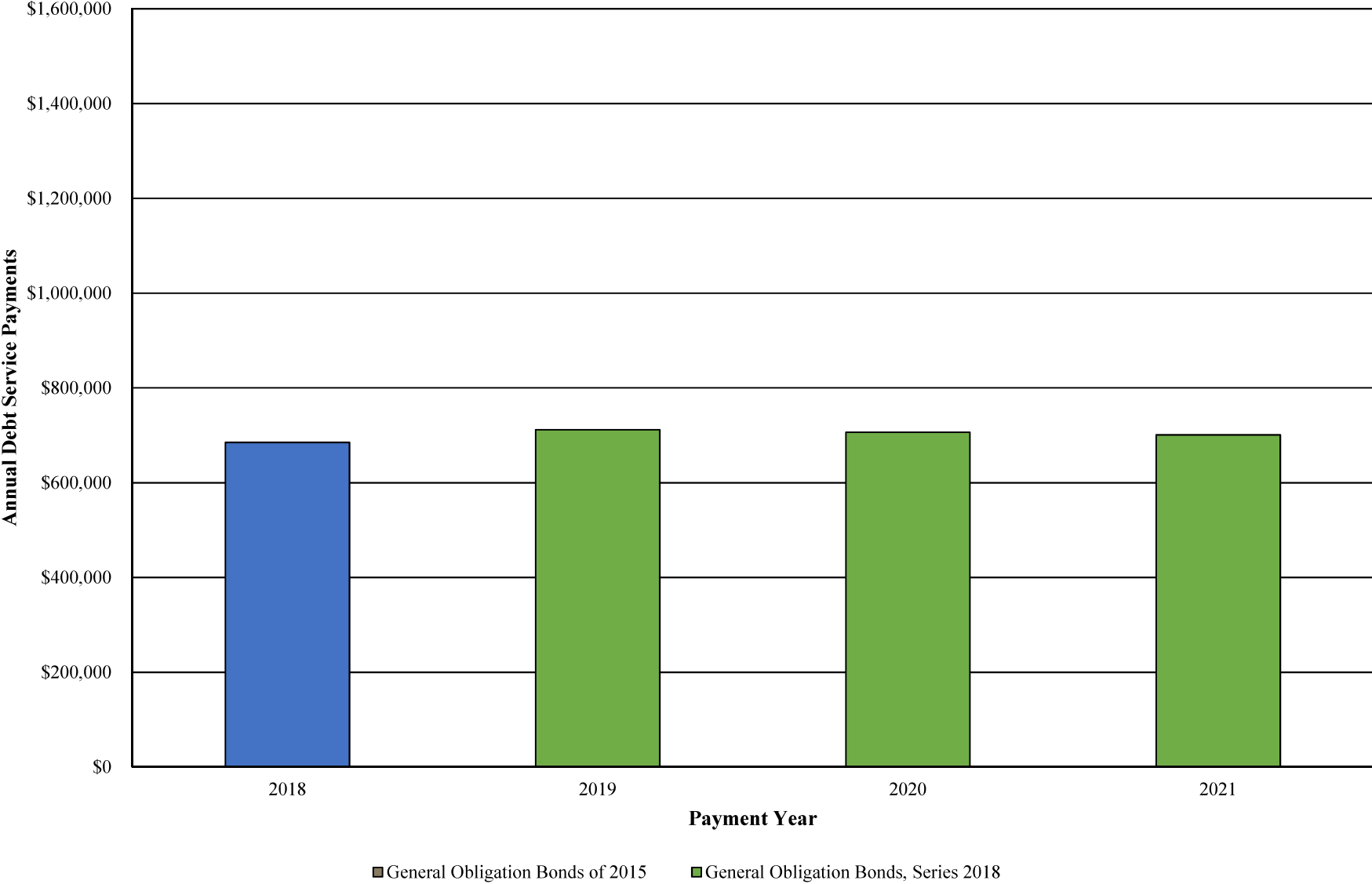
MONROE COUNTY PUBLIC LIBRARY

SCHEDULE OF OUTSTANDING DEBT SERVICE PAYMENTS
(Unaudited)

<u>Year</u>	<u>General Obligation Bonds of 2015</u>	<u>General Obligation Bonds, Series 2018</u>	<u>Total Outstanding Debt Service Payments</u>
	(1)	(1)	
2018	\$685,150		\$685,150
2019		\$711,799	711,799
2020		706,457	706,457
2021		700,811	700,811
Total	\$685,150	\$2,119,067	\$2,804,217

(1) Payments are budgeted on a budget year basis per the 2018 and 2019 Debt Service Worksheet.

