

NOTICE OF ADOPTION OF PRELIMINARY DETERMINATION

Notice is hereby given pursuant to Indiana Code § 6-1.1-20-3.5 that the Board of School Trustees (the "Board") of Union Township School Corporation (the "School Corporation") did, on August 23, 2023, make a preliminary determination to issue bonds and enter into a lease agreement (the "Lease") for the 2024 Union Township School Community Project which consists of the renovation of and improvements to facilities throughout the School Corporation, site and athletic improvements and the purchase of equipment and technology (the "Project"). The Lease will be for a maximum term of twenty-two (22) years with a maximum annual Lease rental of \$5,570,000. The maximum annual Lease rental has been estimated based upon an estimated principal amount of bonds of \$18,000,000, estimated interest rates ranging from 1.00% to 6.00%, and total estimated interest costs of \$12,000,000.

As required by Indiana Code § 6-1.1-20-3.5(b)(1), the following information was available to the public at the public hearings on the preliminary determination: (i) the School Corporation's current and projected annual debt service payments divided by the net assessed value of taxable property within the School Corporation, which is 0.43%; and (ii) the sum of the School Corporation's outstanding long term debt plus the outstanding long term debt of other taxing units that include any other territory of the School Corporation divided by the net assessed value of taxable property within the School Corporation, which is 3.48%.

The School Corporation's current debt service levy is \$3,230,319 and the current rate is \$0.3777. After the School Corporation enters into the proposed Lease and the bonds are issued, the debt service levy will increase by a maximum of \$5,570,000 and the debt service rate will increase by a maximum of \$0.1890. However, as existing obligations mature, the anticipated increase to the Total School tax rate is expected to be \$0.0095.

The estimated amount of the School Corporation's debt service levy and rate that will result during the following 10 years if the School Corporation enters into the lease and issues the bonds, after considering any changes that will occur to the debt service levy and rate during that period on account of any outstanding bonds or lease obligations that will mature or terminate during that period:

Year	Estimated Debt Service Levy	Estimated Debt Service Rate
2023	3,230,319	0.3777
2024	3,765,074	0.4146
2025	3,708,941	0.4004
2026	3,706,932	0.3924
2027	3,451,870	0.3582
2028	3,431,367	0.3491
2029	3,436,485	0.3496
2030	3,442,672	0.3502
2031	3,439,137	0.3499
2032	3,435,207	0.3495
2033	3,439,589	0.3499

The Project involves the opening of new school facility space. Therefore, the School Corporation expects to annually incur an increase of \$79,000 to operate such new facility space. The purpose of the Lease is to provide for the Project.

If a valid petition pursuant to Indiana Code § 6-1.1-20-3.5 is received within 30 days from the first publication of this notice, the proposed debt service or Lease payments must be approved in an election on a local public question held under Indiana Code § 6-1.1-20-3.6.

Dated August 28, 2023.

/s/ Board of School Trustees
Union Township School Corporation

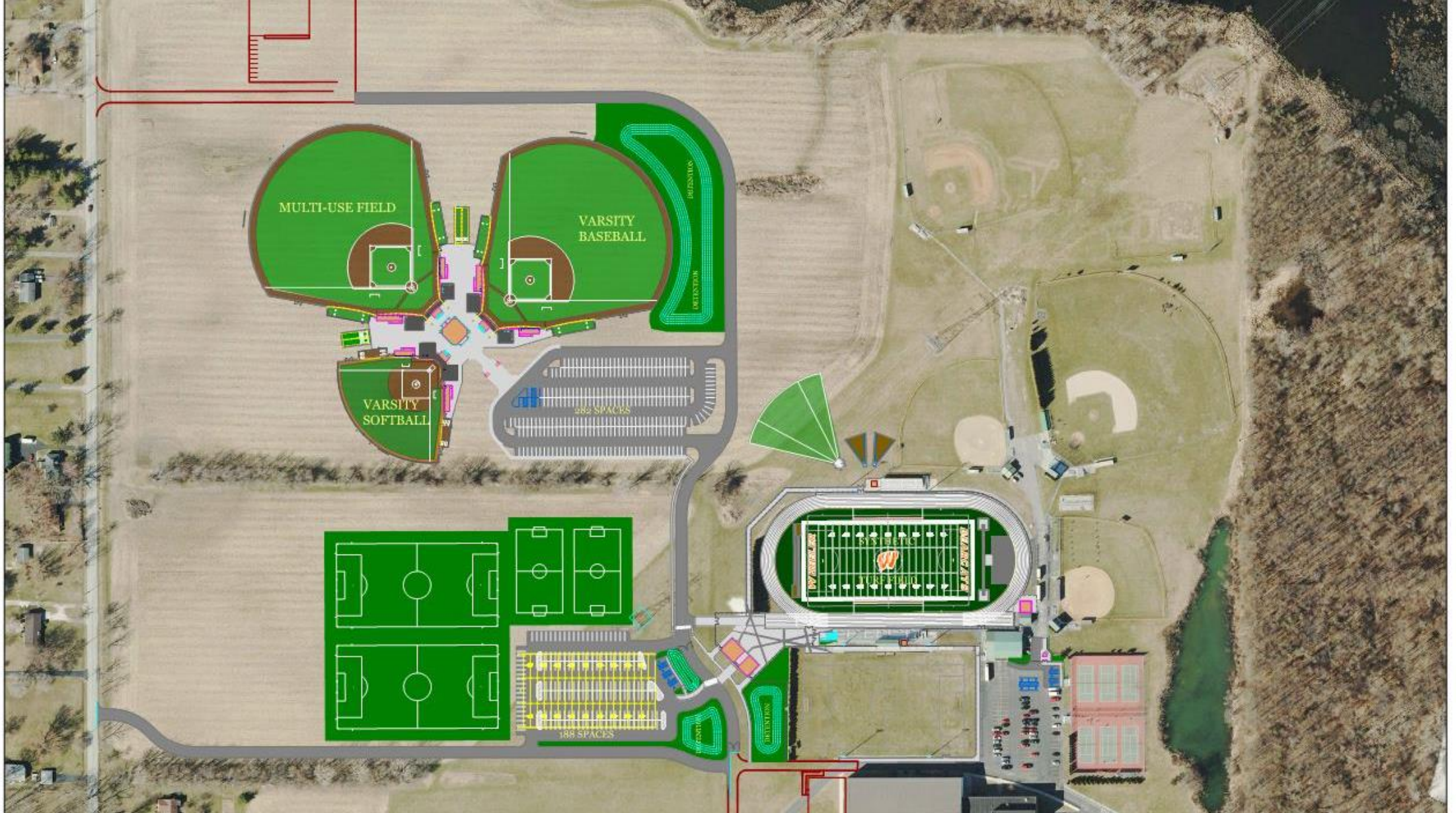
(Note: In addition to publishing, mail to the Porter County Clerk and any organization which has requested a notice of preliminary determination.)



