



Project Definition Discussion Presentation #2

DECEMBER 2, 2019

**PACKET UPDATED AS OF 12/4/2019 UPON
RECEIPT OF 12/2/2019 PRESENTATION
SLIDES**



WE TAKE ON YOUR VALUES.



PROJECT DEFINITION DISCUSSION

AGENDA

A. Lisle Library Financing Options Overview

Presentation & Handout by PMA Securities, LLC

B. Project Funding Summary

C. Guideline Project Cost Options

Library in Downtown Lisle & Renovation/Addition Options

D. Guideline Project Schedule Overview

E. The Library's Next Steps



LISLE LIBRARY DISTRICT

Introduction to PMA Securities, LLC
Overview of Bond Financing Options

ANDREW KIM
DIRECTOR, PUBLIC FINANCE
PMA SECURITIES, LLC
(630) 657-6449
AKIM@PMANETWORK.COM

December 2, 2019

PMA PUBLIC FINANCE OVERVIEW

SENIOR ADVISORS



Andrew Kim

Director
Public Finance

- ~ Joined PMA in 2015
- ~ Over 10 years of municipal bond industry experience
- ~ Registered Municipal Securities Representative with Series 7, 50 and 63 FINRA licenses
- ~ BA From Northwestern University | MPP from the University of Chicago



Bob Lewis

Senior Vice President
Managing Director
Public Finance

- ~ Heads PMA's Public Finance Department
- ~ 20+ years of financial advisory experience
- ~ Registered Municipal Securities Representative and Principal with Series 50, 52, 53 and 63 FINRA licenses
- ~ BS and MA from Northern Illinois University



Tammie Beckwith Schallmo

Senior Vice President
Managing Director
Public Finance

- ~ Joined PMA in 2007
- ~ 20+ years of financial advisory experience
- ~ Registered Municipal Securities Representative and Principal with Series 7, 50, 53 and 63 FINRA licenses
- ~ BS from the University of Illinois | MA from the University of Wisconsin-Whitewater

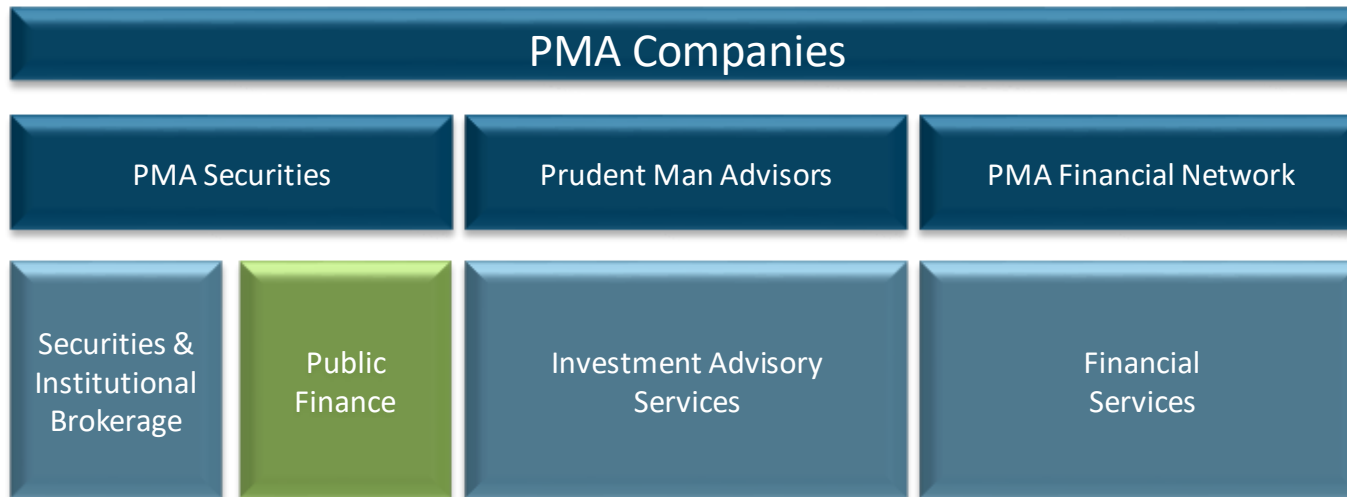


Steve Adams

Director
Public Finance

- ~ Joined PMA in 2018
- ~ Nearly 20+ years of public finance experience
- ~ Registered Municipal Securities Representative with Series 50, 52 and 63 FINRA licenses
- ~ BS from Illinois College | MBA from the University of Illinois-Springfield

PMA, which includes PMA Securities (Municipal Advisor practice), PMA Financial Network, and Prudent Man Advisors, has been dedicated to serving the municipal marketplace for over 30 years



PMA is headquartered in Naperville, Illinois and has offices in Wisconsin, Minnesota, and Fairview Hts., IL.

(1) Securities, public finance and institutional fixed income brokerage services are offered through PMA Securities. PMA Securities is a broker-dealer and municipal advisor registered with the SEC and MSRB, and is a member of FINRA and SIPC. As a Municipal Advisor, PMA Securities provides financial advisory services and advice with respect to the investment of proceeds of municipal securities.

(2) Prudent Man Advisors, an SEC registered investment adviser, provides investment advisory services to local government investment pools.

(3) All other financial products and services are provided by PMA Financial Network.

- PMA Securities was ranked in the **top ten financial advisors nationally for bank qualified or small bond issues** in calendar years 2013 through 2017 as published in The Bond Buyer
- PMA was recently ranked as the **#1 financial advisor to all Illinois issuers** for the 12-month period ending June 30, 2019¹

¹ Source: Refinitiv. Based on the number of issues advised upon for Illinois municipal financings during the 12-month period ending June 30, 2019. Includes Financial Advisors on negotiated and competitive sales. Please note that past performance does not indicate future results.

PMA's role as **Financial Advisor**

Advise and assist the Library in formulating and executing a debt financing plan

- Determine an optimal financing structure
- Incorporate the Library's debt needs with its operating needs and expectations
- Prepare the official statement and rating agency presentation
- Help to secure the lowest borrowing cost given market conditions

Role of an **Underwriter**

- Advise the Library on structuring the bonds in a negotiated sale
- Purchase the bonds from the Library
- Find investors for resale of the bonds

In 2010, Dodd-Frank established an SEC registration requirement for municipal advisors and imposed *fiduciary duty* obligations. Additionally, Dodd-Frank gave the MSRB the authority to regulate municipal advisors. Prior to Dodd-Frank, non-broker-dealer municipal advisors (“independent municipal advisors”) were not regulated by the SEC or the MSRB.

The Municipal Advisor Rule, effective July 1, 2014, defines and regulates the activities of municipal advisors.

The MSRB established standards of conduct for non-solicitor municipal advisors with Rule G-42, which took effect on June 23, 2016.

MSRB Rule G-42 states that non-solicitor municipal advisors owe a fiduciary duty to municipal entity clients which consists of a duty of loyalty and a duty of care.

