

MINUTES  
PUBLIC MEETING  
ADMINISTRATION OFFICE  
December 14, 2015  
7:00 P.M.

Call to Order: Board Members in attendance: Mike Biesecker, Rick Davis, Phil Foster, Mike Martin,  
Bill Noland, Debbie Smith, Shane Steimel

Pledge of Allegiance  
Prayer

**Public Meeting-1028 Project Hearing**

1. Kent Frandsen, legal counsel, purpose of meeting
2. Victor Landfair, Skillman Corporation
  - a. Evaluation of the existing facilities
  - b. Renovation of and improvements to Western Boone Jr/Sr High School
  - c. Renovation of and improvements to Granville Wells and Thorntown Elementary
3. Belvia Gray, H J Umbaugh, financial consultants
  - a. Estimated project costs
  - b. Schedules
  - c. How projects will be funded
  - d. Tax rate impact
4. Action Items for 1028 Project Hearing
  - 1) Board President announces the Board will now hear testimony and questions from the public.
    - a. There was no patron testimony or questions.
  - 2) Board discussion: Debbie Smith spoke about maintaining our buildings, energy updates should generate a long range benefit moving forward.
  - 3) Project Resolution – Jr/Sr High School Project (Exhibit A)
    - a. Recommendation to adopt a resolution to construct the Jr/Sr High School Project at a cost of more than one million dollars. Motion: Debbie Smith, Second: Bill Noland  
Discussion: None      Vote: 7-0
  - 4) Project Resolution – Elementary Schools Project (Exhibit B)

- a. Recommendation to adopt a resolution to construct the Elementary Schools Project at a cost of more than one million dollars. Motion: Debbie Smith, Second: Mike Biesecker  
Discussion: None Vote: 7-0

5) Preliminary Bond Resolution-Jr/Sr High School Project (Exhibit C)

- a. Recommendation to adopt a Preliminary Bond Resolution for the Jr/Sr High School Project.  
Motion: Phil Foster, Second: Bill Noland  
Discussion: None Vote: 7-0

6) Preliminary Bond Resolution – Elementary Schools Project (Exhibit D)

- a. Recommendation to adopt a Preliminary Bond Resolution for the Elementary Schools Project. Motion: Bill Noland, Second: Mike Biesecker  
Discussion: None Vote: 7-0

7) Reimbursement Resolution (Exhibit E)

- a. Recommendation to consider a Reimbursement Resolution. Motion: Rick Davis Second: Debbie Smith Discussion: None Vote: 7-0

8) Bond Counsel

- a. Recommendation to hire Ice Miller as Bond Counsel. Motion: Mike Biesecker  
Second: Mike Martin Discussion: None Vote: 7-0

**I. MINUTES**

The Board President recommended the Board approve the minutes of the November 9, 2015 regular School Board Meeting.

Board Motion: So Moved

Motion: Mike Biesecker Second: Mike Martin (discussion) Vote: 7-0 with Debbie Smith abstaining

## II. SPECIAL PRESENTATIONS/RECOGNITIONS

- We would like to recognize Debbie Smith and Bill Noland for their many years of outstanding service to the Western Boone Community serving as Trustees on the Western Boone School Board
- We would like to recognize the Thorntown Elementary Spell Bowl Team and congratulate them on placing 1<sup>st</sup> in their division and 6<sup>th</sup> in the state.

## III. REPORTS: None

## IV. ACTION ITEMS

By individual motions, the Board approves/adopts the following items or actions.

### 1. PERSONNEL

- **Granville Wells Elementary:**
  - Wendy Bean, FMLA leave beginning January 7, 2016 for approx. 5-6 weeks
  - Julie Fields, Instructional Assistant
- **Thorntown Elementary**
  - Chuck Ford, volunteer 5<sup>th</sup> grade assistant boys basketball coach
- **Western Boone**
  - Dottie Brown, custodian, FMLA beginning December 1, 2015
- **Western Boone Athletics**
  - Sheri Riegel, JV Cheer Coach
  - Markita Bastamante, Assistant Swim Coach
  - Jason Wright, Assistant Swim Coach
- **Western Boone Administration Office**
  - Kelli Johnson, resignation as bus driver
  - Wayne Adams, bus driver
  - Mindy Belcher, bus monitor
  - Harold Beal, bus driver

Board motion: So Moved

Motion: Debbie Smith Second: Mike Martin (discussion) Vote: 7-0

### 2. BUSINESS

- **Non-Resident Students-second semester**
  - Trinity Barker, Wells 5<sup>th</sup> grade
  - Logan Barker, Western Boone 7<sup>th</sup> grade

Board Motion: So Moved

Motion: Bill Noland Second: Mike Biesecker (discussion) Vote: 7-0

- **Out of State/Overnight Field trips**

- Coach Rich Schelsky and Girls Varsity Basketball Team overnight to Monticello, Indiana on December 28, 2015, for a Holiday Basketball Tourney
- Coach Ken McCoy and Varsity Wrestling Team overnight to Connersville, Indiana on December 29, 2015 for Wrestling Tourney

Board Motion: So Moved

Motion: Mike Martin Second: Phil Foster (discussion) Vote: 7-0

- **Approval of Architect Contract:**

- Recommendation is to select Schmidt Associates for architectural services

Board Motion: So Moved

Motion: Debbie Smith Second: Bill Noland (discussion) Vote: 7-0

- **End of Year Accounting:**

- Recommendation is to pre-approve the payment of claims, invoices, and allowances received prior to December 31, 2015.

Board Motion: So Moved

Motion: Bill Noland Second: Debbie Smith (discussion) Vote: 7-0

- Recommendation is to pre-approve the corporation treasurer to make any and all adjustments to appropriations to close the financial accounting for the budget year 2015 on December 31, 2015.

Board Motion: So Moved

Motion: Mike Biesecker Second: Debbie Smith (discussion) Vote: 7-0

## V. CLAIMS

The Board President entertained a motion to approve the claims for the period of November 10, 2015 through December 14, 2015 as submitted

Board Motion: So Moved

Motion: Bill Noland Second: Mike Biesecker (discussion) Vote: 7-0

## VI. FINANCIAL REPORT

Comparison of appropriations spent through November 2015

## VII. OTHER

Dr. Hendrix recommended the Board to approve Lindsey Musgrave as 6<sup>th</sup> Grade Girls Basketball Coach.

Board Motion: So Moved

Motion: Debbie Smith Second: Mike Biesecker (discussion) Vote: 7-0

## VIII. ANNOUNCEMENTS

- End of semester and last student day is Thursday, December 17, 2015 and last teacher day is Friday, December 18, 2015
- Students return for second semester; January 4, 2015
- Thanked Bill Noland and Debbie Smith for all their years serving Western Boone School Corporation
- Thanked WeBo Athletic Department and Thorntown Elementary for housing a Boys Basketball Game at Thorntown Elementary

## IX. ADJOURNMENT

The School Board President asks for a motion to adjourn

Board Motion: So Moved

Motion: Phil Foster Second: Rick Davis (discussion) Vote: 7-0

# 1028 HEARING PRESENTATION



**BUILDING  
SUCCESS STORIES®**

WESTERN BOONE COUNTY COMMUNITY SCHOOL CORPORATION

FACILITY IMPROVEMENT PROJECTS

DECEMBER 14, 2015

**STEP 1:  
FACILITY NEEDS  
ASSESSMENT**

Assess current conditions

Facility tours & interviews

Review existing documentation

Identify needs (0-13 years)