Proposed Projects 2023/2024

Union Township School Corporation

August 16 & 23, 2023



Proposed Projects 2023/2024

Baseball & Softball Venue

Varsity Fields - Baseball & Softball

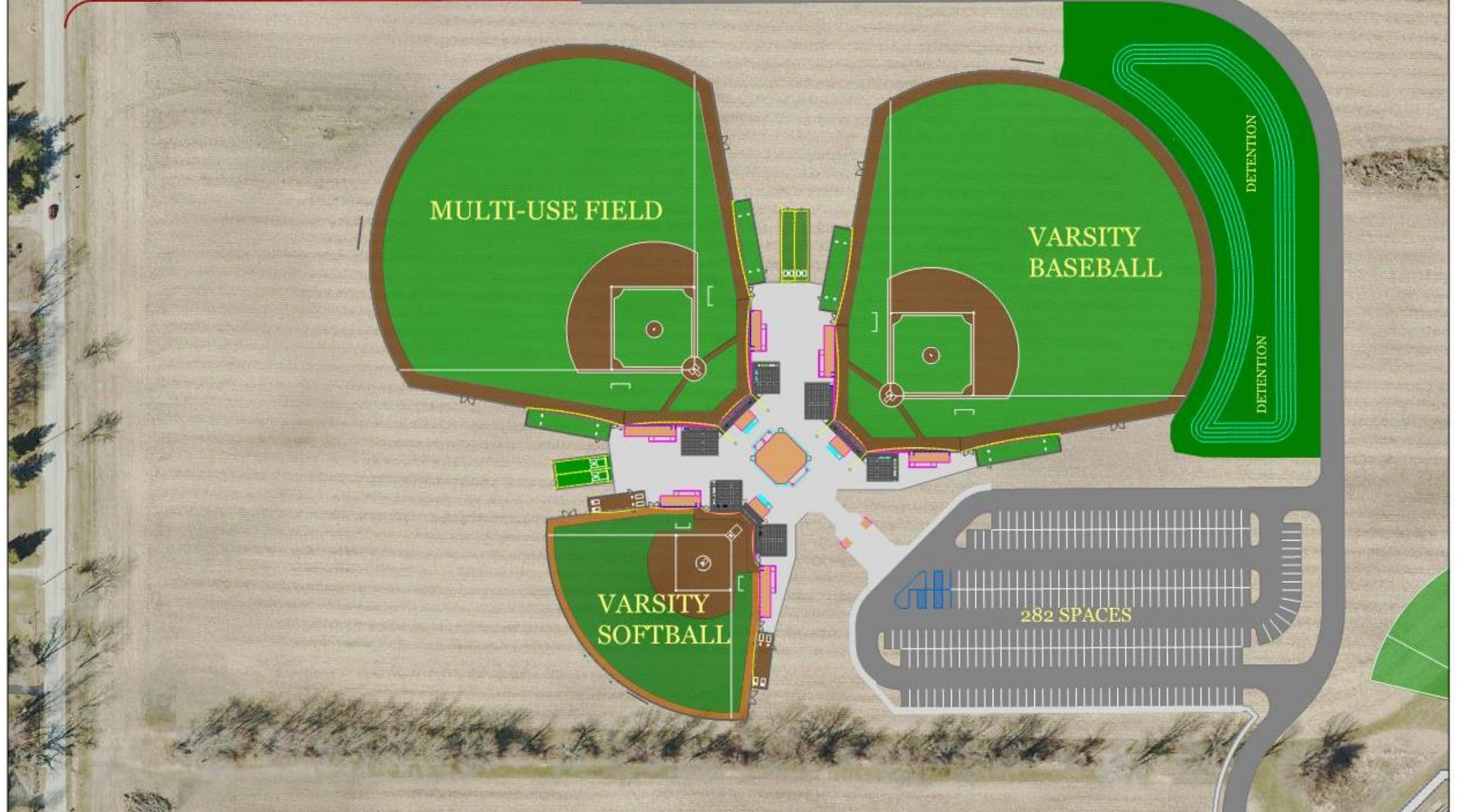
- Backstop, Fencing, Dugouts, Bleachers, Lights, PA

Multi-Purpose Field (Budget Permitting)