Duty of Care

- Possess the knowledge and expertise to provide informed advice
- Make a reasonable inquiry into the facts relevant to the client's decision to proceed or not proceed with a course of action
- Make a reasonable inquiry as to the facts that form the basis of any advice provided to the client
- Have a reasonable basis for any advice provided to the client

Duty of Loyalty

- Deal honestly and with the utmost good faith with the client
- Act in the client's best interests without regard to the interests of the municipal advisor
- Cannot act as municipal advisor to a client if the municipal advisor has conflicts of interest that cannot be managed or mitigated

MUNICIPAL BOND FUNDAMENTALS

BOND SALE

DIRECT PLACEMENT

PUBLIC OFFERING

COMPETITIVE SALE

- The District engages a municipal advisor to manage the bond issuance process
- Underwriter selected via a competitive sale in which multiple bids may be received to purchase the bonds
- The bidder with the lowest true interest cost is selected and sells the bonds to investors

NEGOTIATED SALE

- The District preselects a broker-dealer as underwriter
- This firm sells the bonds to investors during a pricing period

PUBLIC OFFERING

- The District and financial advisor prepares an official statement to send out to potential underwriters
- Underwriter selected via a competitive sale that will resell the bonds to investors
- District obtains a bond rating
- Requires disclosure counsel to review the official statement
- Will likely have a lower interest rate, but will have higher costs of issuance

DIRECT PLACEMENT

- No official statement, rating, underwriter or disclosure counsel is required
- A term sheet is sent out to banks and other local units of government that will provide a proposal to purchase the bonds directly
- The interest rate is typically higher than a public offering but may result in a lower overall financing cost since some costs of issuance are avoided
- This process has typically proven to be effective for relatively smaller bond issues paid off with a shorter amortization

LIBRARY FINANCING OPTIONS

- ALTERNATE REVENUE SOURCE BONDS
- DEBT CERTIFICATES
- REFERENDUM BONDS

- A payment source must be identified and pledged as the primary security for the repayment of the Bonds (e.g. existing property tax revenue)
- Alternate bonds are “Double Barreled” bonds because the bonds are additionally secured by a property tax levy unlimited as to rate and amount
 - The levy is abated each year if the primary revenue is sufficient
- Audit or feasibility report must show 1.25 times coverage (annual pledged revenue divided by debt service)
- Payment period generally cannot exceed 40 years

- Do not count against the 2.875% library district debt limit
- Subject to a backdoor petition period of 30 days
 - 7.5% of registered voters
- Also requires the Library to hold a bond issue notification act (BINA) hearing

POTENTIAL FINANCING SCENARIOS

General Fund Budgetary Performance

	FY2016	FY2017	FY2018	FY2019
REVENUES				
Property Taxes	\$4,132,553	\$4,394,887	\$4,338,280	\$3,908,498
TIF Revenues	45,899	45,454	42,866	50,982
Replacement Taxes	16,526	18,537	15,361	16,618
Charges for Services	57,937	54,836	47,645	42,639
Grants and Donations	21,972	520	22,419	36,763
Interest	57,647	50,433	71,048	177,597
Miscellaneous	4,477	580	4,103	-
Total Revenues	\$4,337,011	\$4,565,247	\$4,541,722	\$4,233,097
EXPENSES				
Total Expenses	\$3,648,034	\$3,754,379	\$3,736,394	\$3,685,329
OTHER FINANCING SOURCES				
Transfers In (Out)	\$ (512,724)	\$ (498,108)	\$ (349,379)	\$ (300,000)
Excess (Deficit) Revenue	\$ 176,253	\$ 312,760	\$ 455,949	\$ 247,768
Fund Balance:	\$3,672,450	\$3,985,210	\$4,441,159	\$4,732,175^{(1), (2)}

Notes:

- 1) FY2018 Fund Balance restated to \$4,484,407
 - 2) Contributing \$2,880,000 from the General Fund will result in a fund balance that is 50% of General Fund expenditures (or \$1,040,000 for 100% fund balance)
- Also note, as of 6/30/2019, the Special Reserve Fund holds a balance of \$3,308,159

Est. Net Proceeds:
Est. Avg. Annual Payment:

	\$3 Million	\$5 Million	\$8 Million	\$4.385 Million	\$5.870 Million	\$7.335 Million
	\$205,000	\$340,000	\$540,000	\$300,000	\$400,000	\$500,000
	20 Year	20 Year	20 Year	20 Year	20 Year	20 Year
Fiscal Year	Estimated Debt Service (1)	Estimated Debt Service (1)	Estimated Debt Service (1)	Estimated Debt Service (1)	Estimated Debt Service (1)	Estimated Debt Service (1)
2020	\$ 47,463	\$ 79,073	\$ 126,195	\$ 69,337	\$ 92,602	\$ 115,687
2021	202,875	338,050	540,100	299,825	395,238	495,113
2022	204,175	341,850	540,300	299,325	398,038	496,113
2023	205,275	340,350	540,100	298,625	395,538	496,713
2024	206,175	338,650	544,400	297,725	397,738	496,913
2025	201,975	341,650	543,200	296,625	399,538	496,713
2026	202,675	339,350	541,600	295,325	396,038	496,113
2027	203,175	336,850	539,600	298,725	397,238	495,113
2028	203,475	339,050	542,100	296,825	398,038	498,613
2029	203,575	340,850	544,000	299,625	398,438	496,613
2030	203,313	337,081	539,969	296,888	398,119	498,713
2031	202,681	337,731	539,988	298,600	397,069	494,900
2032	201,838	337,956	544,263	294,994	395,594	495,556
2033	205,675	337,756	542,794	296,069	398,588	495,575
2034	204,194	342,025	540,688	296,719	396,050	494,956
2035	202,500	340,763	542,838	296,944	397,981	498,594
2036	205,488	339,075	544,138	296,744	399,275	496,488
2037	203,156	341,856	539,694	296,119	399,931	498,638
2038	205,506	339,106	539,506	299,963	395,056	499,938
2039	202,538	340,825	543,363	298,275	399,544	495,494
2040	204,250	337,013	541,263	296,163	398,288	495,306
	<u>\$ 4,121,975</u>	<u>\$ 6,866,911</u>	<u>\$ 10,960,095</u>	<u>\$ 6,019,437</u>	<u>\$ 8,043,934</u>	<u>\$ 10,047,856</u>
Estimated TIC (1)	3.09%	3.09%	3.09%	3.09%	3.09%	3.09%

(1) Analysis assumes current market rates plus 0.25% as of November 15, 2019.

NOTE: Scenarios where a greater portion of the overall debt is issued in advance of the expenditures of the proceeds will likely result in higher fees earned by the investment manager of the debt proceeds.

S&P INDICATIVE RATING

The Library's strong financials may place its credit rating solidly in the AA category

Investment Grade

<u>Moody's</u>	<u>S&P</u>	<u>Fitch</u>	<u>Kroll</u>
Aaa	AAA	AAA	AAA
Aa1	AA+	AA+	AA+
Aa2	AA	AA	AA
Aa3	AA-	AA-	AA-
A1	A+	A+	A+
A2	A	A	A
A3	A-	A-	A-
Baa1	BBB+	BBB+	BBB+
Baa2	BBB	BBB	BBB
Baa3	BBB-	BBB-	BBB-

Extremely strong capacity to meet financial obligations.

Very strong capacity to meet obligations.

Strong financial capacity but susceptible to adversity.

Adequate financial capacity but adverse conditions will lead to weakness.