Propose ENERGY SAVING opportunities

Facilitate / recommend priorities

**STEP 2:  
FACILITY  
NEEDS LIST**

Itemized list of needs

Solutions: improve / repair / replace

Detailed descriptions / diagrams

Detailed cost estimates

Potential project scenarios



**STEP 3:  
PROJECT  
DETERMINATION  
& APPROVALS**

Assist admin. & board prioritization

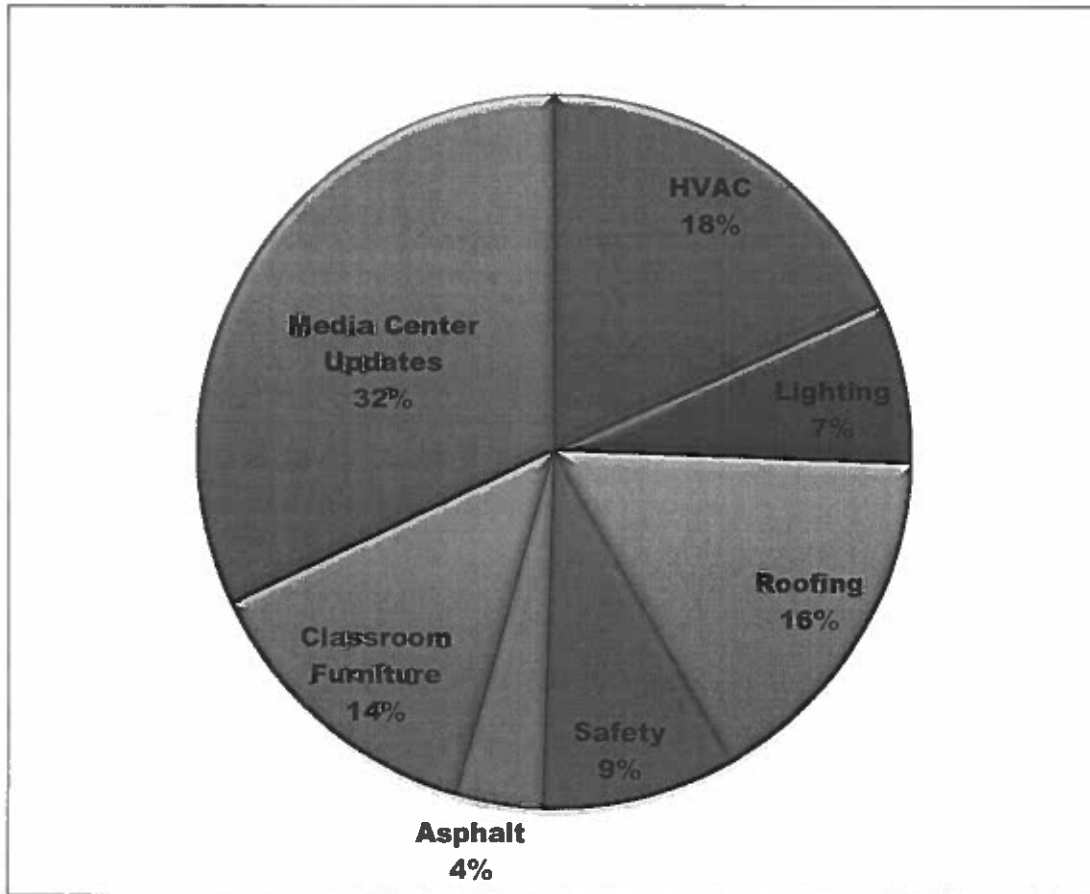
Coordinate with finance & legal

Recommend scope/schedule/phasing

Assist at board /public meetings

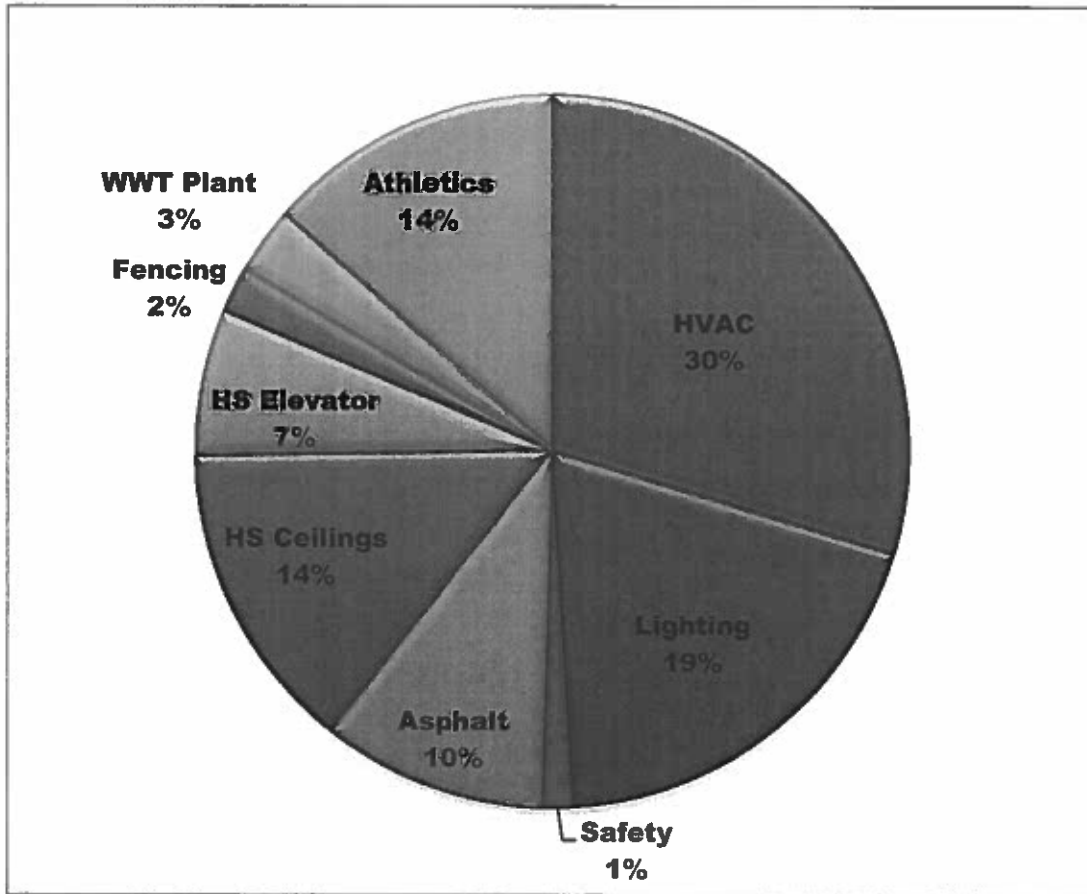
Prepare / present at 1028 hearing

# PROJECT SCOPE - ELEMENTARY



**PROJECT COST = \$975,000**

# PROJECT SCOPE - HIGH SCHOOL



**PROJECT COST = \$1,990,000**



## SCHEDULE OUTLINE

- |        |  |
|--------|--|
| Dec 14 | 1028 Hearing<br>Approve architect/engineer |
| Jan 11 | Progress design / budget update            |
| Feb 15 | Final design / budget update               |
| Mar 15 | Receive construction bids                  |
| Mar 21 | Approve bids (special mtg)                 |
| May 31 | Start construction                         |
| Aug 5  | Complete summer projects                   |
| Oct 21 | Complete all projects                      |

Item No.	Item Title	Proposed Solution	Cost Estimate	WB	TSC	SA
<b>Granville Wells Elementary</b>						
208	Electrical - Interior Lighting 1	Update lighting in the gymnasium to LED.	\$ 27,159		X	X
216	Emergency Radios	Replace emergency radios and add bio-directional amplifiers for enhanced signal coverage.	\$ 20,000	X		
304	Media Center Updates	Renovate media center for 21st Century learning. Fill in story pit and raise technology/smart board. Update carpet and paint. Add technology for small and large group instruction. Remove some fixed shelving and replace with flexible book display. Add variety of soft flexible furniture. Add writable wall surface areas. Add instructional artwork and graphics.	\$ 117,905	X	X	X
305	Classroom Furniture	Provide new classroom furniture.	\$ 50,000	X		X
401	Asphalt Pavement	Seal and re-stripe parking lots.	\$ 18,894	X		