- Backstop, Fencing, Dugouts, Bleachers, PA

Central Structure

- Announcer Booths, Concessions, Restrooms, Storage
- Parking, Walks, Fencing



Venue Support

West Stadium Entrance – Football & Soccer

- Building, Fencing, Walks

Practice Fields – Football & Soccer

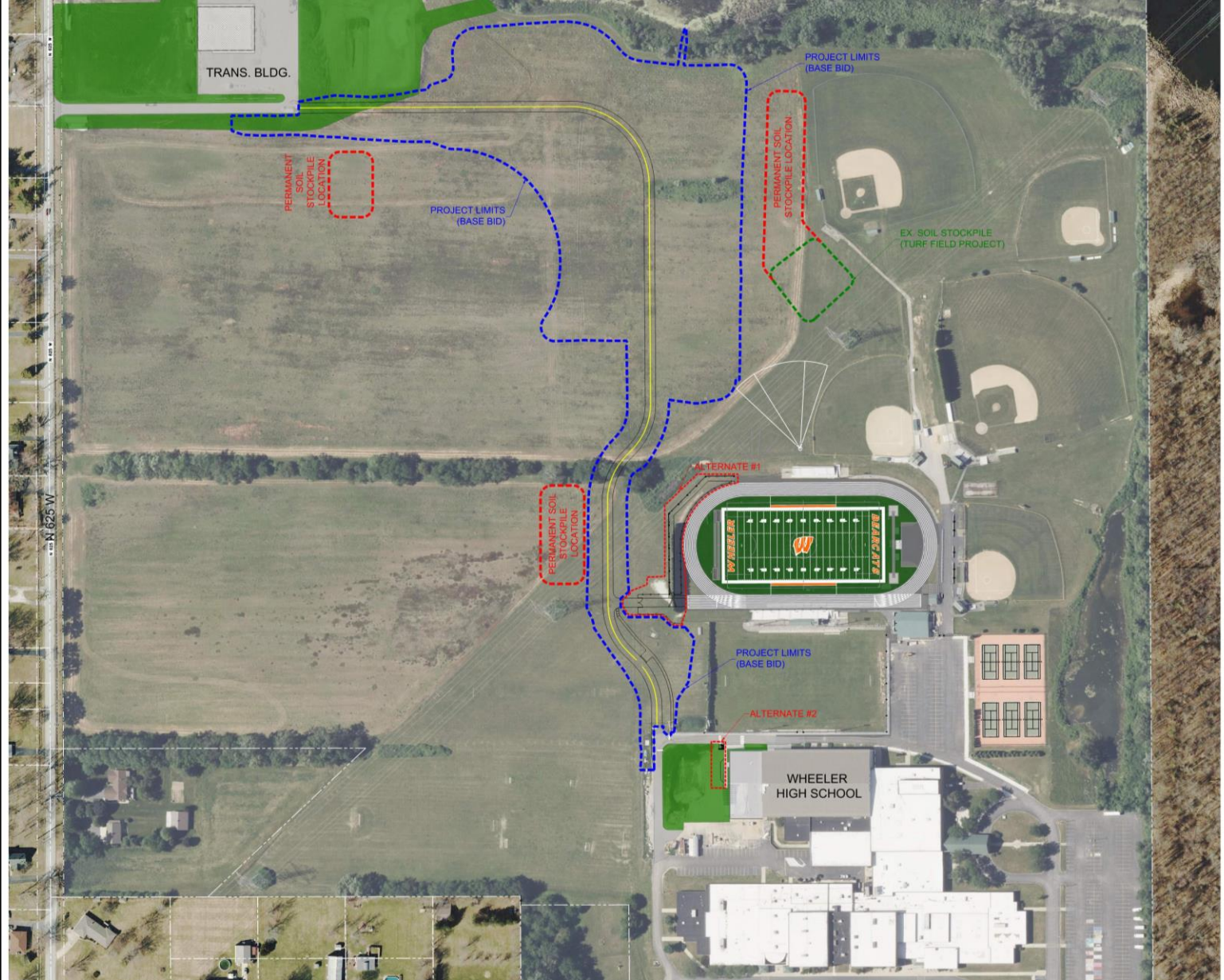
- Grade, Seed, Irrigate

Utility

- Drives, Storm Water
- Cross-Country Improvements



Proposed Projects 2023/2024



6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL MUD, DIRT, GRAVEL, AND ANY OTHER MATERIALS TRACKED ONTO ANY PUBLIC OR PRIVATE STREETS, PARKING LOTS, OR WALKWAYS. THIS MATERIAL REMOVAL OR OVERSEEN SHALL BE DONE AS NECESSARILY AS NECESSARY TO MAINTAIN REASONABLY CLEAN AREAS. THE CONTRACTOR SHALL ALSO CONTROL THROUGH THE USE OF WATERING, APPLICATION OF DUST PALLIATIVE, OR OTHER IMPROVED METHOD.
7. ALL PAVEMENT SHALL BE SAW CUT PRIOR TO EXCAVATION. EXISTING SIDEWALK TO BE REPLACED TO THE NEAREST JOINT.
8. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF ALL PERMITS OBTAINED FOR THE PROJECT.
9. THE CONTRACTOR SHALL PRESERVE AND PROTECT PROPERTY MARKERS, SECTION CORNERS, SURVEY MARKS AND MONUMENTS, SUCH AS STONES, PIPES, OR OTHER MONUMENTS ENCOUNTERED. IF THE CONTRACTOR MUST DISTURB THE PROPERTY MARKERS OR MONUMENTS, THEIR HORIZONTAL AND VERTICAL LOCATION SHALL BE DETERMINED AND RECORDED BY A REGISTERED LAND SURVEYOR AND THE OWNER NOTIFIED BEFORE DISTURBING. ALL PROPERTY MARKERS AND MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE RE-ESTABLISHED BY A REGISTERED LAND SURVEYOR.
10. COORDINATION AND PROPER FIT OF ALL PROJECT ELEMENTS IS THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL CONDUCT A PRE-CONSTRUCTION STAKEOUT OF THE PROJECT ELEMENTS TO VERIFY THE LOCATIONS PROVIDED. SUSPECTED ERRORS OR DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER/ARCHITECT AND RESOLVED BEFORE CONSTRUCTION BEGINS.
11. THE CONTRACTOR SHALL VERIFY ALL ELEVATIONS OF PROPOSED STORM SEWER IMPROVEMENTS AND REVIEW PROPOSED SURROUNDING GRADES TO ENSURE PROPER DRAINAGE WILL BE ACHIEVED.
12. THE CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL, WHICH SHALL COMPLY WITH THE LATEST ADDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). EMERGENCY TRAFFIC MUST HAVE ACCESS TO THE PROJECT AT ALL TIMES. THE CONTRACTOR SHALL COORDINATE DRIVE CLOSURES WITH THE OWNER TWO DAYS IN ADVANCE TO DETERMINE ALTERNATE ROUTES. THE CONTRACTOR SHALL PROVIDE TEMPORARY WARNING AND DIRECTIONAL SIGNS AS DETERMINED NECESSARY BY THE OWNER AT NO ADDITIONAL COST.
13. EXISTING TREES SHALL BE PROTECTED FROM DAMAGE UNLESS NOTED TO BE REMOVED.

EXISTING UTILITY NOTES

1. THE EXISTING UTILITY INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL-INCLUSIVE. LOCATION OF SIZE AND MATERIAL SHOWN ON UTILITIES ARE FROM AVAILABLE RECORDS AND AVAILABLE FIELD MARKINGS SUPPLIED BY THE RESPECTIVE UTILITY COMPANY. THE INDIANA UNDERGROUND PLANT PROTECTION SERVICE (IUPPS) MUST BE NOTIFIED 48 HOURS PRIOR TO ANY EXCAVATION FOR VERIFICATION OF LOCATION, SIZE AND MATERIAL FOR EXISTING UNDERGROUND UTILITIES 1-800-382-5544.
2. SIZE, MATERIAL, DEPTH AND LOCATION OF KNOWN EXISTING UTILITIES IS FROM AVAILABLE HISTORIC INFORMATION AND ABOVE-GROUND INSPECTION AND MEASUREMENT. THE CONTRACTOR SHALL VERIFY ALL UTILITY INFORMATION CONTAINED IN THE CONTRACT DOCUMENTS PRIOR TO ANY CONSTRUCTION WHICH WOULD BE IMPACTED BY UTILITIES NOT LOCATED AS SHOWN IN THE CONTRACT DOCUMENTS. THE COST TO CORRECT ANY FACILITIES INSTALLED PRIOR TO VERIFICATION OF EXISTING CONDITIONS BY THE CONTRACTOR SHALL BE AT NO COST TO THE OWNER OR ENGINEER/ARCHITECT. DIFFERING CONDITIONS DISCOVERED DURING VERIFICATION WILL BE HANDLED PER THE CONTRACT DOCUMENTS.
3. THE LOCATION OF UTILITIES AND STRUCTURES, BOTH SURFACE AND SUBSURFACE, ARE SHOWN ON THE PLANS FROM DATA AVAILABLE AT THE TIME OF SURVEY AND ARE NOT NECESSARILY COMPLETE OR CORRECT. DETERMINING THE EXACT LOCATION AND PROTECTING UTILITIES AND STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR, WHO MAY INCLUDE CONTRACTING THE SERVICES OF A PRIVATE UTILITY LOCATOR. DURING CONSTRUCTION, THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES WHETHER SHOWN ON THE PLANS OR NOT. IF DAMAGE IS CAUSED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RESTORATION OF SAME IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY OWNER AND (B) ANY RESULTING CONTINGENT DAMAGE AND COST.