Non-Investment Grade

Ba1	BB+	BB+	BB+
Ba2	BB	BB	BB
Ba3	BB-	BB-	BB-
B1	B+	B+	B+
B2	B	B	B
B3	B-	B-	B-
Caa	CCC+		CCC+
Ca	CCC	CCC	CCC
C	CCC-		CCC-
		DDD	CC
		DD	C
	D	D	D

Non-Investment Grade Speculative

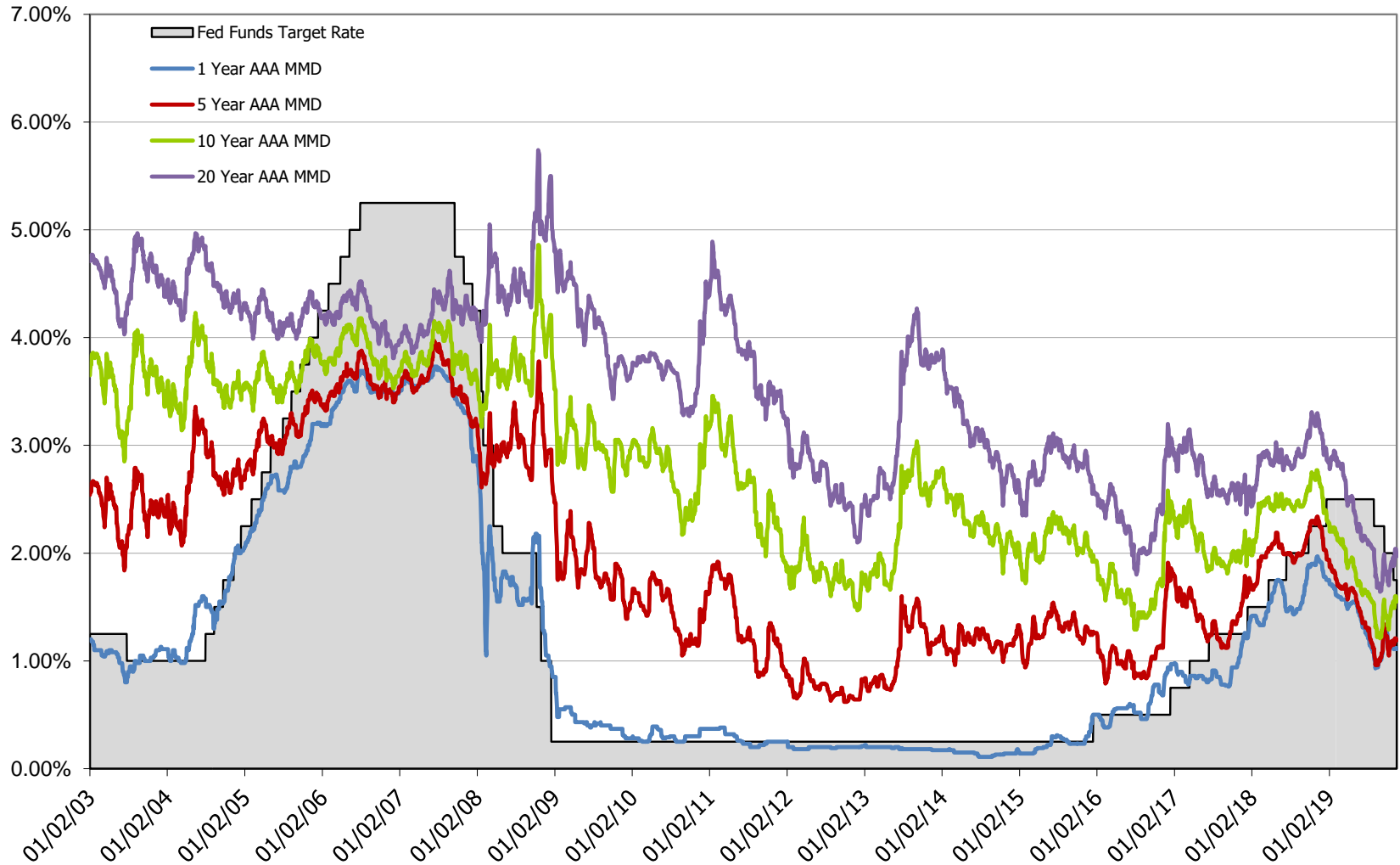
Highly Speculative

Extremely Speculative

Default

MARKET UPDATE

Fed Funds Target Rate vs. MMD



*The Municipal Market Data “MMD” is a AAA municipal bond market index produced by TM3. As of November 14, 2019.

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REFERENCES

- **Palatine Public Library District**
 - Contact
 - Name: Jeannie Dilger
 - Title: Executive Director
 - E-mail Address: jdilger@palatinelibrary.org
 - Phone Number: (847) 358-5881
 - Mailing Address: 700 N. North Court, Palatine, IL 60067

- **Fountaindale Public Library District**
 - Contact
 - Name: Paul Mills
 - Title: Executive Director
 - E-mail Address: pmills@fountaindale.org
 - Phone Number: (630) 685-4157
 - Mailing Address: 300 W. Briarcliff Road, Bolingbrook, IL 60440

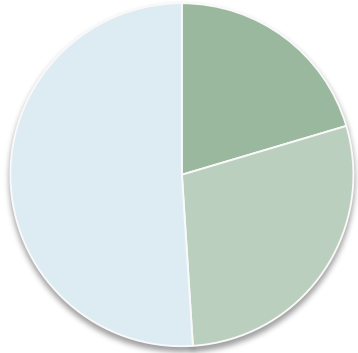
- **Homer Township Public Library District**
 - Contact
 - Name: Sheree Kozel-La Ha
 - Title: Executive Director
 - E-mail Address: sheree@homerlibrary.org
 - Phone Number: 708-301-1078
 - Mailing Address: 14320 West 151st Street, Homer Glen, IL 60491



PROJECT FUNDING SUMMARY

FUNDING SOURCES

Example Project Budget



- General Funds: YTD
- Special Reserves: YTD
- Alt. Revenue Bonds: YTD

A) Current Library Holdings

- General Fund Balance: \$4.48 M (FY 2018)
- Special (Capital) Reserves: \$3.31 M (as of 6/30/2019)

B) Borrowing Options

- Alternative Revenue Bonds: +/- \$5.00M (w/ \$350k annual debt service)
- Debt Certificates (same as Alt. Revenue Bonds)

C) Referendum

- *Has yet to be determined (YTD)*

D) Partnerships (Public / Private Developers)

- *Meetings have been held with three developers.*
- *No formal offer from private developers at this time.*
- *Discussions are ongoing with two developers that are interested in including the Library in Downtown Lisle projects.*
- **Recommend Library Staff and CCS have discussions with the Village to ascertain the potential for working together on public improvements such as parking.**

E) Speculative Miscellaneous Sources

- Donations – *Not advisable for inclusion in a project budget at this time*
- Grants – *Not advisable for inclusion in a project budget at this time*
- Land – *Property appraisal is ongoing*



GUIDELINE PROJECT COST OPTIONS

PROGRAM – SPACE ALLOCATIONS

•LLD Suggested CCS review the following additional scope for inclusion within project options. In total approximately 4,200 SF of additional space is needed.