**Granville Wells Total: \$ 233,958**

<b>Thorntown Elementary</b>						
101a	Roof - Membrane (phase 1)	Replace worst three areas per roof age drawing. Remaining areas have estimated life expectancy of 7+ years.	\$ 120,350		X	X
201	HVAC - MAUs	Replace roof mounted make-up air handling units.	\$ 135,244		X	X
206	Electrical - Interior Lighting 1	Update lighting in gymnasium to LED.	\$ 27,159		X	X
212	Emergency Radios	Replace emergency radios and add bio-directional amplifiers for enhanced signal coverage.	\$ 20,000	X		
304	Media Center Updates	Renovate media center for 21st Century learning. Update carpet and paint. Fix and drywall south, west, and north walls to conceal surface mounted electrical. Add technology for small and large group instruction. Remove some fixed shelving and replace with flexible book display. Add variety of soft flexible furniture. Add writable wall surface areas. Add instructional artwork and graphics.	\$ 119,909	X	X	X
306	Classroom Furniture	Provide new classroom furniture.	\$ 50,000	X		X
307	Secured Entry	Remodel office reception area to direct visitors through office. Add door and relocate reception desk. Design drawings not completed in 2009.	\$ 24,188		X	X
401	Asphalt Pavement	Seal and re-stripe parking lots.	\$ 10,356	X		

**Thorntown Total: \$ 507,206**

**Total Elementary Construction Cost Items: \$ 741,164**

**Total for Contingency / Inflation / Soft Costs: \$ 233,836**

**Total Elementary Project Cost: \$ 975,000**

Item No.	Item Title	Proposed Solution	Cost Estimate	WB	TSC	SA
<b>Western Boone Jr/Sr High School</b>						
206	HVAC - Gym AHUs	Partially refurbish two (2) original air handling units in the main gymnasium.	\$ 30,000		X	X
207	HVAC - AHUs	Refurbish two (2) original air handling units. Provide school maintenance with future strategy for refurbishment of remaining fourteen (14) units.	\$ 100,000		X	X
210	HVAC - CW Valves	Replace two (2) large chilled water (CW) Control Valves.	\$ 11,911		X	X
212	HVAC - Temperature Controls	Replace "MC" panels. Update temperature control system.	\$ 158,803		X	X
213	Electrical - Interior Lighting 1	Upgrade lighting in main gymnasium, junior high gymnasium and pool to LED.	\$ 97,420		X	X
215	Electrical - Parking Lot Lighting	Upgrade tall original parking lot lighting (total of 3) to LED. Replace fixtures and salvage poles.	\$ 18,992		X	X
216	Wastewater Treatment Plant	Replace pumps and controls. Add additional set of circulation pumps. Add VFDs to aeration pumps. Replace chemical feeders. Add diesel generator (100 amp service) with manual transfer switch.	\$ 45,000		X	X
217	Emergency Radios	Replace emergency radios and add bio-directional amplifiers for enhanced signal coverage.	\$ 20,000	X		
303	Ceiling Renovations - 1st Floor	In 1st floor classrooms and corridors, replace ceilings with standard 2x2 suspended acoustical ceilings to match 2009 renovations. Upgrade lighting to LED. Replace diffusers and ductwork back to terminal unit. See drawing.	\$ 369,999		X	X
306	Ceiling/Wall Renovations - Media Center	In Media Center and adjacent north corridor, replace ceilings with standard 2x2 suspended acoustical ceilings. Upgrade lighting to LED. Replace diffusers and ductwork back to terminal unit. Replace existing north corridor wall with full height heavy gage steel stud and drywall partition. Remove and reinstall existing lockers as required. Replace corridor door.	\$ 150,899		X	X
308	Original Elevator	Renovate original elevator.	\$ 98,175		X	X
401	Asphalt Pavement	Repair damaged areas, seal, and restripe all asphalt paved areas. Address ponding area north of football grandstands. See drawings for repairs.	\$ 151,393	X	X	
402	Stadium - Track Surface Coating	Repair / Recoat / Restripe track surface.	\$ 65,835	X	X	
405	Stadium - Goal Posts	Replace both football goal posts.	\$ 5,308	X	X	
406	Stadium - Pedestrian Walks	Provide asphalt pavement over existing stone walkway around south end of track to visitor grandstands.	\$ 14,187	X	X	
407	Soccer Fields - Fence Wind Barriers	Add wind barriers to north fence and approximately half of the east and west fences.	\$ 7,976	X	X	
408	Soccer Fields - Goal Netting	Add 20 ft high by 60 ft wide netting behind soccer goals four (4) locations.	\$ 9,055	X	X	
409	Soccer Fields - Pressbox	Provide two sided pressbox (8 ft x 18 ft) located between the soccer fields.	\$ 37,451		X	X
410	Soccer Fields - Sound System	Provide new sound system to serve both soccer fields. House equipment & mount speakers to new pressbox.	\$ 6,747		X	X
412	Baseball/Softball Fields - Wind Barriers	Add wind barriers to all four (4) outfield fences and the perimeter fence at the southwest corner of the complex.	\$ 19,167	X	X	
413	Baseball/Softball Fields - Scoreboards	Replace (4) scoreboards with wireless controls. Reinstall on existing supports.	\$ 34,121		X	X
414	Fencing - Treatment Plant	Replace fencing around perimeter of waste water treatment plant. Add two 16 ft wide gates for direct access to ponds.	\$ 16,992	X	X	
415	Fencing - General	General allowance for miscellaneous fence repair and replacement.	\$ 15,000	X	X	

**WEBO JSHS Total: \$ 1,484,431**

Total for Contingency / Inflation /Soft Costs: \$ 505,569

Total WEBO JSHS Project Cost: \$ 1,990,000

<b>Total Project Budget:</b>	<b>\$ 2,965,000</b>
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Proposed Distribution of Responsibilities

Total Cost of Items (fully or partially) Procured by Owner:	\$ 731,977
Total Cost of Items Managed by Skillman:	\$ 2,036,345
Total Cost of Items Designed by Schmidt:	\$ 1,831,432