4. IF UTILITY FACILITIES OTHER THAN THOSE SHOWN ARE LOCATED, OR IF UTILITIES ARE LOCATED WHICH ARE NOT IN ACCORDANCE WITH THE LOCATIONS SHOWN ON THE DRAWINGS, THE ENGINEER/ARCHITECT SHALL BE NOTIFIED TO DETERMINE IF PLAN REVISIONS ARE NEEDED.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN IN SERVICE ALL EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION UNLESS OTHERWISE INDICATED IN THE DRAWINGS. ANY UTILITY WHICH CAN BE REMOVED DURING CONSTRUCTION WITHOUT UNLATE INTERUPTION OF SERVICE MAY BE REMOVED AND REPLACED BY THE CONTRACTOR WITH THE PERMISSION OF THE OWNER AND THE APPLICABLE UTILITY OWNER.

SUBSURFACE CONDITIONS NOTES

1. REFER TO THE GEOTECHNICAL REPORT INCLUDED IN THE PROJECT MANUAL FOR SUBSURFACE CONDITION INFORMATION. INVESTIGATION OF SUBSURFACE CONDITIONS BY THE CONTRACTOR IS ALLOWED FOR BIDDING PURPOSES, AND ARRANGEMENT SHALL BE MADE WITH THE ENGINEER/ARCHITECT FOR SUCH INVESTIGATION.
2. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF BORROW MATERIAL AND FOLLOWING THE RECOMMENDED PROCEDURES TO PREPARE THE SOIL TO BE USED AS STRUCTURAL FILL. ALL STRUCTURAL FILL MATERIALS MUST COMPLY WITH THE PROJECT SPECIFICATIONS AND DESCRIPTIONS WITHIN THE GEOTECHNICAL REPORT. TOPSOIL SHALL NOT BE USED AS FILL EXCEPT IN AREAS DESIGNATED AS BORROW PITS OR STOCKPILE AREAS.
3. ANY MATERIAL EXCAVATED FROM BORROW AREAS MUST BE REPLACED WITH SUFFICIENT MATERIAL TO RETURN THE SURFACE TO PROPOSED GRADES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING THE QUANTITY OF MATERIAL THAT IS AVAILABLE ON-SITE FROM CONSTRUCTION ACTIVITIES, AND IF APPLICABLE, THE QUANTITY THAT MUST BE TRANSPORTED TO THE SITE AT THE CONTRACTOR'S EXPENSE TO CREATE PROPOSED GRADES IN A COMPACTED STATE. MATERIAL PLACED IN THE BORROW AREA MUST BE COMPACTED SUFFICIENTLY TO AVOID FUTURE SETTLEMENT. NO ADDITIONAL COST SHALL BE APPROVED FOLLOWING BIDDING FOR TRANSPORTING FILL AS NEEDED FROM AN OFF-SITE SOURCE TO MEET PROPOSED GRADES OR FILL THE BORROW PIT AS INDICATED.
4. THE CONTRACTOR MAY DISPOSE OF EXCESS SOIL, UNSUITABLE SOIL AND TOPSOIL IN THE BORROW PIT AREAS. NO OTHER MATERIALS OR WASTE MAY BE DISPOSED OF IN THE BORROW PIT AREAS. WHILE NOT ANTICIPATED, NO HAZARDOUS MATERIALS SHALL BE DISPOSED OF IN THE BORROW PIT AS DETERMINED BY THE ON-SITE GEOTECHNICAL ENGINEER. CONTACT THE PROJECT ENGINEER IMMEDIATELY IF POTENTIALLY HAZARDOUS MATERIALS ARE ENCOUNTERED.
5. THE CONTRACTOR SHALL PROTECT THE AREAS ADJACENT TO BORROW/STOCKPILE OPERATIONS WITH SILT FENCE AND OTHER MEASURES AS NEEDED TO ELIMINATE SEDIMENT FROM FLOWING INTO THE ADJACENT UNDISTURBED AREAS. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY SEDIMENT THAT COLLECTS IN DOWNSTREAM AREAS DUE TO CONSTRUCTION ACTIVITIES AND FOR CONTROLLING DUST ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
6. TOPSOIL SHALL BE REINTEGRATED OVER TOP OF THE BORROW/STOCKPILE AREAS AS NECESSARY TO REESTABLISH FULL LAWN GROWTH (MINIMUM 4" DEPTH). TOPSOIL MUST BE FREE OF ANY DEBRIS OR DELETERIOUS MATERIAL. ANY AREA DISTURBED BY THE CONTRACTOR DUE TO BORROW/STOCKPILE OPERATIONS AND TRANSPORTATION SHALL BE RESTORED BY THE CONTRACTOR WITH FINE GRADING AND SEEDING AT NO ADDITIONAL COST TO THE OWNER.
7. ALL BORROW AND STOCKPILE AREAS SHALL BE PROTECTED BY THE CONTRACTOR WITH TEMPORARY FENCING AS REQUIRED TO AVOID LIABILITY FOR OPEN EXCAVATIONS.
8. STOCKPILE SHALL BE GRADED AS SHOWN ON SITE GRADING PLANS. IF NO GRADES ARE PROVIDED IN PLANS, MAX. SLOPE = 1:1.5H AND MAX. HEIGHT = 15'. ENGINEER/ARCHITECT APPROVAL MUST BE REQUESTED TO SPREAD STOCKPILE BEYOND THE LIMITS SHOWN. GRADE AREAS AROUND THE STOCKPILE TO RECREATE DRAINAGE PATHS AND AVOID CREATING LOW SPOTS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE CAPACITY OF THE STOCKPILE AREA BASED ON THE PROVIDED LIMITS, MAXIMUM SLOPES, AND MAXIMUM HEIGHTS. ANY MATERIAL THAT EXCEEDS THE CAPACITY OF THE STOCKPILE LIMITS MUST BE TRANSPORTED OFF-SITE AT NO ADDITIONAL COST.