- Providing for public **Restrooms** on all floor, (2) family restrooms and (1) nursing room

Approximately +400 SF

- Additional **Youth Area Space** (+/- 100% increase)

Approximately +1,700 SF

- Additional **Youth StoryTime / Craft / Maker Space** (+/- 100% increase)

Approximately +450 SF

- Adding dedicated **(Pre)/Teen Space**

Approximately +1,000 SF

- (1) Additional **Meeting Room Space** (+/- 50% increase)

Approximately +750 SF

- Additional **Study Room Space** (+/- 50% increase)

Approximately +250 SF



GUIDELINE PROJECT COST OPTIONS

PROGRAM – SPACE ALLOCATIONS

Space Allocations	Existing	Existing Library Site		New Downtown Site	
		Estimated Renovation in Current Space*	Estimated Renovation and Addition	Estimated 30K Downtown Lisle Build Out*	Estimated Preferred Downtown Lisle Build Out
Adult Department	14,660	14,291	13,656	13,080	14,435
General Circulation (Public Pathways)	1,950	1,950	1,950	370	370
Mechanical Spaces	1,455	1,455	1,455	1,400	1,400
Meeting Room Spaces	1,940	1,940	2,690	2,340	2,690
Restrooms	870	1,095	1,390	975	975
Staff Areas	6,710	6,854	7,500	6,370	7,450
Youth Department	5,415	5,415	8,605	5,465	8,605
Total	33,000	33,000	37,246	30,000	35,925

* Plans do NOT include a dedicated teen space, increased youth area space or additional story time space



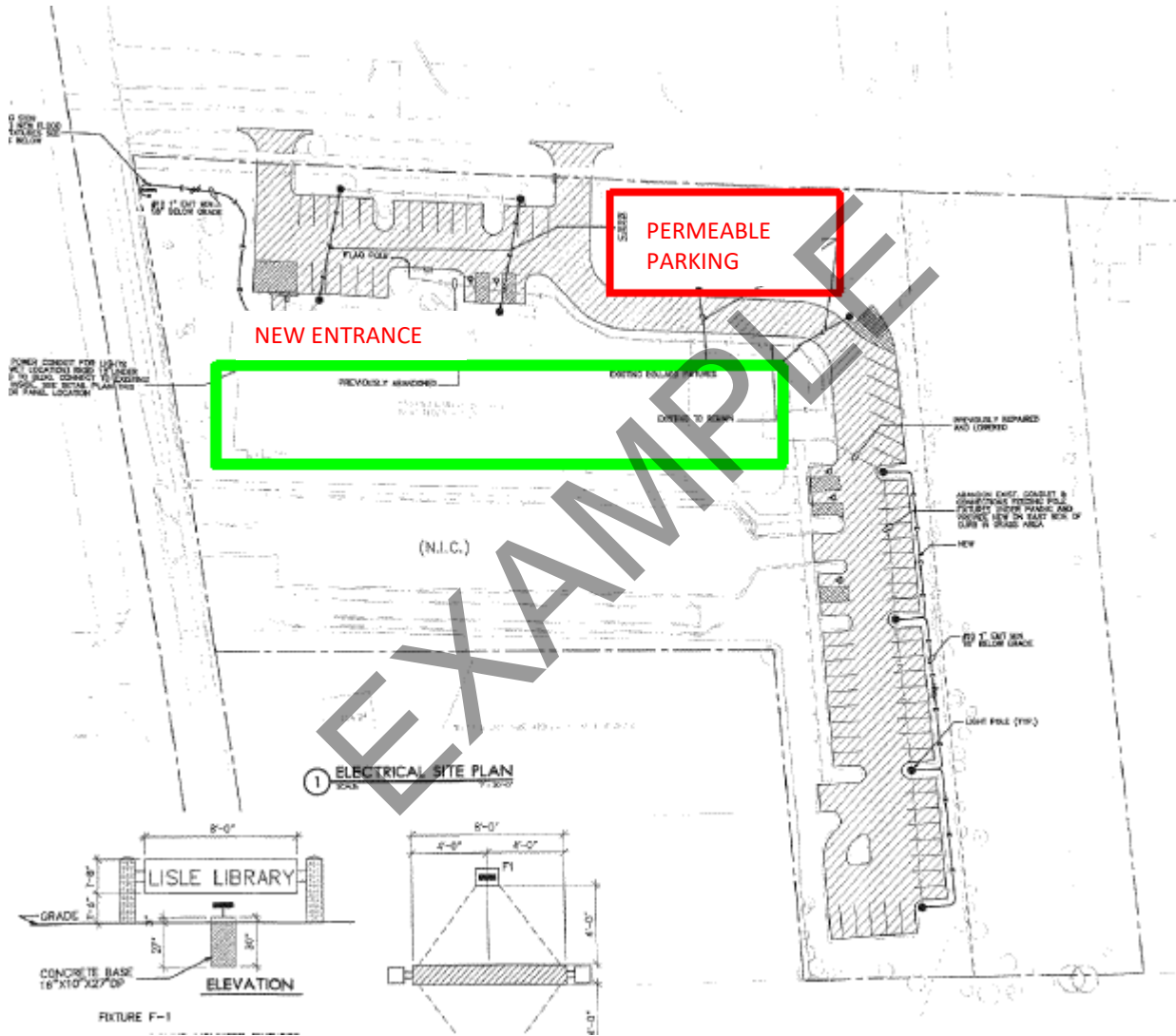
GUIDELINE PROJECT COST OPTIONS

PROJECT COSTS

Project Options	Estimated Library Size	Order of Magnitude Project Cost
Renovation in Current Space	33,000	\$ 9.7 M
Renovation and Addition to Meet Program 'Wishlist'	37,246	\$ 13.13 M
30K SF Downtown Lisle Build Out	30,000	\$ 9.3 M
Downtown Lisle Build Out to Meet Program 'Wishlist'	35,925	\$ 10.65 M

GUIDELINE PROJECT COST OPTIONS

PROJECT COSTS – RENOVATION SCHEME – PARKING & ENTRANCE





GUIDELINE SCHEDULE OVERVIEW

FROM PROJECT KICK-OFF TO COMPLETION

Key Factors Influencing Project Schedules

- 1) Project Scope
- 2) Contractor Selection
- 3) Financing Availability

GUIDELINE PROJECT SCHEDULE FOR A NON-REFERNDUM PROJECT

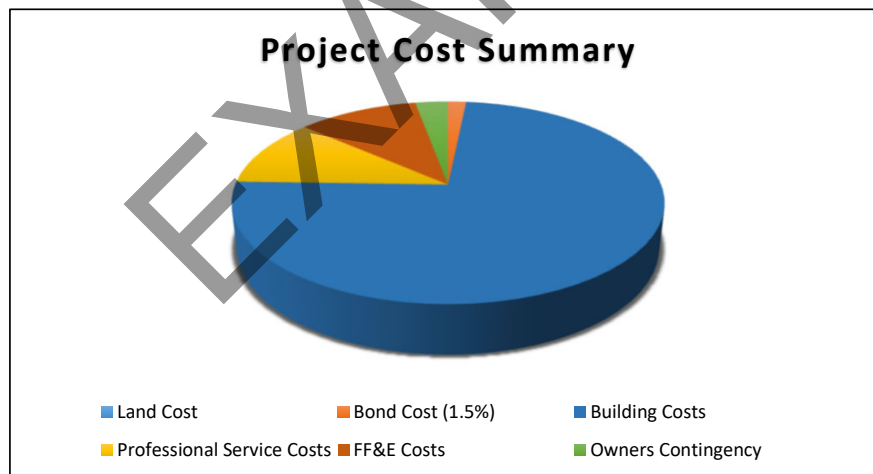
Project Phase	Months																												
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29
Decision to Further Pursue a Building Project																													
Board Approval of Project Parameters <i>(Scope, Cost, Schedule, Delivery, Risk Strategy)</i>																													
Design Team Selection																													
Design Phase <i>(Duration is dependant on Project Scope)</i>																													
Contractor Selection																													
Construction Phase <i>(Duration is dependant on Project Scope / Phasing)</i>																													
Closeout																													