# Western Boone Community Schools

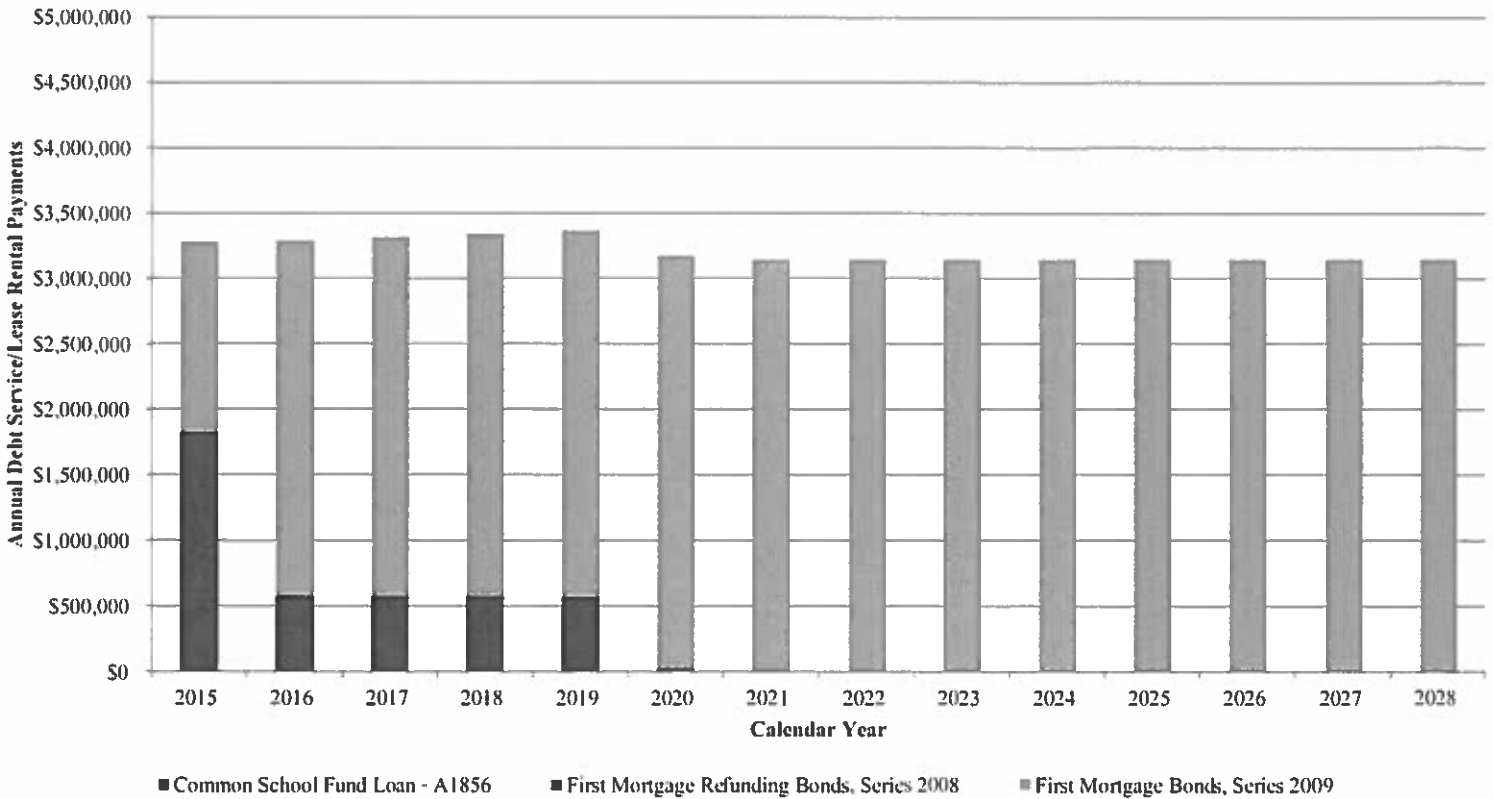
Project Hearing  
December 14, 2015

**UMBAUGH**

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## WESTERN BOONE COMMUNITY SCHOOLS

### OUTSTANDING DEBT SERVICE/LEASE RENTAL PAYMENTS (Unaudited)



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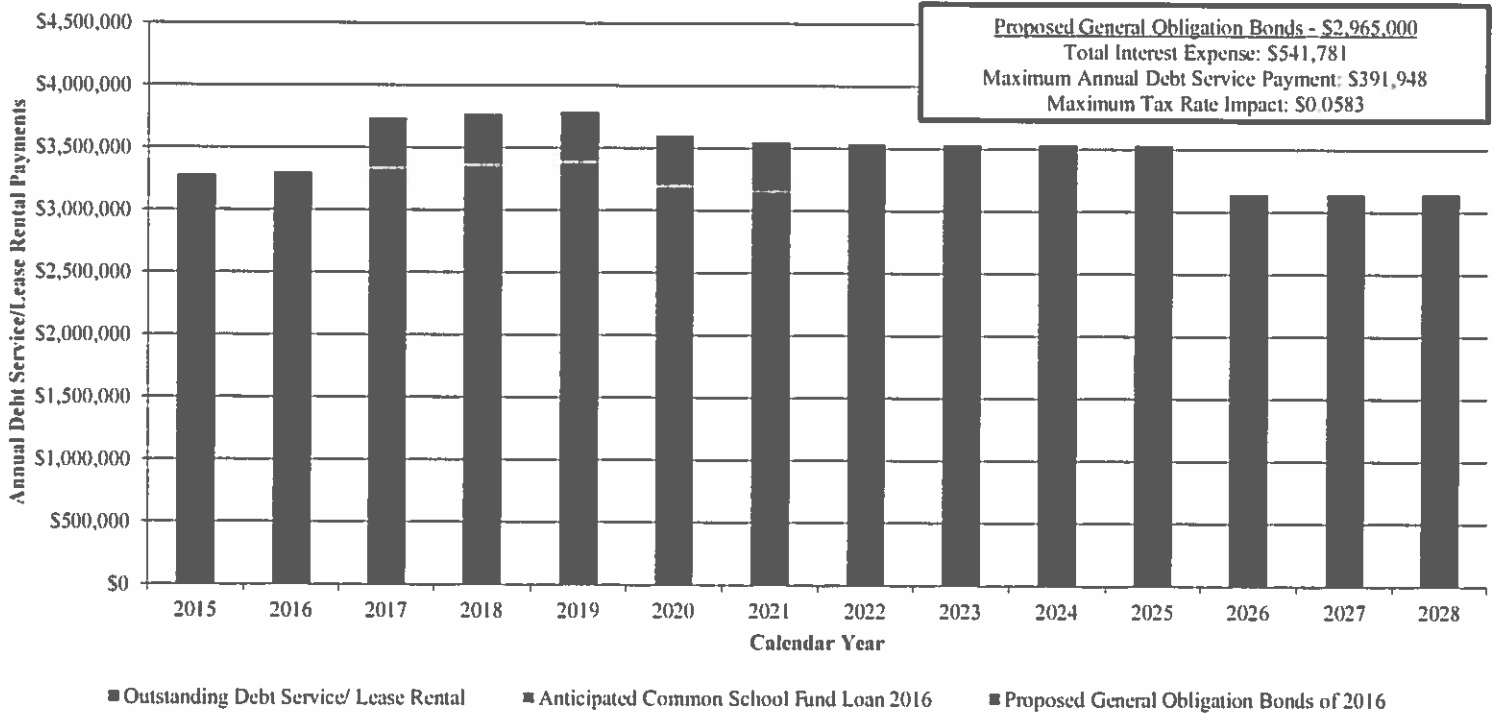
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## WESTERN BOONE COMMUNITY SCHOOLS

### OUTSTANDING AND PROPOSED DEBT SERVICE/LEASE RENTAL PAYMENTS (10 Year Repayment)



(1) Based upon the 2015 certified net assessed value of \$638,937,450 per the Boone County budget order, with no growth assumed thereafter. Assumes financial institutions/license excise factor of 5%. Per \$100 of assessed value.

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## WESTERN BOONE COMMUNITY SCHOOLS

### ESTIMATED ANNUAL TAX IMPACT OF PROPOSED BONDS

Market Value of Property	Net Assessed Value of Property (1)	10 Year Repayment Maximum Impact (2)(3)
\$100,000 Homestead	\$32,750	\$19.09
\$147,800 Homestead (4)	63,820	37.21
\$200,000 Homestead	97,750	56.99
\$250,000 Homestead	130,250	75.94
1 Acre Agricultural Land	2,050 (5)	1.20
\$100,000 Commercial/Rental Property	100,000	58.30

(1) Assumes Homestead Deduction, Supplemental Homestead Deduction and Mortgage Deduction for homestead properties. No deductions or exemptions assumed for agricultural land and commercial/rental property.

(2) Based upon certified net assessed value of \$638,937,450. Tax rates per \$100. Assumes license excise/financial institutions factor of 5%.

(3) Maximum annual tax rate impact is \$0.0583.

(4) Median home value within the School Corporation, per U.S. Census Bureau American Community Survey 2009-2013.

(5) Per the Department of Local Government Finance. Actual impact will vary based on productivity factors.