RE-BID OF SITE IMPROVEMENTS TO:
WHEELER HIGH SCHOOL
UNION TOWNSHIP SCHOOL CORPORATION
VALPARAISO, INDIANA

FOR BIDDING/PERMIT	
DATE:	NRL, AUB
APRIL 5, 2023	

Proposed Projects 2023/2024

BARTON COE VILAMAA

Budget Estimates

Baseball & Softball Venue

- \$11,085,000
 - \$9,637,850 - Construction Costs
 - \$1,447,150 - Soft Costs

Venue Support

- \$6,580,000
 - \$5,721,740 - Construction Costs
 - \$ 858,260 - Soft Costs

Total Construction Budget

- \$17,665,000



Union Township School Corporation

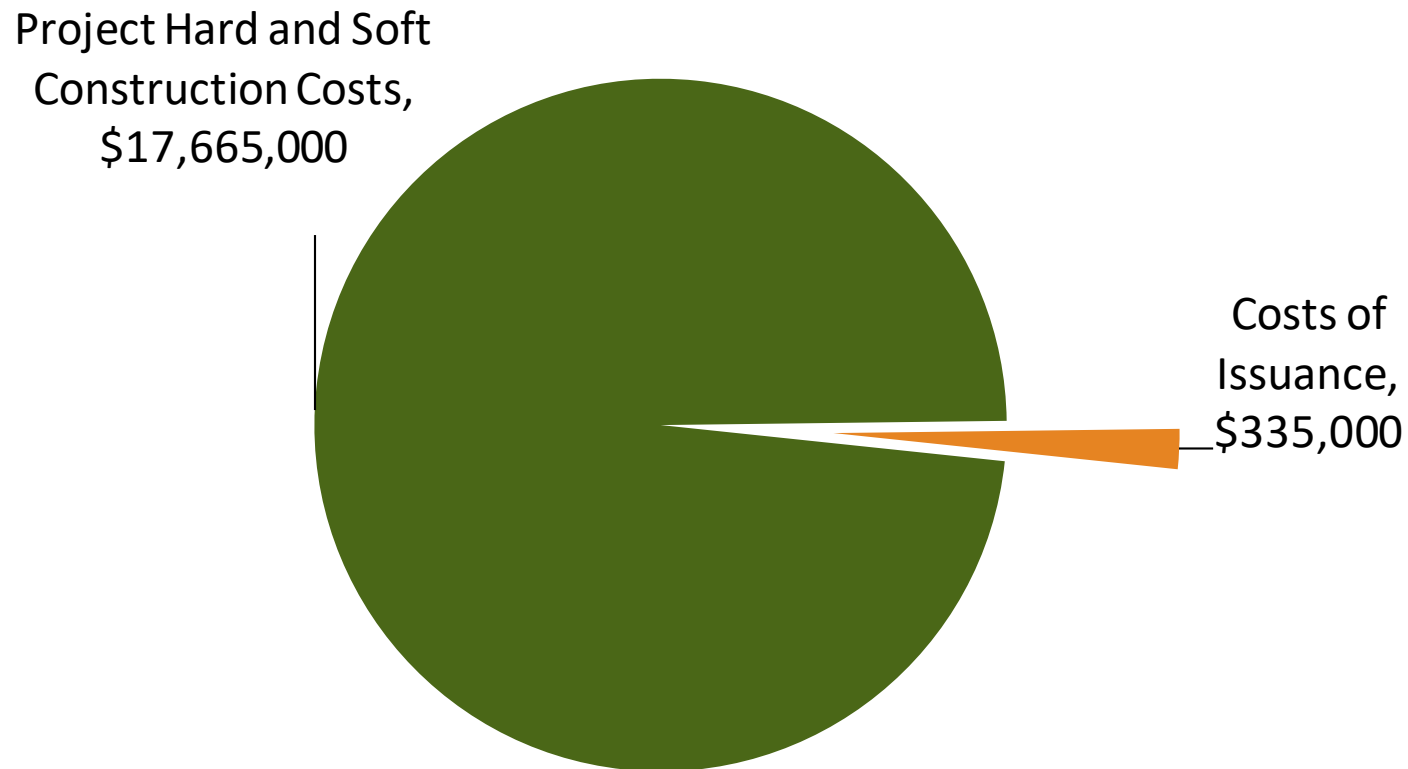
Project Hearings

August 16 & 23, 2023



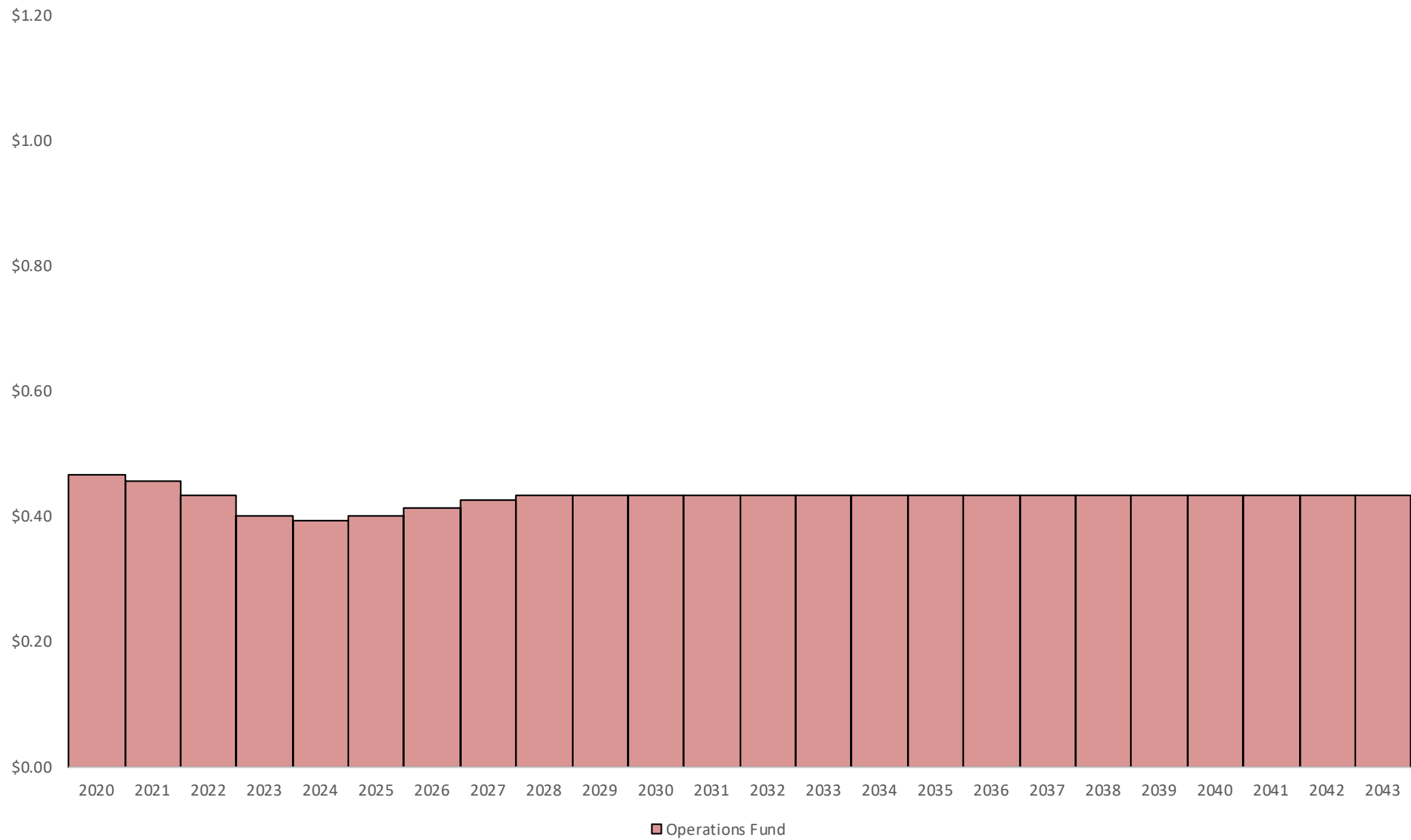
Estimated Budget

\$18,000,000 Bond Issue



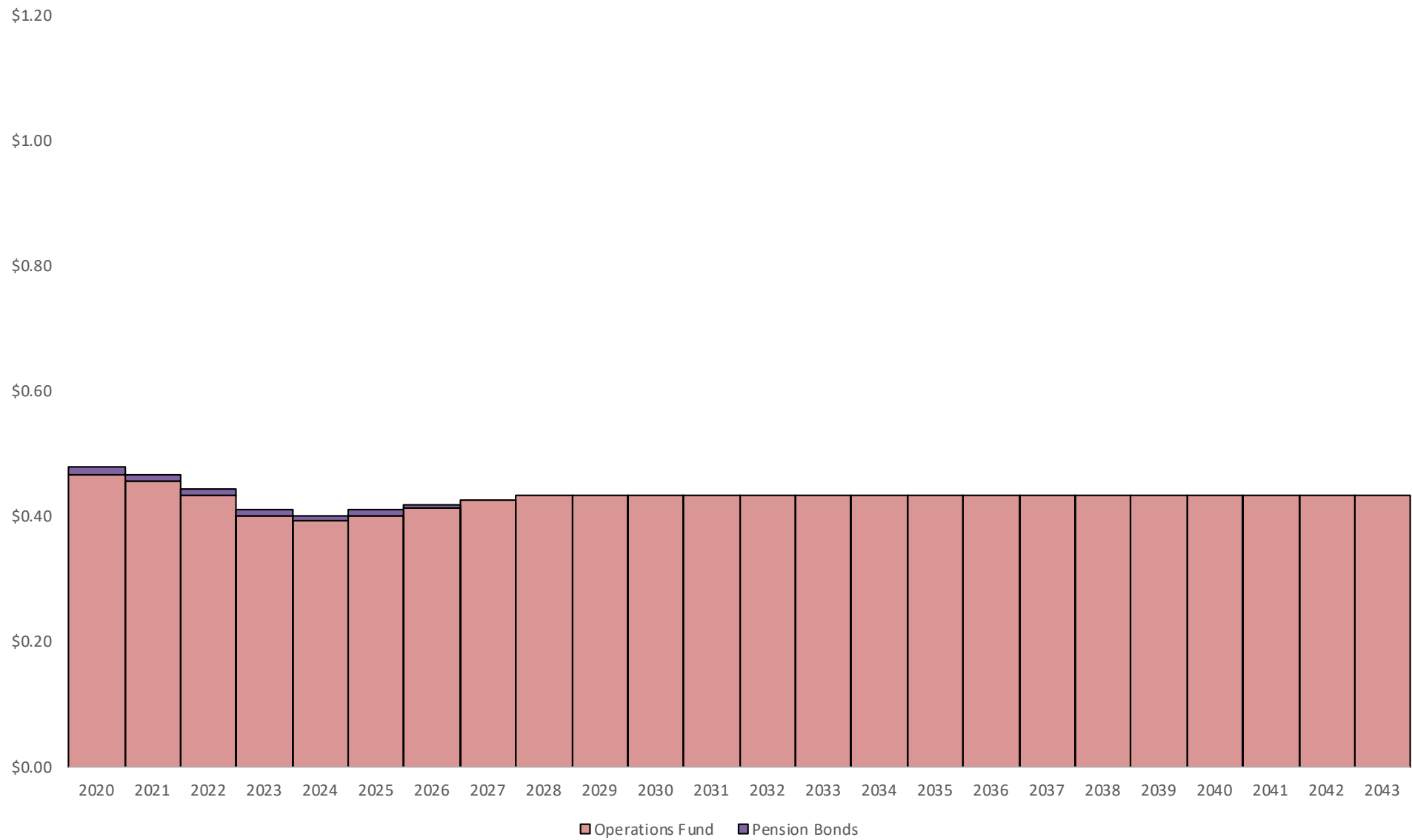


Estimated Repayment Structure