Note: The above table is an example. Actual durations are indicated by blue bars and text labels within the cells: Design Team Selection (3 Months), Design Phase (9 Months), Contractor Selection (3 Months), and Construction Phase (12 Months).

EXAMPLE

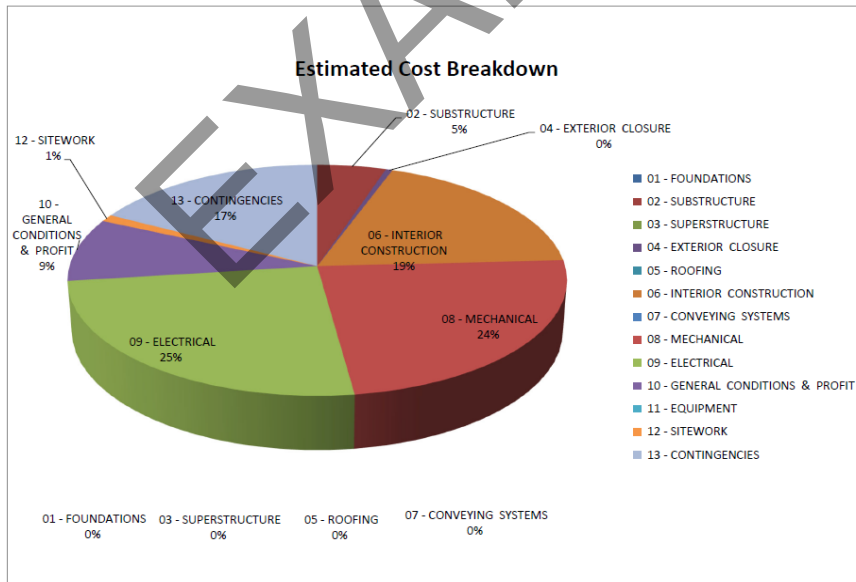
Capital Improvement Project Proforma Example Downtown Lisle Build Out Interior Construction - 30,000 SQFT

CAPITAL PROJECT COST SUMMARY - 12/2/2019			
Land Cost	\$	-	
Bond Cost (1.5%)	\$	150,000	
Building Costs	\$	6,867,399	
Professional Service Costs	\$	1,013,190	
Primary Consultants			\$ 723,715
Specialized Consultants			\$ 170,500
Owner Provided Services			\$ 118,974
FF&E Costs	\$	995,000	
Furniture			\$ 600,000
Fixtures			\$ 160,000
Equipment			\$ 235,000
		Sub Total	\$ 9,025,589
Owner's Project Cost Contingency (%)	\$	270,768	
TOTAL PROJECT COST	\$	9,296,356	



Building Costs	
Permit Cost	\$ 65,792
Construction Cost	\$ 6,579,230
Change Order Contingency	\$ 197,377
Environmental Remediation	\$ -
Moving Cost	in FF&E
Utility Hook-Up	\$ 25,000
TOTAL	\$ 6,867,399

Construction Cost Estimate Breakdown (From Construction Cost Estimate)	
Gen. Cond., Overhead & Profit	\$ 583,783
Foundations - developer provided	\$ -
Substructure	\$ 330,000
Superstructure - developer provided	\$ -
Exterior Closure	\$ 32,000
Roofing - developer provided	\$ -
Interior Construction	\$ 1,227,855
Conveying Systems - none in single story building	\$ -
Mechanical	\$ 1,560,000
Electrical	\$ 1,650,000
Equipment - in FF&E	\$ -
Sitework - Misc. Accessories	\$ 65,000
Contingencies	\$ 1,130,592
Sub Total	\$ 6,579,230



Professional Service Costs		
Primary Consultants		
Architect / MEP / Interior / Civil (8%)	\$	526,338
Owner Representative (2%)	\$	131,585
Reimbursable Expenses (1% estimated)	\$	65,792
Sub Total	\$	723,715
Specialized Consultants		
Cost Estimating Consultant	\$	75,000
Land Surveyor	\$	10,000
IT Consultant	\$	-
AV Consultant	\$	20,000
Lighting Consultant	\$	50,000
Environmental Consultant	\$	-
Move Consultant	\$	-
Equipment Consultants	\$	-
Reimbursable Expenses (estimated)	\$	15,500
Sub Total	\$	170,500
Owner Provided Services		
Soil Testing	\$	15,000
Environmental Testing	\$	15,000
Material Testing	\$	25,000
Insurance - Builder's Risk Builder's Risk & G.L. Policy (\$.20/\$100.00) estimated rate	\$	13,158
Legal Counsel	\$	30,000
Title	\$	10,000
Reimbursable Expenses (estimated)	\$	10,816
Sub Total	\$	118,974
Professional Service Costs		
Sub Total	\$	1,013,190
Owner's Professional Services Cost Contingency (%)	3%	\$ 30,396
TOTAL	\$	1,043,585

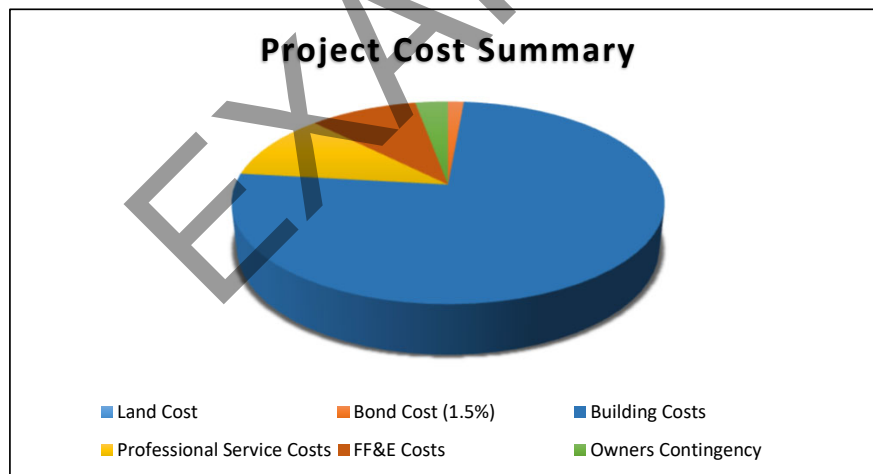
FF&E Costs		
Furniture		
Office Furniture (50% New)	\$	100,000
Public Space Furniture (50% New)	\$	200,000
Shelving (50% New)	\$	200,000
Moving and Storage	\$	100,000
	Sub Total	\$ 600,000
Fixtures		
Signage	\$	30,000
Specialty Interiors	\$	50,000
Artwork	\$	30,000
Miscellaneous	\$	50,000
	Sub Total	\$ 160,000
Equipment		
Book Drop	\$	20,000
Self Check-Out - use existing	\$	5,000
Servers - use existing	\$	5,000
Network Switches - use existing	\$	5,000
Printers - use existing	\$	5,000
Computers - use existing	\$	-
IT General Allowance	\$	50,000
Data Cabling		incl. in construction
Phone System	\$	15,000
A/V	\$	50,000
Security / CCTV	\$	30,000
RFID / Sorter - Automation	\$	- not in project
Miscellaneous	\$	50,000
	Sub Total	\$ 235,000
FF&E Costs	Sub Total	\$ 995,000
Owner's FF&E Contingency (%)	3%	\$ 29,850
TOTAL		\$ 1,024,850.00