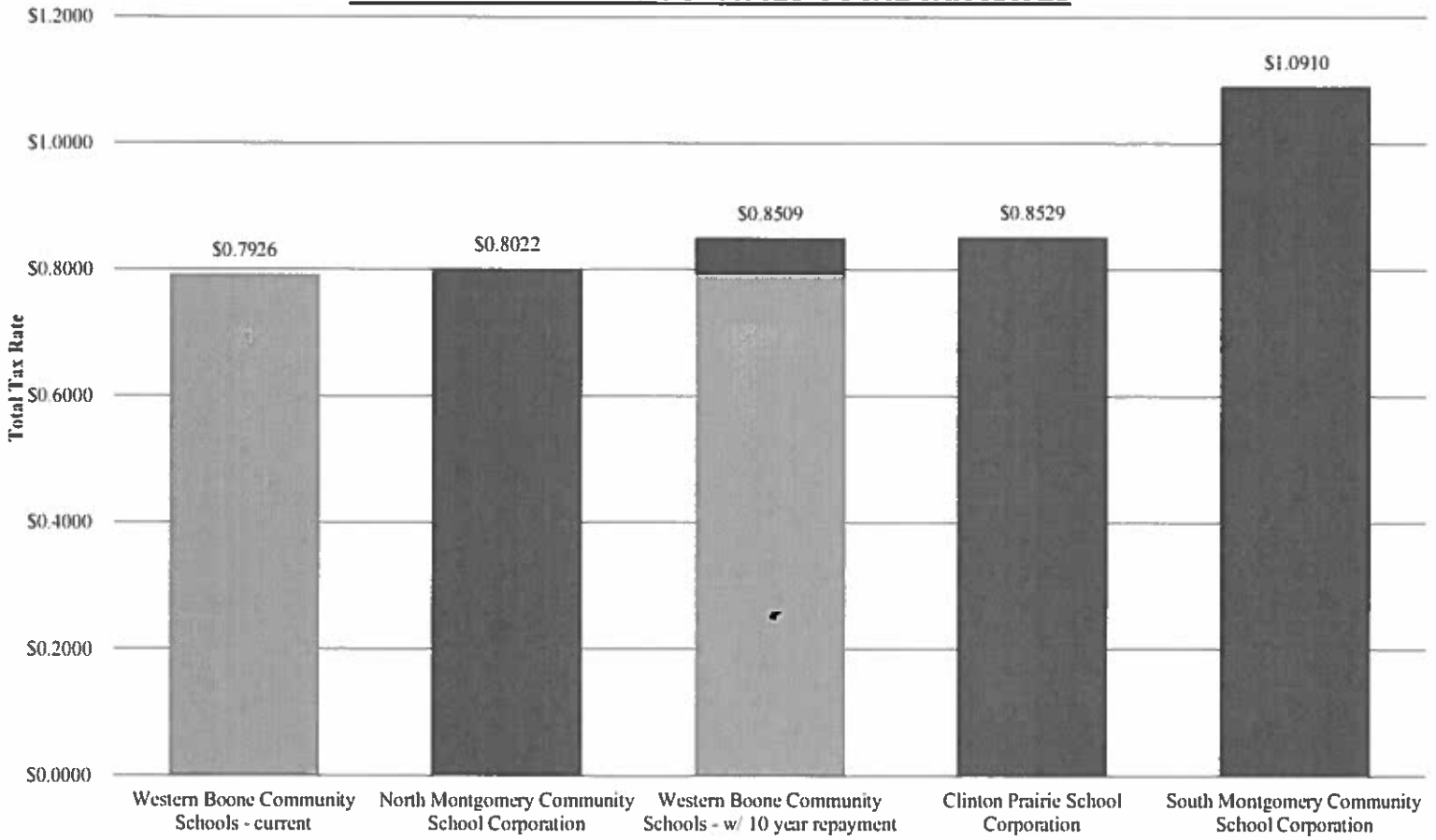
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**WESTERN BOONE COMMUNITY SCHOOLS**

**COMPARISON OF 2015 CERTIFIED TOTAL TAX RATES**



**UMBAUGH**

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EXHIBIT A

PROJECT RESOLUTION – JR/SR HIGH SCHOOL PROJECT

WHEREAS, the Western Boone Community School Corporation Board of School Trustees at a meeting on December 14, 2015, held a public hearing in accordance with I.C. 20-26-7-37 for the purpose of answering questions and listening to taxpayers' comments and any evidence they may present about the proposed renovation of and improvements to Western Boone Jr/Sr High School including site improvements (the "Jr/Sr High School Project"), and;

WHEREAS, the Board of School Trustees have carefully studied all of the known options and feel that the proposed Jr/Sr High School Project is in the best interest of the present and future students to be served by this facility as well as the taxpayers of the school corporation; therefore,

BE IT RESOLVED, that the Jr/Sr High School Project is necessary for the purpose of providing an improved educational program and environment for students.

BE IT FURTHER RESOLVED, that the estimated hard and soft construction cost of the Jr/Sr High School Project is \$1,950,000 and the cost of issuance paid from Bond proceeds is \$40,000 resulting in a total estimated Jr/Sr High School Project cost of \$1,990,000.

BE IT FURTHER RESOLVED, that the estimated \$1,990,000 will be funded by Capital Projects Fund and a General Obligation Bond Issue with an anticipated impact on the Debt Service Fund tax rate of \$0.0391 per \$100 assessed valuation based on the current \$638,937,450 assessed valuation beginning 2017.

*Passed and Adopted this 14<sup>th</sup> day of December, 2015.*



\_\_\_\_\_  
President, Board of School Trustees

ATTEST:



\_\_\_\_\_  
Secretary, Board of School Trustees

**EXHIBIT B**

**PROJECT RESOLUTION – ELEMENTARY SCHOOLS PROJECT**

WHEREAS, the Western Boone Community School Corporation Board of School Trustees at a meeting on December 14, 2015, held a public hearing in accordance with I.C. 20-26-7-37 for the purpose of answering questions and listening to taxpayers' comments and any evidence they may present about the proposed renovation of and improvements to Granville Wells Elementary and Thorntown Elementary (the "Elementary Schools Project"), and:

WHEREAS, the Board of School Trustees does not expect the work to be financed to exceed \$1,000,000 at any one building as part of the Elementary Schools Project, in order to provide taxpayers with the most information, it has decided to hold a project hearing for this project pursuant to I.C. 20-26-7-37; and

WHEREAS, the Board of School Trustees have carefully studied all of the known options and feel that the proposed Elementary Schools Project is in the best interest of the present and future students to be served by these facilities as well as the taxpayers of the school corporation; therefore,

BE IT RESOLVED, that the Elementary Schools Project is necessary for the purpose of providing an improved educational program and environment for students.

BE IT FURTHER RESOLVED, that the estimated hard and soft construction cost of the Elementary Schools Project is \$940,000 and the cost of issuance paid from Bond proceeds is \$35,000 resulting in a total estimated Elementary Schools Project cost of \$975,000.

BE IT FURTHER RESOLVED, that the estimated \$975,000 will be funded by Capital Projects Fund and a General Obligation Bond Issue with an anticipated impact on the Debt

Service Fund tax rate of \$0.0192 per \$100 assessed valuation based on the current \$638,937,450 assessed valuation beginning 2017.

*Passed and Adopted this 14<sup>th</sup> day of December, 2015.*

  
\_\_\_\_\_  
President, Board of School Trustees

ATTEST:

  
\_\_\_\_\_  
Secretary, Board of School Trustees

## EXHIBIT C

### PRELIMINARY BOND RESOLUTION – JR/SR HIGH SCHOOL PROJECT

WHEREAS, Western Boone Community School Corporation (the "Issuer" or "School Corporation") is a school corporation organized and existing under the provisions of I.C. 20-23; and

WHEREAS, the Board of School Trustees finds that the present facilities of the School Corporation are not adequate to provide the proper education of the pupils now attending or who will attend its schools; and

WHEREAS, the Board finds that there are not sufficient funds available or provided for in existing tax levies with which to pay the total cost of the renovation of and improvements to Western Boone Jr/Sr High School including site improvements in said School Corporation (the "Jr/Sr High School Project"), and that the School Corporation should issue bonds in an amount not to exceed One Million Nine Hundred Ninety Thousand Dollars (\$1,990,000) for the purpose of providing funds to be applied on the Jr/Sr High School Project, and that bonds in such maximum amount should now be authorized, and

BE IT RESOLVED by the Board of School Trustees of the Issuer that, for the purpose of obtaining funds to be applied on the cost of the Jr/Sr High School Project, there shall be issued and sold the negotiable, general obligations of the School Corporation to be designated as "General Obligation Bonds of 2016." Said bonds shall be in a principal amount not to exceed One Million Nine Hundred Ninety Thousand Dollars (\$1,990,000), bearing interest at a rate or rates not exceeding five percent (5.00%) per annum (the exact rate or rates to be determined by bidding), which interest shall be payable on January 15 and July 15 in each year beginning July 15, 2017. The bonds shall be fully registered in the denomination of Five Thousand Dollars (\$5,000) or integral multiples thereof (or other denominations as requested by the winning bidder), and shall mature serially or be subject to mandatory redemption on January 15 and July 15 beginning July 15, 2017 through not later than January 15, 2026. The Bonds shall be redeemable on the dates and in the amounts as determined by the Issuer.