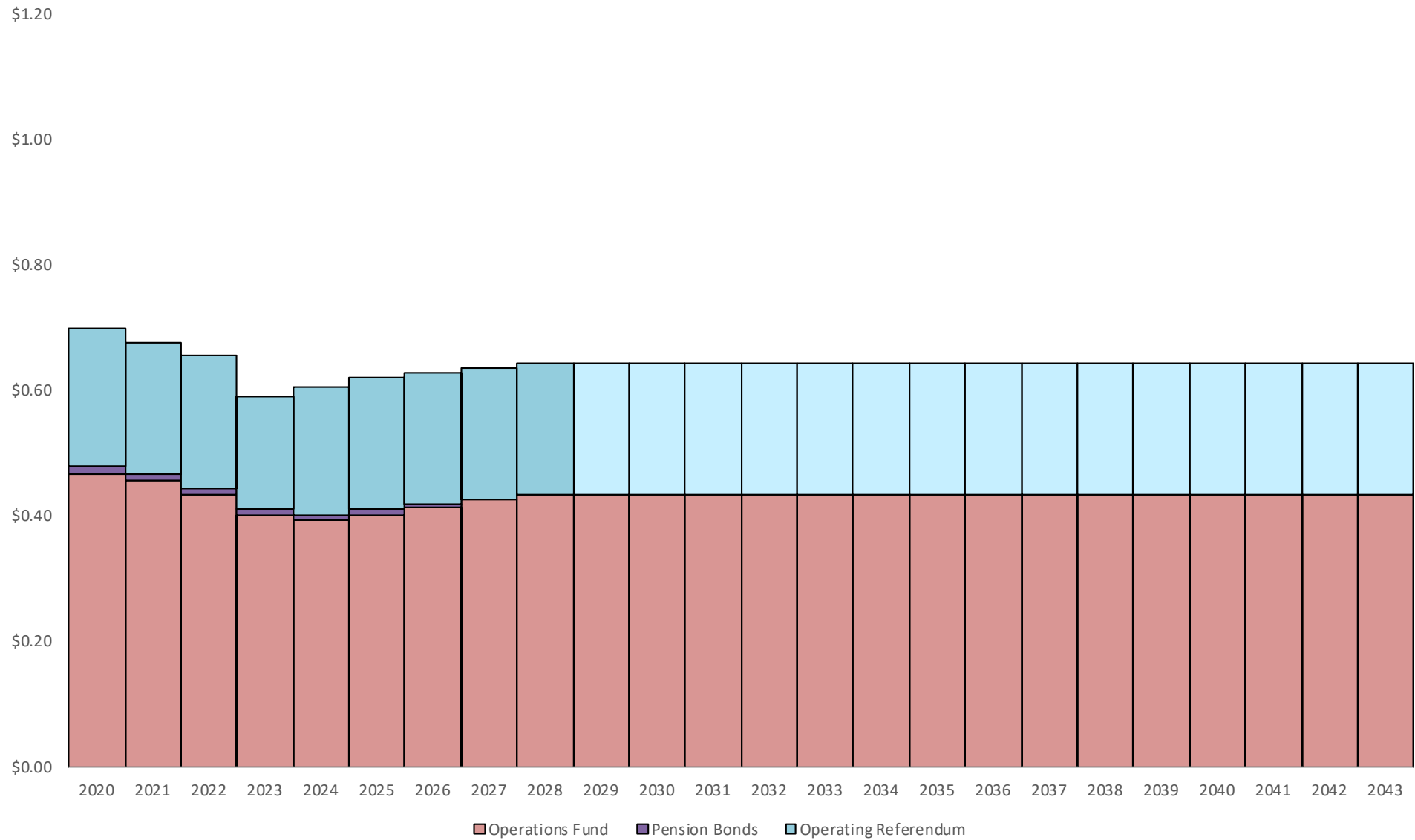


Estimated Repayment Structure



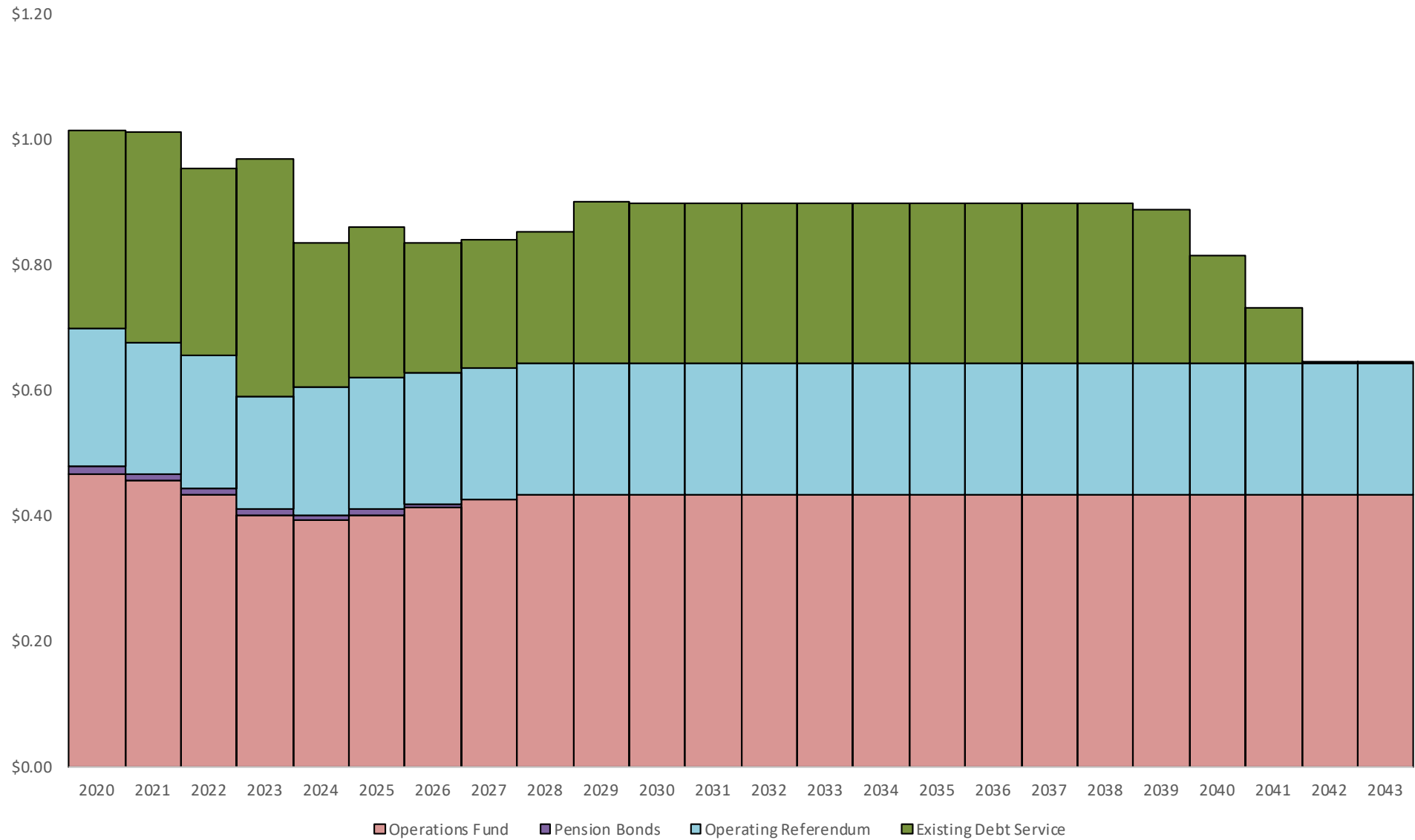


Estimated Repayment Structure



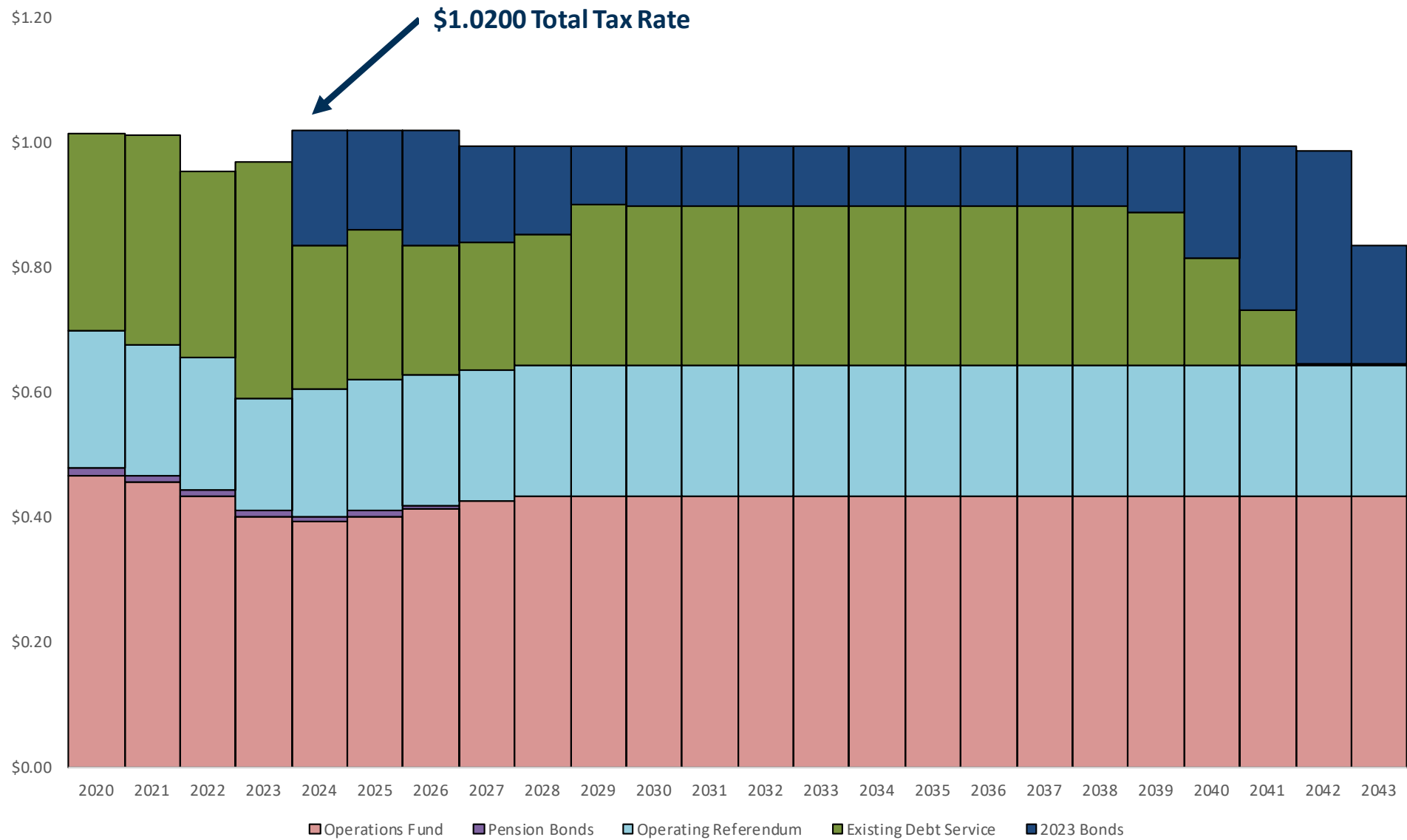


Estimated Repayment Structure



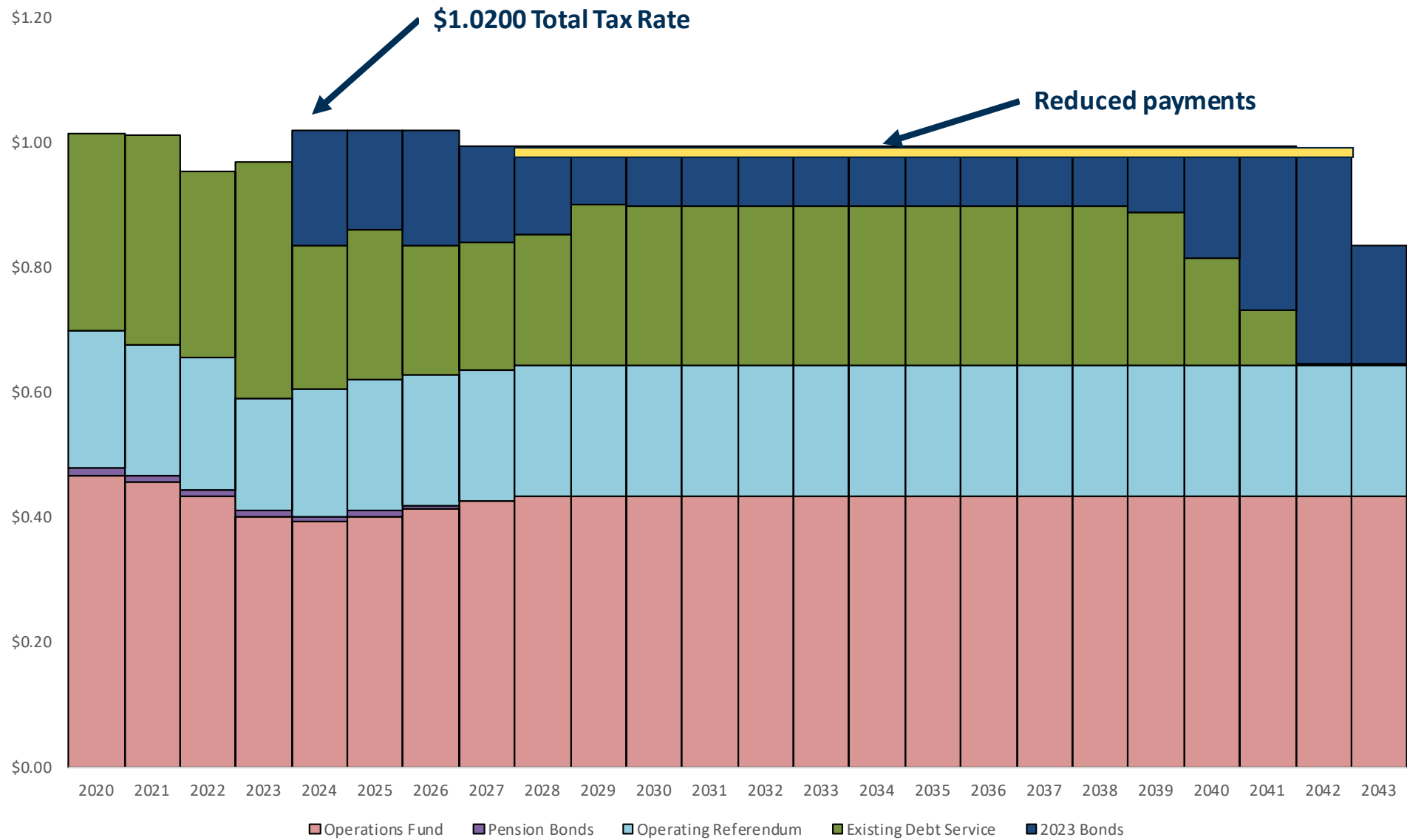


Estimated Repayment Structure – Project Hearing Maximums



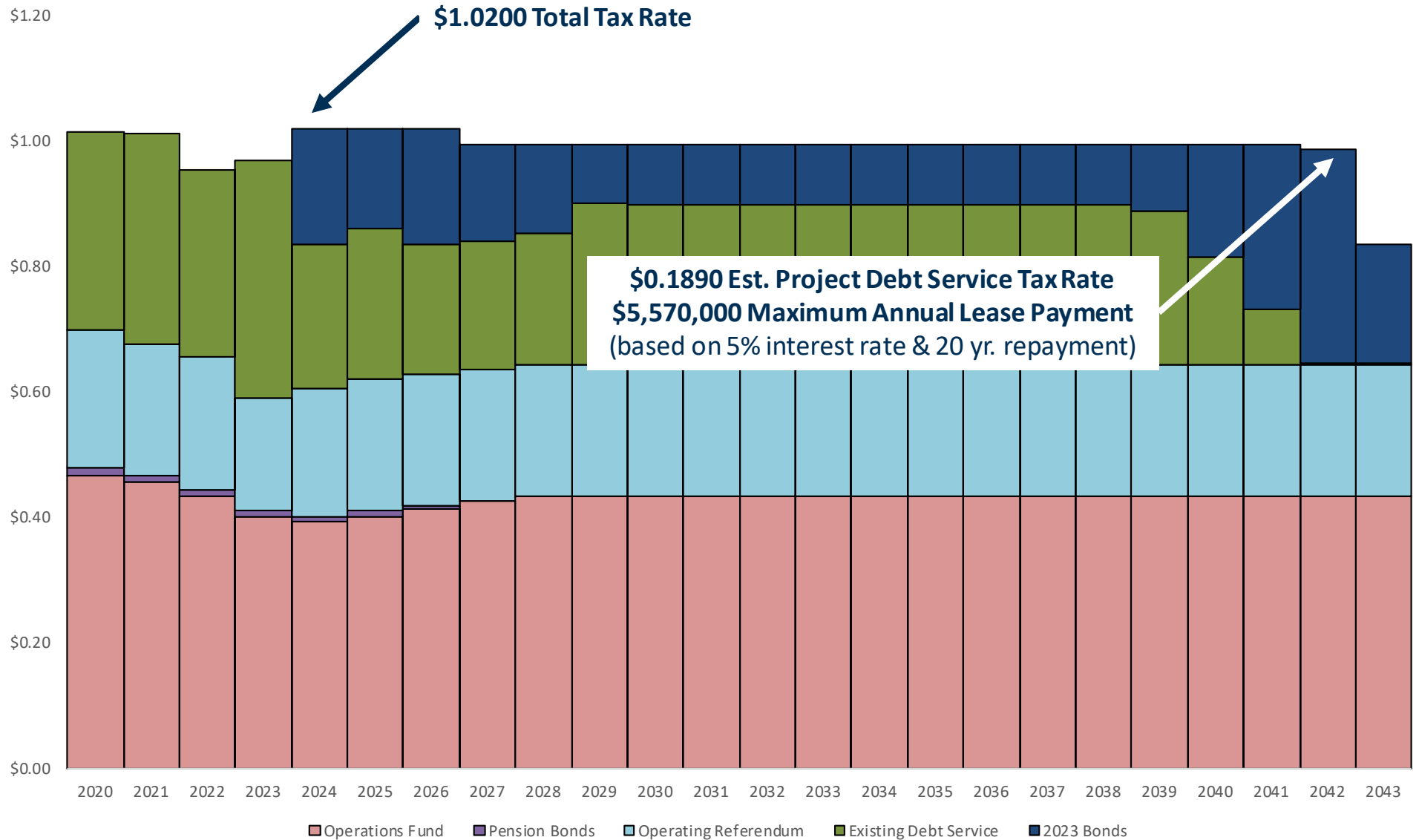