Capital Improvement Project Proforma Example Downtown Lisle Build Out Interior Construction - 35,925 SQFT



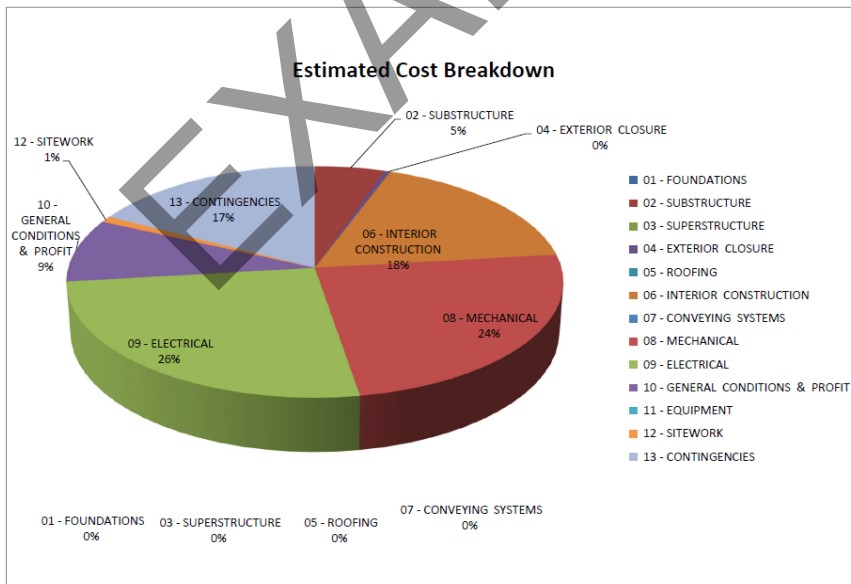
WE TAKE ON YOUR VALUES.

CAPITAL PROJECT COST SUMMARY - 12/2/2019			
Land Cost	\$	-	
Bond Cost (1.5%)	\$	150,000	
Building Costs	\$	8,027,790	
Professional Service Costs	\$	1,138,378	
Primary Consultants			\$ 846,449
Specialized Consultants			\$ 170,500
Owner Provided Services			\$ 121,429
FF&E Costs	\$	1,020,000	
Furniture			\$ 625,000
Fixtures			\$ 160,000
Equipment			\$ 235,000
		Sub Total	\$ 10,336,167
Owner's Project Cost Contingency (%)	\$	310,085	
TOTAL PROJECT COST	\$	10,646,253	



Building Costs	
Permit Cost	\$ 76,950
Construction Cost	\$ 7,694,990
Change Order Contingency	\$ 230,850
Environmental Remediation	\$ -
Moving Cost	in FF&E
Utility Hook-Up	\$ 25,000
TOTAL	\$ 8,027,790

Construction Cost Estimate Breakdown (From Construction Cost Estimate)	
Gen. Cond., Overhead & Profit	\$ 682,785
Foundations - developer provided	\$ -
Substructure	\$ 395,175
Superstructure - developer provided	\$ -
Exterior Closure	\$ 32,000
Roofing - developer provided	\$ -
Interior Construction	\$ 1,353,727
Conveying Systems - none in single story building	\$ -
Mechanical	\$ 1,868,100
Electrical	\$ 1,975,875
Equipment - in FF&E	\$ -
Sitework - Misc. Accessories	\$ 65,000
Contingencies	\$ 1,322,327
Sub Total	\$ 7,694,989



Professional Service Costs		
Primary Consultants		
Architect / MEP / Interior / Civil (8%)	\$	615,599
Owner Representative (2%)	\$	153,900
Reimbursable Expenses (1% estimated)	\$	76,950
Sub Total	\$	846,449
Specialized Consultants		
Cost Estimating Consultant	\$	75,000
Land Surveyor	\$	10,000
IT Consultant	\$	-
AV Consultant	\$	20,000
Lighting Consultant	\$	50,000
Environmental Consultant	\$	-
Move Consultant	\$	-
Equipment Consultants	\$	-
Reimbursable Expenses (estimated)	\$	15,500
Sub Total	\$	170,500
Owner Provided Services		
Soil Testing	\$	15,000
Environmental Testing	\$	15,000
Material Testing	\$	25,000
Insurance - Builder's Risk Builder's Risk & G.L. Policy (\$.20/\$100.00) estimated rate	\$	15,390
Legal Counsel	\$	30,000
Title	\$	10,000
Reimbursable Expenses (estimated)	\$	11,039
Sub Total	\$	121,429
Professional Service Costs	Sub Total	\$ 1,138,378
Owner's Professional Services Cost Contingency (%)	3%	\$ 34,151
TOTAL	\$	1,172,529

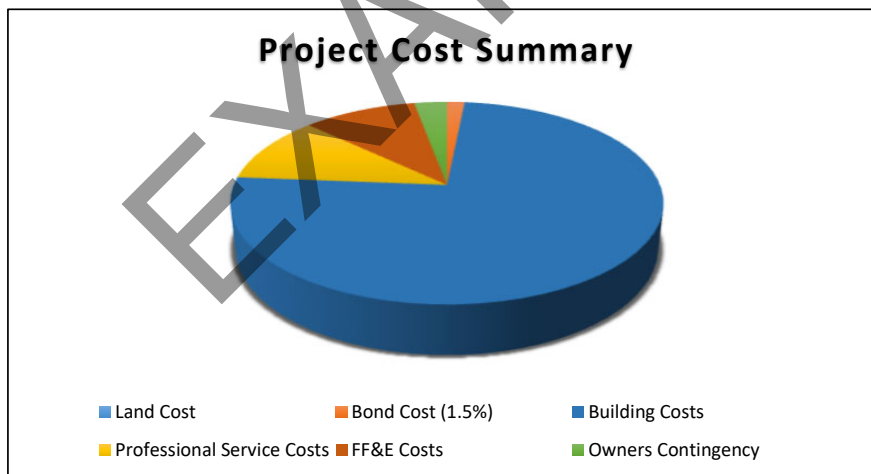
FF&E Costs		
Furniture		
Office Furniture (50% New)	\$	100,000
Public Space Furniture (50% New + Additional Space)	\$	225,000
Shelving (50% New)	\$	200,000
Moving and Storage	\$	100,000
	Sub Total	\$ 625,000
Fixtures		
Signage	\$	30,000
Specialty Interiors	\$	50,000
Artwork	\$	30,000
Miscellaneous	\$	50,000
	Sub Total	\$ 160,000
Equipment		
Book Drop	\$	20,000
Self Check-Out - use existing	\$	5,000
Servers - use existing	\$	5,000
Network Switches - use existing	\$	5,000
Printers - use existing	\$	5,000
Computers - use existing	\$	-
IT General Allowance	\$	50,000
Data Cabling		incl. in construction
Phone System	\$	15,000
A/V	\$	50,000
Security / CCTV	\$	30,000
RFID / Sorter - Automation	\$	- not in project
Miscellaneous	\$	50,000
	Sub Total	\$ 235,000
FF&E Costs	Sub Total	\$ 1,020,000
Owner's FF&E Contingency (%)	3%	\$ 30,600
TOTAL		\$ 1,050,600.00