BE IT FURTHER RESOLVED that prior to the sale of said bonds at public sale, notice of such sale shall be published once each week for two (2) weeks in The Lebanon Reporter, the first of said publications to be at least fifteen (15) days prior to the date fixed for the sale of said bonds and the last at least three (3) days prior, and in the Court and Commercial Record, a newspaper published in the City of Indianapolis, Indiana. At the time fixed for the opening of bids, the Board or its designated committee shall meet, all bids shall be opened in the presence of the Board or such committee, and the award shall be made by the Board or Committee.

BE IT FURTHER RESOLVED by the Board of School Trustees of the Issuer that the matter of appropriating the proceeds of the bonds authorized at this meeting be taken up for consideration as soon as notice of the hearing on said appropriation can be given as provided by law, and that the Secretary of the Board be and he hereby is directed to give notice of the public



hearing to be held prior to the final action on such appropriation, which notice shall be published in The Lebanon Reporter at least ten (10) days prior to the date set for such public hearing.

BE IT FURTHER RESOLVED that the Secretary of the Board be and hereby is directed to give notice of the determination to issue the Bonds, which notice shall be published twice, one week apart, in The Lebanon Reporter; also, that said notice shall be posted in three (3) public places in the School Corporation.

*Passed and Adopted this 14<sup>th</sup> day of December, 2015.*



\_\_\_\_\_  
President, Board of School Trustees

ATTEST:



\_\_\_\_\_  
Secretary, Board of School Trustees

## EXHIBIT D

### PRELIMINARY BOND RESOLUTION – ELEMENTARY SCHOOLS PROJECT

WHEREAS, Western Boone Community School Corporation (the "Issuer" or "School Corporation") is a school corporation organized and existing under the provisions of I.C. 20-23; and

WHEREAS, the Board of School Trustees finds that the present facilities of the School Corporation are not adequate to provide the proper education of the pupils now attending or who will attend its schools; and

WHEREAS, the Board finds that there are not sufficient funds available or provided for in existing tax levies with which to pay the total cost of the renovation of and improvements to Granville Wells Elementary and Thorntown Elementary in said School Corporation (the "Elementary Schools Project"), and that the School Corporation should issue bonds in an amount not to exceed Nine Hundred Seventy-Five Thousand Dollars (\$975,000) for the purpose of providing funds to be applied on the Elementary Schools Project, and that bonds in such maximum amount should now be authorized; and

BE IT RESOLVED by the Board of School Trustees of the Issuer that, for the purpose of obtaining funds to be applied on the cost of the Elementary Schools Project, there shall be issued and sold the negotiable, general obligations of the School Corporation to be designated as "General Obligation Bonds of 2016." Said bonds shall be in a principal amount not to exceed Nine Hundred Seventy-Five Thousand Dollars (\$975,000), bearing interest at a rate or rates not exceeding five percent (5.00%) per annum (the exact rate or rates to be determined by bidding), which interest shall be payable on January 15 and July 15 in each year beginning July 15, 2017. The bonds shall be fully registered in the denomination of Five Thousand Dollars (\$5,000) or integral multiples thereof (or other denominations as requested by the winning bidder), and shall mature serially or be subject to mandatory redemption on January 15 and July 15 beginning July 15, 2017 through not later than January 15, 2026. The Bonds shall be redeemable on the dates and in the amounts as determined by the Issuer.

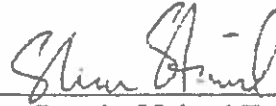
BE IT FURTHER RESOLVED that prior to the sale of said bonds at public sale, notice of such sale shall be published once each week for two (2) weeks in The Lebanon Reporter, the first of said publications to be at least fifteen (15) days prior to the date fixed for the sale of said bonds and the last at least three (3) days prior, and in the Court and Commercial Record, a newspaper published in the City of Indianapolis, Indiana. At the time fixed for the opening of bids, the Board or its designated committee shall meet, all bids shall be opened in the presence of the Board or such committee, and the award shall be made by the Board or Committee.

BE IT FURTHER RESOLVED by the Board of School Trustees of the Issuer that the matter of appropriating the proceeds of the bonds authorized at this meeting be taken up for consideration as soon as notice of the hearing on said appropriation can be given as provided by law, and that the Secretary of the Board be and he hereby is directed to give notice of the public

hearing to be held prior to the final action on such appropriation, which notice shall be published in The Lebanon Reporter at least ten (10) days prior to the date set for such public hearing.

BE IT FURTHER RESOLVED that the Secretary of the Board be and hereby is directed to give notice of the determination to issue the Bonds, which notice shall be published twice, one week apart, in The Lebanon Reporter; also, that said notice shall be posted in three (3) public places in the School Corporation.

*Passed and Adopted this 14<sup>th</sup> day of December, 2015.*



\_\_\_\_\_  
President, Board of School Trustees

ATTEST:



\_\_\_\_\_  
Secretary, Board of School Trustees

**EXHIBIT E**

**DECLARATION OF OFFICIAL INTENT TO REIMBURSE EXPENDITURES**

WHEREAS, Western Boone Community School Corporation (the "School Corporation") intends to (i) renovate and improve the Western Boone Jr/Sr High School including site improvements (the "Jr/Sr High School Project"), and (ii) renovate and improve Granville Wells Elementary and Thorntown Elementary (the "Elementary Schools Project", which with the Jr/Sr High School Project shall collectively be referred to as the "Projects"); and

WHEREAS, the School Corporation reasonably expects to reimburse certain costs of the Jr/Sr High School Project with proceeds of debt to be incurred by or on behalf of the School Corporation in an amount not to exceed \$1,990,000; and

WHEREAS, the School Corporation reasonably expects to reimburse certain costs of the Elementary Schools Project with proceeds of debt to be incurred by or on behalf of the School Corporation in an amount not to exceed \$975,000; and

WHEREAS, the School Corporation, expects to issue debt for the Projects and to use the proceeds to reimburse or pay costs of the Projects; and

NOW, THEREFORE, BE IT RESOLVED that the School declares its official intent to acquire, construct or rehabilitate the Jr/Sr High School Project with proceeds of debt incurred by the School Corporation in an amount not to exceed \$1,990,000 for the purpose of paying or reimbursing costs of the Jr/Sr High School Project.

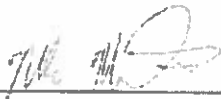
BE IT FURTHER RESOLVED that the School declares its official intent to acquire, construct or rehabilitate the Elementary Schools Project with proceeds of debt incurred by the School Corporation in an amount not to exceed \$975,000 for the purpose of paying or reimbursing costs of the Elementary Schools Project.

BE IT FURTHER RESOLVED, that the School Corporation reasonably expects to reimburse itself from proceeds of obligations issued by the School Corporation for costs of the Projects paid prior to the issuance of the obligations.

*Passed and Adopted this 14<sup>th</sup> day of December, 2015.*



\_\_\_\_\_  
President



\_\_\_\_\_  
Secretary



December 10, 2015

Dr. Judith Hendrix  
 Superintendent  
 Western Boone County Community School Corporation  
 1201 North State Road 75  
 Thorntown, IN 46071-9229

Re: Proposal Letter  
 Western Boone Community School Corporation  
 Facility Improvement Projects  
 2015-147.000

Dear Dr. Hendrix:

With this Letter, Schmidt Associates proposes professional services for the Facility Improvement Projects at Granville Wells Elementary, Thorntown Elementary and Western Boone Jr/Sr High School indicated on the attached spreadsheet as requiring Schmidt Associates' Architectural, Interior and Engineering services.