MONROE COUNTY PUBLIC LIBRARY
SCHEDULE OF EXISTING ANNUAL DEBT SERVICE PAYMENTS
(Unaudited)



MONROE COUNTY PUBLIC LIBRARY

CALCULATION OF GENERAL OBLIGATION BONDING CAPACITY

2019 Certified Net Assessed Value (1)	\$7,115,729,204
Divided by 3	3
Times: 2% general obligation debt issue limit	<u>2%</u>
General obligation debt issue limit	47,438,195
Less: Outstanding general obligation debt (2)	<u>(1,685,000)</u>
Estimated general obligation bonding capacity (3)	<u><u>\$45,753,195</u></u>

(1) 2019 certified net assessed valuation per the Department of Local Government Finance.

(2) Includes the \$1,685,000 outstanding principal amount on the General Obligation Bonds, Series 2018.

(3) As of the date of this presentation.

Note: Pay 2019 Gross Assessed Value is \$11,532,929,316.

MONROE COUNTY PUBLIC LIBRARY
SUMMARY OF ILLUSTRATIVE FINANCING OPTION

	2020 GO Bonds - \$5,000,000
Estimated Interest Expense (1)	\$2,288,126
Estimated 2020 GO Repayment Term	19 Years, 7 Months
Estimated Maximum Annual Payment (2)	\$391,185
Estimated Maximum Project Tax Impact (2)(3)	\$0.0052
Estimated Increase in Tax Rate over 2019	\$0.0000

- (1) Assumes current interest rates, plus 1.00%.
- (2) Assumes capitalized interest through and including January 15, 2022. The proceeds available for the project would be decreased by the amount of capitalized interest.
- (3) Based on the 2019 certified net assessed value of \$7,115,729,204 for the Library, per the Department of Local Government Finance. Assumes a 5% license excise/financial institutions factor. Per \$100 of assessed value. The 2019 Debt Service tax rate is \$0.0096.

MONROE COUNTY PUBLIC LIBRARY

SCHEDULE OF OUTSTANDING AND ILLUSTRATIVE DEBT SERVICE PAYMENTS
(Unaudited)