Capital Improvement Project Proforma Example Existing Building Renovation BASE Construction - 33,000 SQFT



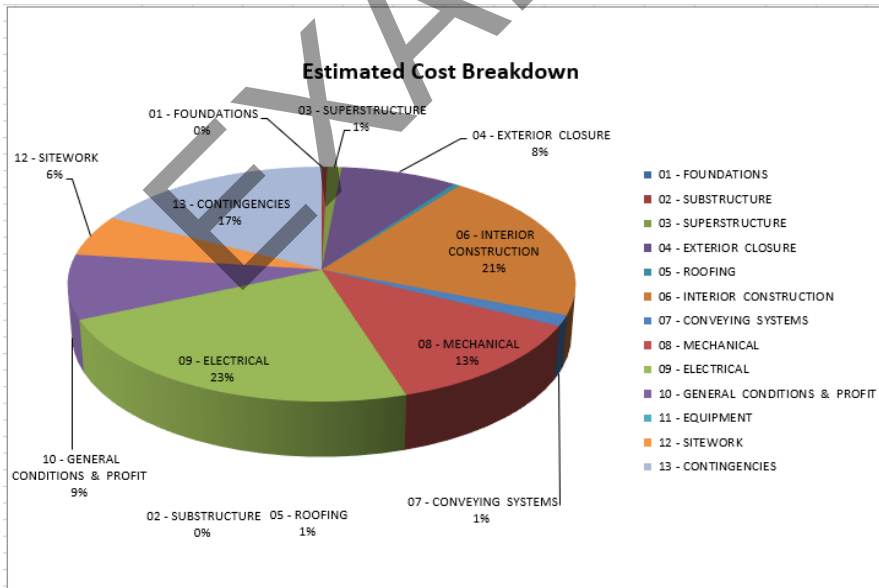
WE TAKE ON YOUR VALUES.

CAPITAL PROJECT COST SUMMARY - 12/2/2019			
Land Cost	\$	-	
Bond Cost (1.5%)	\$	150,000	
Building Costs	\$	7,223,894	
Professional Service Costs	\$	1,039,141	
Primary Consultants			\$ 749,158
Specialized Consultants			\$ 170,500
Owner Provided Services			\$ 119,483
FF&E Costs	\$	975,000	
Furniture			\$ 600,000
Fixtures			\$ 160,000
Equipment			\$ 215,000
		Sub Total	\$ 9,388,035
Owner's Project Cost Contingency (%)	\$	281,641	
TOTAL PROJECT COST	\$	9,669,676	



Building Costs	
Permit Cost	\$ 34,053
Construction Cost	\$ 6,810,526
Change Order Contingency	\$ 204,316
Environmental Remediation	\$ -
Phasing Allowance (2 Phases)	\$ 150,000
Utility Hook-Up	\$ 25,000
TOTAL	\$ 7,223,894

Construction Cost Estimate Breakdown (From Construction Cost Estimate)	
Gen. Cond., Overhead & Profit	\$ 604,306
Foundations - No Addition	\$ -
Substructure	\$ 27,500
Superstructure	\$ 70,000
Exterior Closure	\$ 570,125
Roofing	\$ 32,436
Interior Construction	\$ 1,421,421
Conveying Systems	\$ 100,000
Mechanical	\$ 858,000
Electrical	\$ 1,567,500
Equipment - in FF&E	\$ -
Sitework - Misc. Accessories	\$ 388,900
Contingencies	\$ 1,170,339
Sub Total	\$ 6,810,527



Professional Service Costs		
Primary Consultants		
Architect / MEP / Interior / Civil (8%)	\$	544,842
Owner Representative (2%)	\$	136,211
Reimbursable Expenses (1% estimated)	\$	68,105
Sub Total	\$	749,158
Specialized Consultants		
Cost Estimating Consultant	\$	75,000
Land Surveyor	\$	10,000
IT Consultant	\$	-
AV Consultant	\$	20,000
Lighting Consultant	\$	50,000
Environmental Consultant	\$	-
Move Consultant	\$	-
Equipment Consultants	\$	-
Reimbursable Expenses (estimated)	\$	15,500
Sub Total	\$	170,500
Owner Provided Services		
Soil Testing	\$	15,000
Environmental Testing	\$	15,000
Material Testing	\$	25,000
Insurance - Builder's Risk Builder's Risk & G.L. Policy (\$.20/\$100.00) estimated rate	\$	13,621
Legal Counsel	\$	30,000
Title	\$	10,000
Reimbursable Expenses (estimated)	\$	10,862
Sub Total	\$	119,483
Professional Service Costs	Sub Total	\$ 1,039,141
Owner's Professional Services Cost Contingency (%)	3%	\$ 31,174
TOTAL	\$	1,070,315

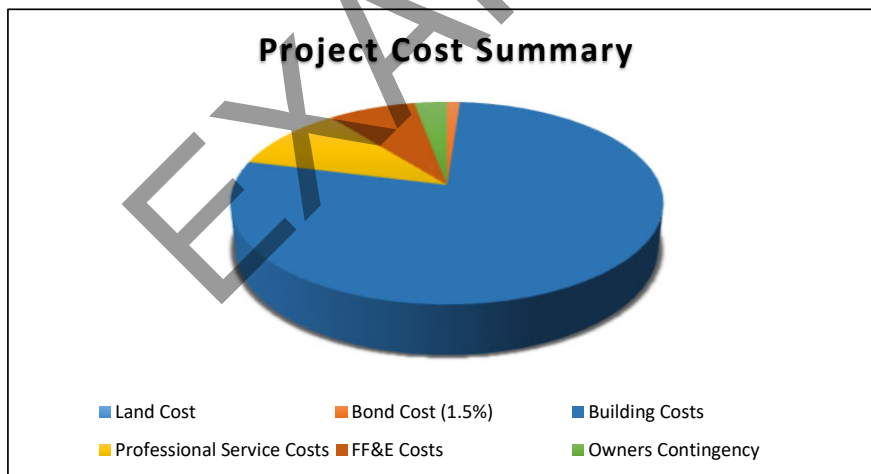
FF&E Costs		
Furniture		
Office Furniture (50% New)	\$	100,000
Public Space Furniture (50% New + Additional Space)	\$	200,000
Shelving (50% New)	\$	200,000
Moving and Storage	\$	100,000
	Sub Total	\$ 600,000
Fixtures		
Signage	\$	30,000
Specialty Interiors	\$	50,000
Artwork	\$	30,000
Miscellaneous	\$	50,000
	Sub Total	\$ 160,000
Equipment		
Book Drop	\$	20,000
Self Check-Out	\$	-
Servers	\$	-
Network Switches	\$	-
Printers	\$	-
Computers	\$	-
IT General Allowance	\$	50,000
Data Cabling		incl. in construction
Phone System	\$	15,000
A/V	\$	50,000
Security / CCTV	\$	30,000
RFID / Sorter - Automation	\$	- not in project
Miscellaneous	\$	50,000
	Sub Total	\$ 215,000
FF&E Costs	Sub Total	\$ 975,000
Owner's FF&E Contingency (%)	3%	\$ 29,250
TOTAL		\$ 1,004,250.00