**UNDERSTANDING OF PROJECT SCOPE**

We understand the scope may change as the projects are worked through in the next month with the Board, administration and Skillman. Currently, we understand the scope to be as defined on the attached spreadsheet totaling \$1,831,432 in hard construction costs and as follows:

**Granville Wells Elementary**

- Update lighting in the gymnasium to LED
- Renovate Media Center to include filling in of story pit, updating finishes, furniture renovation, technology upgrades/renovation, and writable wall surface areas. (Scope for furniture to include working with school to provide furniture selections for district to bid.)
- Work with school to provide new classroom furniture selections for district to bid.

**Thorntown Elementary**

- Partial Roof Replacement
- Replace roof mounted make-up air handling units
- Update lighting in gymnasium to LED
- Renovate Media Center to include updating finishes, furniture renovation, technology upgrades/renovation, and writable wall surface areas. (Scope for furniture to include working with school to provide furniture selections for district to bid.)
- Work with school to provide new classroom furniture selections for district to bid.

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Letter to Dr. Judi Hendrix  
Western Boone Community School Corporation  
Facility Improvement Projects  
December 10, 2015  
Page 2

- Remodel office reception area to direct visitors through office.

#### Western Boone Jr/Sr High School

- Partially refurbish two (2) original air handling units in the main gymnasium.
- Refurbish two (2) original air handling units. Provide school maintenance with future strategy for refurbishment of remaining fourteen (14) units.
- Replace two (2) large chilled water (CW) Control Valves.
- Replace "MC" panels. Update temperature control system.
- Upgrade lighting in main gymnasium, junior high gymnasium, and pool to LED.
- Upgrade tall original parking lot lighting (total of 3) to LED. Replace fixtures and salvage poles.
- Replace pumps and controls. Add additional set of circulation pumps. Add VFDs to aeration pumps. Replace chemical feeders. Add diesel generator (100 amp service) with manual transfer switch.
- In 1st floor classrooms and corridors, replace ceilings with standard 2x2 suspended acoustical ceilings to match 2009 renovations. Upgrade lighting to LED. Replace diffusers and ductwork back to terminal unit. See drawing.
- In Media Center and adjacent north corridor, replace ceilings with standard 2x2 suspended acoustical ceilings. Upgrade lighting to LED. Replace diffusers and ductwork back to terminal unit. Replace existing north corridor wall with full height heavy gage steel stud and drywall partition. Remove and reinstall existing lockers as required. Replace corridor door.
- Renovate original elevator.
- Provide two sided press box (8 ft x 18 ft) located between the soccer fields.
- Provide new sound system to serve both soccer fields. House equipment and mount speakers to new press box.
- Replace four (4) scoreboards with wireless controls. Reinstall on existing supports.
- Replace and upgrade existing sound system in the Main Gymnasium at WEBO JSHS.
- At WEBO JSHS, refurbish additional original air handling units.

#### SCHEDULE OF ACTIVITIES

Board Meeting to hire design team	December 14, 2015
Final Design	December 2015 – January 2016
Finalize Construction Documents	February 2016
Bid/Receive Quotes	March 2016
Award Contracts	April 2016
Construction	June 2016 – As determined by Skillman's Phasing



Letter to Dr. Judi Hendrix  
Western Boone Community School Corporation  
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**FEE**

We propose a fee in the range of and not to exceed \$150,000 to be re-evaluated as scope of work is refined. For purpose of this proposal, we estimate the overall project scope for Schmidt Associates to be approximately \$1,831,432, with alternates to be determined.

Reimbursable expenses such as mileage and in house printing will be billed at cost times 1.10. We would estimate with the scope as outlined in this Letter of Agreement that an allowance of \$5000 would cover costs associated with mileage and in house printing. Other expenses outside of this contract amount and depending on the final scope of the project could be permit fees, state filing fees and cost of bid document reproduction. Additional services requested by the Owner will be billed according to our current Hourly Rate Schedule. A copy is attached.

Please indicate your acceptance of this Letter by signing and returning one copy of this Agreement. Receipt of the executed Letter will serve as our authorization to proceed with the Work. We will prepare an Owner/Architect Agreement – AIA form CMA B101 for your signature.

Thank you for this opportunity to be of service.

Sincerely,

SCHMIDT ASSOCIATES, INC.  
Architecture • Engineering • Interior Design • Landscape Architecture

Ronald W. Fisher, AIA  
Director of Operations  
[rfisher@schmidt-arch.com](mailto:rfisher@schmidt-arch.com)

Anna Marie Burrell, AIA  
Principal  
[aburrell@schmidt-arch.com](mailto:aburrell@schmidt-arch.com)

Accepted:

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Printed name and title)

AMB:ljl

Copy: Tom Neff, Schmidt Associates  
Kyle Miller, Schmidt Associates  
Brett Quandt, Schmidt Associates



Item No.	Item Title	Proposed Solution	Cost Estimate	WB	TSC	SA
<b>Granville Wells Elementary</b>						
208	Electrical - Interior Lighting 1	Update lighting in the gymnasium to LED.	\$ 27,159		X	X
216	Emergency Radios	Replace emergency radios and add bio-directional amplifiers for enhanced signal coverage.	\$ 20,000	X		
304	Media Center Updates	Renovate media center for 21st Century learning. Fill in story pit and raise technology/smart board. Update carpet and paint. Add technology for small and large group instruction. Remove some fixed shelving and replace with flexible book display. Add variety of soft flexible furniture. Add writable wall surface areas. Add instructional artwork and graphics.	\$ 117,905	X	X	X
305	Classroom Furniture	Provide new classroom furniture.	\$ 50,000	X		X
401	Asphalt Pavement	Seal and re-stripe parking lots.	\$ 18,894	X		
<b>Granville Wells Total:</b>			<b>\$ 233,958</b>			

<b>Thorntown Elementary</b>						
101a	Roof - Membrane (phase 1)	Replace worst three areas per roof age drawing. Remaining areas have estimated life expectancy of 7+ years.	\$ 120,350		X	X
201	HVAC - MAUs	Replace roof mounted make-up air handling units.	\$ 135,244		X	X
206	Electrical - Interior Lighting 1	Update lighting in gymnasium to LED.	\$ 27,159		X	X
212	Emergency Radios	Replace emergency radios and add bio-directional amplifiers for enhanced signal coverage.	\$ 20,000	X		
304	Media Center Updates	Renovate media center for 21st Century learning. Update carpet and paint. Fix and drywall south, west, and north walls to conceal surface mounted electrical. Add technology for small and large group instruction. Remove some fixed shelving and replace with flexible book display. Add variety of soft flexible furniture. Add writable wall surface areas. Add instructional artwork and graphics.	\$ 119,909	X	X	X
306	Classroom Furniture	Provide new classroom furniture.	\$ 50,000	X		X
307	Secured Entry	Remodel office reception area to direct visitors through office. Add door and relocate reception desk. Design drawings not completed in 2009.	\$ 24,188		X	X
401	Asphalt Pavement	Seal and re-stripe parking lots.	\$ 10,356	X		
<b>Thorntown Total:</b>			<b>\$ 507,206</b>			