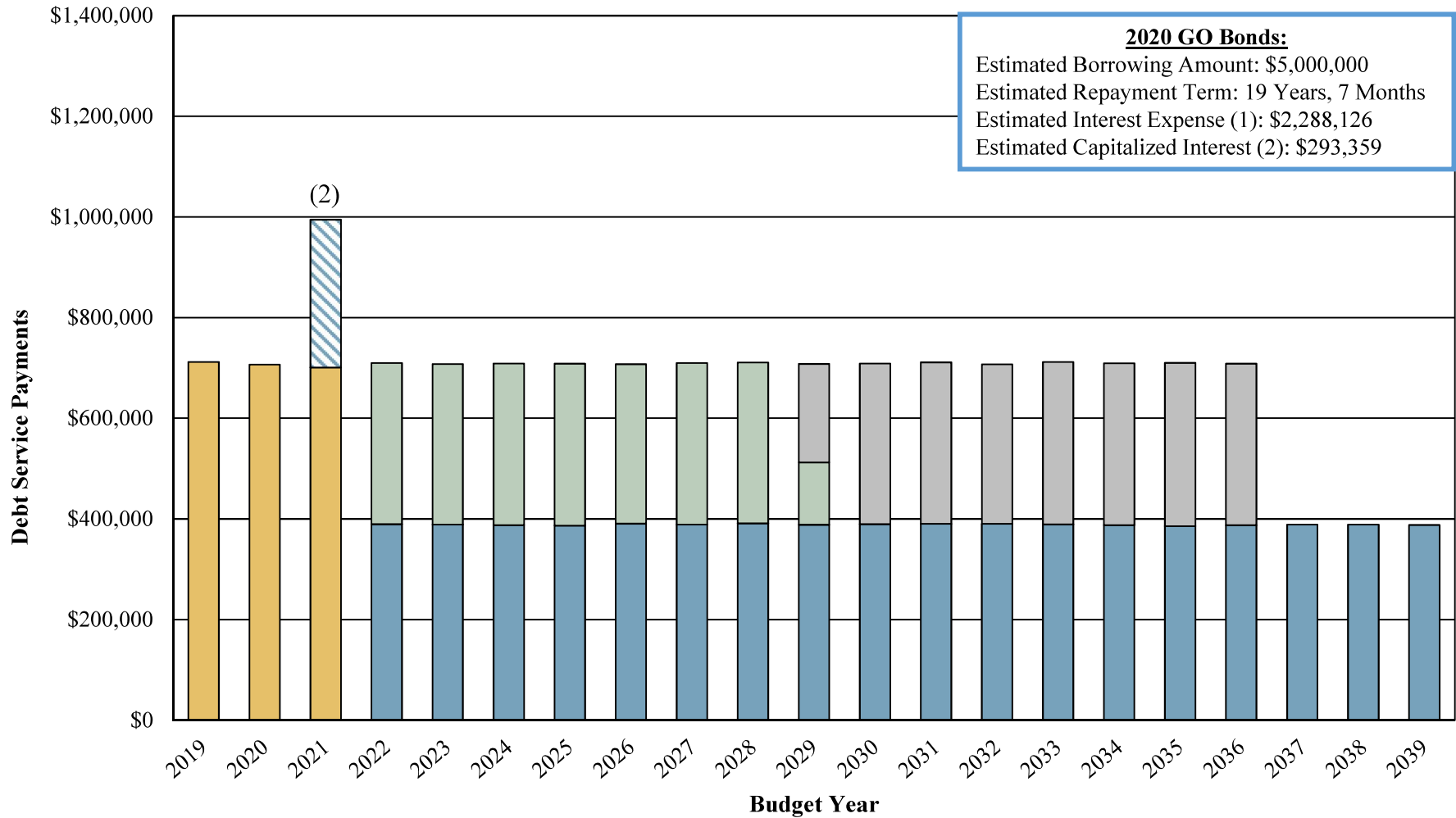
<u>Year</u>	<u>Total Outstanding Debt Service Payments</u>	<u>Illustrative \$5,000,000 General Obligation Bonds, Series 2020</u>	<u>Illustrative \$2,000,000 General Obligation Bonds, Series 2021</u>	<u>Illustrative \$2,000,000 General Obligation Bonds, Series 2028</u>	<u>Outstanding and Illustrative Debt Service</u>
2018	\$685,150				\$685,150
2019	711,799				711,799
2020	706,457				706,457
2021	700,811	\$0 (1)			700,811
2022		389,446	\$320,388		709,834
2023		388,803	318,955		707,758
2024		387,848	320,840		708,688
2025		386,715	321,875		708,590
2026		390,259	317,020		707,279
2027		388,400	321,425		709,825
2028		391,185	319,670		710,855
2029		388,310	123,900	\$195,848	708,058
2030		389,680		318,788	708,468
2031		390,180		320,894	711,074
2032		389,980		317,038	707,018
2033		389,125		322,356	711,481
2034		387,595		321,425	709,020
2035		385,370		324,275	709,645
2036		387,328		320,850	708,178
2037		388,445			388,445
2038		388,480			388,480
2039		387,620			387,620
Total	\$2,804,217	\$6,994,768	\$2,364,073	\$2,441,473	\$14,604,531

(1) Assumes capitalized interest through budget year 2021.

MONROE COUNTY PUBLIC LIBRARY

SCHEDULE OF EXISTING AND ILLUSTRATIVE DEBT SERVICE PAYMENTS

(Unaudited)



- Total Outstanding Debt Service Payments
- Illustrative \$5,000,000 General Obligation Bonds, Series 2020
- Illustrative \$2,000,000 General Obligation Bonds, Series 2021
- Illustrative \$2,000,000 General Obligation Bonds, Series 2028

(1) Assumes current interest rates, plus 1.00%.
 (2) Assumes capitalized interest through and including January 15, 2022.

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MCPL Tax Rate