Capital Improvement Project Proforma Example Existing Building Renovation Addition BASE + Addition Construction - 37,246 SQFT



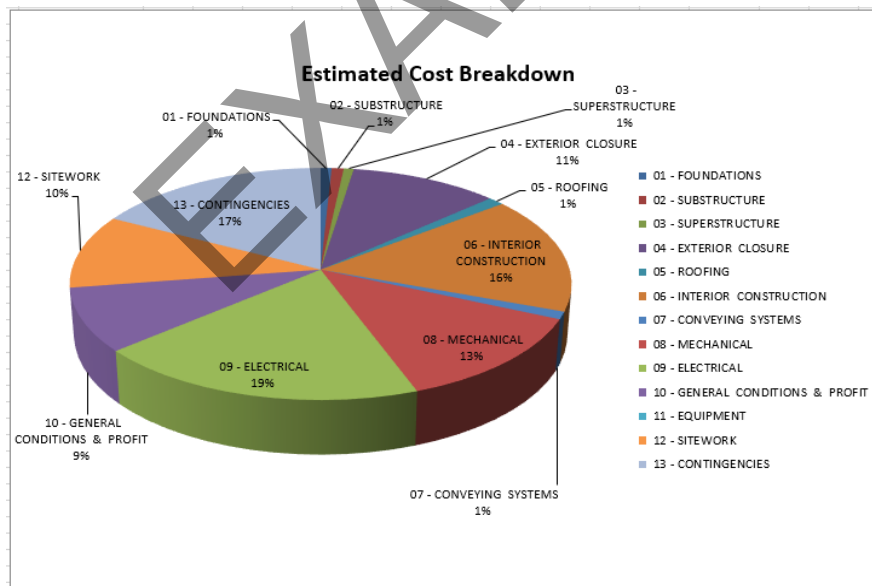
WE TAKE ON YOUR VALUES.

CAPITAL PROJECT COST SUMMARY - 12/2/2019			
Land Cost	\$	-	
Bond Cost (1.5%)	\$	150,000	
Building Costs	\$	10,212,496	
Professional Service Costs	\$	1,363,123	
Primary Consultants			\$ 1,066,787
Specialized Consultants			\$ 170,500
Owner Provided Services			\$ 125,836
FF&E Costs	\$	1,020,000	
Furniture			\$ 625,000
Fixtures			\$ 160,000
Equipment			\$ 235,000
		Sub Total	\$ 12,745,619
Owner's Project Cost Contingency (%)	\$	382,369	
TOTAL PROJECT COST	\$	13,127,988	



Building Costs	
Permit Cost	\$ 48,490
Construction Cost	\$ 9,698,064
Change Order Contingency	\$ 290,942
Environmental Remediation	\$ -
Phasing Allowance (2 Phases)	\$ 150,000
Utility Hook-Up	\$ 25,000
TOTAL	\$ 10,212,496

Construction Cost Estimate Breakdown (From Construction Cost Estimate)	
Gen. Cond., Overhead & Profit	\$ 860,520
Foundations	\$ 76,950
Substructure	\$ 84,766
Superstructure	\$ 70,000
Exterior Closure	\$ 1,048,588
Roofing	\$ 113,732
Interior Construction	\$ 1,586,509
Conveying Systems	\$ 100,000
Mechanical	\$ 1,229,118
Electrical	\$ 1,862,300
Equipment - in FF&E	\$ -
Sitework - Misc. Accessories	\$ 999,040
Contingencies	\$ 1,666,541
Sub Total	\$ 9,698,064



Professional Service Costs		
Primary Consultants		
Architect / MEP / Interior / Civil (8%)	\$	775,845
Owner Representative (2%)	\$	193,961
Reimbursable Expenses (1% estimated)	\$	96,981
Sub Total	\$	1,066,787
Specialized Consultants		
Cost Estimating Consultant	\$	75,000
Land Surveyor	\$	10,000
IT Consultant	\$	-
AV Consultant	\$	20,000
Lighting Consultant	\$	50,000
Environmental Consultant	\$	-
Move Consultant	\$	-
Equipment Consultants	\$	-
Reimbursable Expenses (estimated)	\$	15,500
Sub Total	\$	170,500
Owner Provided Services		
Soil Testing	\$	15,000
Environmental Testing	\$	15,000
Material Testing	\$	25,000
Insurance - Builder's Risk Builder's Risk & G.L. Policy (\$.20/\$100.00) estimated rate	\$	19,396
Legal Counsel	\$	30,000
Title	\$	10,000
Reimbursable Expenses (estimated)	\$	11,440
Sub Total	\$	125,836
Professional Service Costs	Sub Total	\$ 1,363,123
Owner's Professional Services Cost Contingency (%)	3%	\$ 40,894
TOTAL	\$	1,404,016

FF&E Costs		
Furniture		
Office Furniture (50% New)	\$	100,000
Public Space Furniture (50% New + Additional Space)	\$	225,000
Shelving (50% New)	\$	200,000
Moving and Storage	\$	100,000
	Sub Total	\$ 625,000
Fixtures		
Signage	\$	30,000
Specialty Interiors	\$	50,000
Artwork	\$	30,000
Miscellaneous	\$	50,000
	Sub Total	\$ 160,000
Equipment		
Book Drop	\$	20,000
Self Check-Out - use existing	\$	5,000
Servers - use existing	\$	5,000
Network Switches - use existing	\$	5,000
Printers - use existing	\$	5,000
Computers - use existing	\$	-
IT General Allowance	\$	50,000
Data Cabling		incl. in construction
Phone System	\$	15,000
A/V	\$	50,000
Security / CCTV	\$	30,000
RFID / Sorter - Automation	\$	- not in project
Miscellaneous	\$	50,000
	Sub Total	\$ 235,000
FF&E Costs	Sub Total	\$ 1,020,000
Owner's FF&E Contingency (%)	3%	\$ 30,600
TOTAL		\$ 1,050,600.00



THE LIBRARY'S NEXT STEPS

FINDING LISLE LIBRARY'S BALANCE

Business Decisions for the Library:

1) Determine How Much You Want to Spend

- Aligning Scope and Budget

2) Determine Where You Want to Be

- Downtown OR Existing Building
- Decision may impact existing building maintenance plans.

3) Determine When You Want to Pursue a Project

- Long Range OR Near Term Planning
- Decision may impact existing building maintenance plans.