**Total Elementary Construction Cost Items: \$ 741,164**

**Total for Contingency / Inflation / Soft Costs: \$ 233,836**

**Total Elementary Project Cost: \$ 975,000**

Item No.	Item Title	Proposed Solution	Cost Estimate	WB	TSC	SA
<b>Western Boone Jr/Sr High School</b>						
206	HVAC - Gym AHUs	Partially refurbish two (2) original air handling units in the main gymnasium.	\$ 30,000		X	X
207	HVAC - AHUs	Refurbish two (2) original air handling units. Provide school maintenance with future strategy for refurbishment of remaining fourteen (14) units.	\$ 100,000		X	X
210	HVAC - CW Valves	Replace two (2) large chilled water (CW) Control Valves.	\$ 11,911		X	X
212	HVAC - Temperature Controls	Replace "MC" panels. Update temperature control system.	\$ 158,803		X	X
213	Electrical - Interior Lighting 1	Upgrade lighting in main gymnasium, junior high gymnasium and pool to LED.	\$ 97,420		X	X
215	Electrical - Parking Lot Lighting	Upgrade tall original parking lot lighting (total of 3) to LED. Replace fixtures and salvage poles.	\$ 18,992		X	X
216	Wastewater Treatment Plant	Replace pumps and controls. Add additional set of circulation pumps. Add VFDs to aeration pumps. Replace chemical feeders. Add diesel generator (100 amp service) with manual transfer switch.	\$ 45,000		X	X
217	Emergency Radios	Replace emergency radios and add bio-directional amplifiers for enhanced signal coverage.	\$ 20,000	X		
303	Ceiling Renovations - 1st Floor	In 1st floor classrooms and corridors, replace ceilings with standard 2x2 suspended acoustical ceilings to match 2009 renovations. Upgrade lighting to LED. Replace diffusers and ductwork back to terminal unit. See drawing.	\$ 369,999		X	X
306	Ceiling/Wall Renovations - Media Center	In Media Center and adjacent north corridor, replace ceilings with standard 2x2 suspended acoustical ceilings. Upgrade lighting to LED. Replace diffusers and ductwork back to terminal unit. Replace existing north corridor wall with full height heavy gage steel stud and drywall partition. Remove and reinstall existing lockers as required. Replace corridor door.	\$ 150,899		X	X
308	Original Elevator	Renovate original elevator.	\$ 98,175		X	X
401	Asphalt Pavement	Repair damaged areas, seal, and restripe all asphalt paved areas. Address ponding area north of football grandstands. See drawings for repairs.	\$ 151,393	X	X	
402	Stadium - Track Surface Coating	Repair / Recoat / Restripe track surface.	\$ 65,835	X	X	
405	Stadium - Goal Posts	Replace both football goal posts.	\$ 5,308	X	X	
406	Stadium - Pedestrian Walks	Provide asphalt pavement over existing stone walkway around south end of track to visitor grandstands.	\$ 14,187	X	X	
407	Soccer Fields - Fence Wind Barriers	Add wind barriers to north fence and approximately half of the east and west fences.	\$ 7,976	X	X	
408	Soccer Fields - Goal Netting	Add 20 ft high by 60 ft wide netting behind soccer goals four (4) locations.	\$ 9,055	X	X	
409	Soccer Fields - Pressbox	Provide two sided pressbox (8 ft x 18 ft) located between the soccer fields.	\$ 37,451		X	X
410	Soccer Fields - Sound System	Provide new sound system to serve both soccer fields. House equipment & mount speakers to new pressbox.	\$ 6,747		X	X
412	Baseball/Softball Fields - Wind Barriers	Add wind barriers to all four (4) outfield fences and the perimeter fence at the southwest corner of the complex.	\$ 19,167	X	X	
413	Baseball/Softball Fields - Scoreboards	Replace (4) scoreboards with wireless controls. Reinstall on existing supports.	\$ 34,121		X	X
414	Fencing - Treatment Plant	Replace fencing around perimeter of waste water treatment plant. Add two 16 ft wide gates for direct access to ponds.	\$ 16,992	X	X	
415	Fencing - General	General allowance for miscellaneous fence repair and replacement.	\$ 15,000	X	X	

**WEBO JSHS Total: \$ 1,484,431**

Total for Contingency / Inflation /Soft Costs: \$ 505,569

**Total WEBO JSHS Project Cost: \$ 1,990,000**

<b>Total Project Budget:</b>	<b>\$ 2,965,000</b>
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**Proposed Distribution of Responsibilities**

Total Cost of Items (fully or partially) Procured by Owner:	\$ 731,977
Total Cost of Items Managed by Skillman:	\$ 2,036,345
Total Cost of Items Designed by Schmidt:	\$ 1,831,432

Item No.	Item Title	Proposed Solution	Cost Estimate	WB	TSC	SA
<b>Alternative Items</b>						
402	G Wells Baseball Fields - Repairs	Safety improvements and maintenance repairs at Granville Wells existing baseball fields including fencing, bleachers, electrical, and structures.	TBD	X	X	
501	Admin. Bldg. - Secure Entry	Add electronic security at entrance doors of administration building.	TBD	X		
218	WEBO JSHS Main Gym - Sound System	Replace and upgrade existing sound system in the Main Gymnasium at WEBO JSHS.	TBD		X	X
207a	WEBO JSHS HVAC - AHUs	At WEBO JSHS refurbish additional original air handling units.	TBD		X	X

SCHMIDT



ASSOCIATES

Strategy | Design | Construction

# Hourly Rate Schedule

**CEO – Principal / Director of Operations – Principal** time is billed at the fixed rate of Three Hundred Twenty-five and no/100 Dollars (\$325.00) per hour.

**Principal-In-Charge** – time is billed at the fixed rate of Two Hundred Seventy-five and no/100 Dollars (\$275.00) per hour.

**Project Manager – Principal / Engineering Quality Manager / Program Manager** time is billed at the fixed rate of Two Hundred Twenty-five and no/100 Dollars (\$225.00) per hour.

**Project Manager – Associate / Design Delivery Systems Manager / Construction Delivery Systems Manager** time is billed at the fixed rate of Two Hundred and no/100 Dollars (\$200.00) per hour.

**Project Manager / Project Coordinator / Energy Engineer / Technology Specialist / Design Architect / Sr. Project Architect / Sr. Engineer** time is billed at the fixed rate of One Hundred Seventy-five and no/100 Dollars (\$175.00) per hour.

**Construction Administration / Associate** time is billed at the fixed rate of One Hundred Sixty and no/100 Dollars (\$160.00) per hour.

**Engineer / Sr. Landscape Architect / Manager / BIM Specialist / Urban Planner/ LEED® Administrator / Controls Systems Specialist / Sr. Engineering Designer / Tech Resources Specialist** time is billed at the fixed rate of One Hundred Fifty and no/100 Dollars (\$150.00) per hour.

**Architect / BIM Designer / Technology Designer / Digital Media Specialist / Landscape Architect / Sr. Interior Designer** time is billed at the fixed rate of One Hundred Twenty-five and no/100 Dollars (\$125.00) per hour.

**Sr. Architectural Graduate / Civil Designer / Interior Designer / Engineering Designer / Sr. Administrative / BIM Coordinator** time is billed at the fixed rate of One Hundred and no/100 Dollars (\$100.00) per hour.

**BIM Technician / Architectural Graduate / Interiors Architect / Graduate Interior Designer / Graduate Engineer / Graduate Landscape Architect / Administrative** time is billed at the fixed rate of Eighty and no/100 Dollars (\$80.00) per hour.

**Office Support** time is billed at the fixed rate of Seventy-five and no/100 Dollars (\$75.00) per hour.

**Intern** time is billed at the fixed rate of Sixty and no/100 Dollars (\$60.00) per hour.

Hourly rates include payroll expenses, taxes, insurance, overhead and profit, and local telephone. Staffing and equipment selection is at the discretion of Schmidt Associates, Inc.

*Confidential - not for unauthorized distribution.*

*Rates Effective August 15, 2012*

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James Walle, PE  
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## **GENERAL FUND COMPARISON REPORT:**

As of November 30, 2015, the General Fund cash balance was \$1,811,687.

The total General Fund expenditures through November, 2015 was \$9,520,139 or 79% of the 2015 appropriation.

### **Information:**

The Department of Local Government Finance has begun reviewing the 2016 budgets for Boone County which means that we might obtain a final order (1782 Notice) before the end of December, 2015.