Estimated Repayment Structure – Current Market Rate Estimate



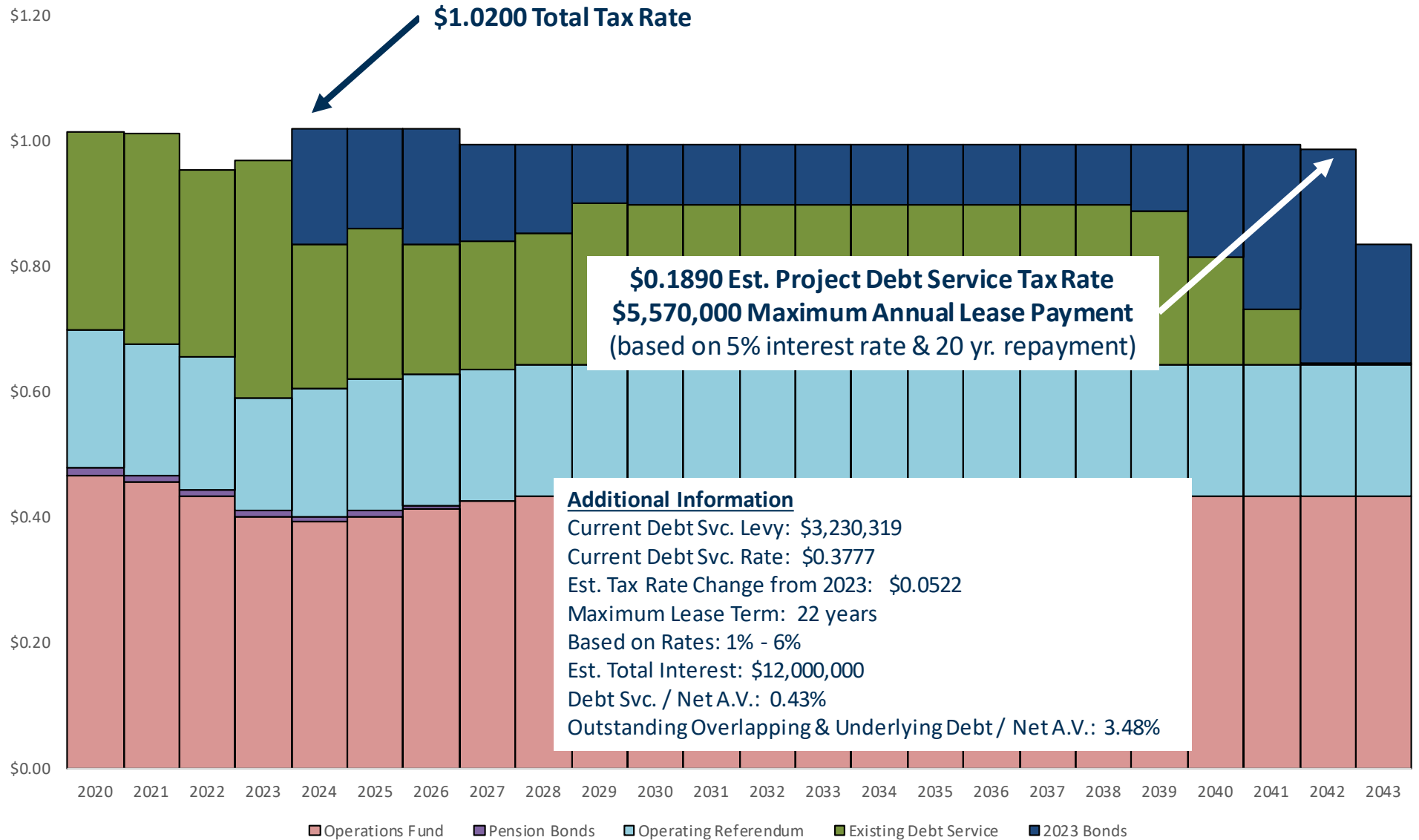


Estimated Repayment Structure – Project Hearing Maximums



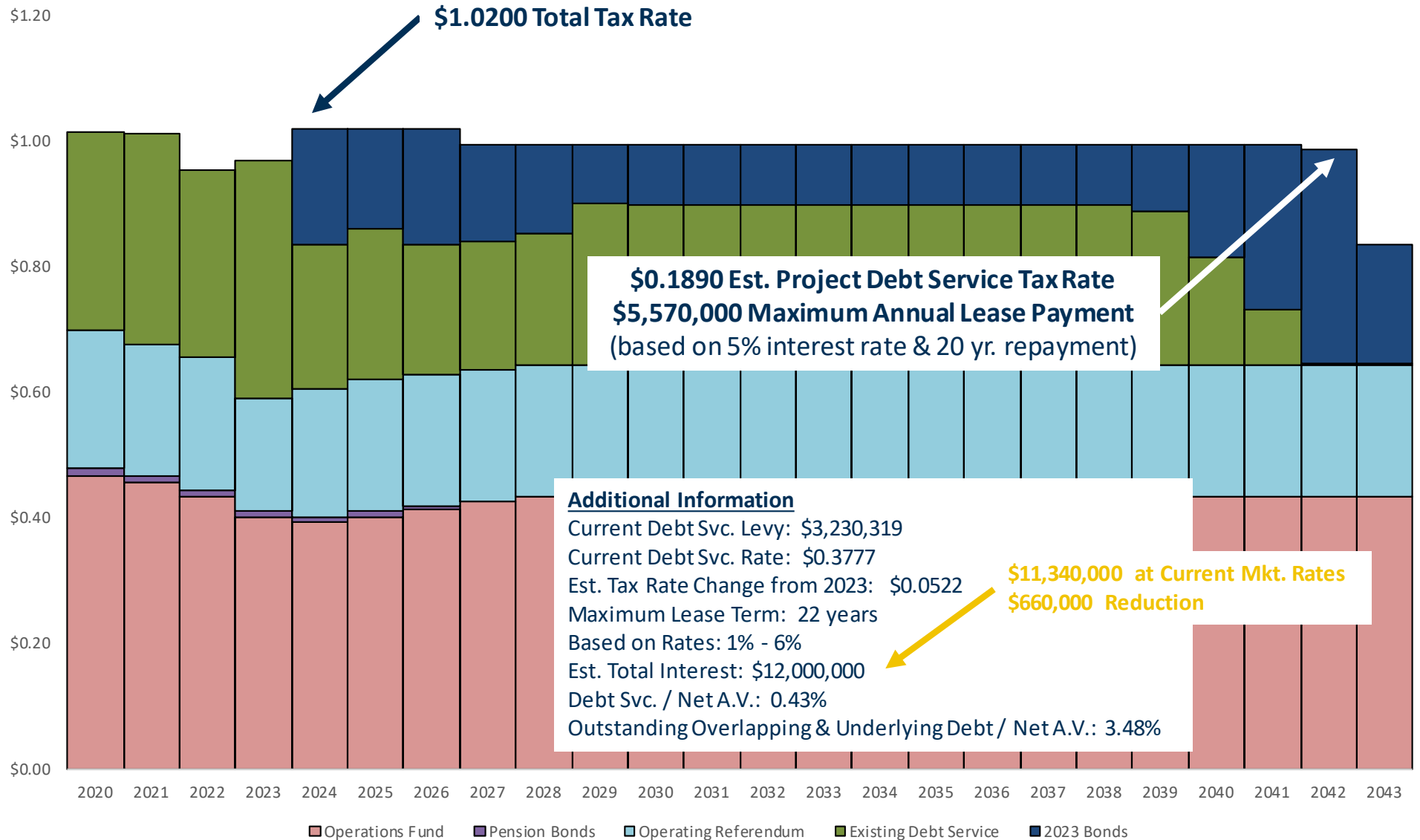


Estimated Repayment Structure – Project Hearing Maximums





Estimated Repayment Structure – Project Hearing Maximums



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