NEEDS-BASED PUBLIC SCHOOL CAPITAL FUND

IMPLEMENTATION YEAR: 2018-2019
APPLICATION DEADLINE: August 31, 2018
APPLICATION SUBMISSION: Ben.Matthews@dpi.nc.gov

OFFICE OF THE NC SUPERINTENDENT
MARK JOHNSON

Description of Grant Program

The Needs-Based Public School Capital Fund was established by S.L. 2017-57, Sec. 5.3., modified by S.L. 2017-212, Sec. 1.1, and modified by S.L. 2018-5, Sec. 5.3. The purpose of the Fund is to assist lower wealth counties (development tier one and tier two counties) with their critical public school building capital needs. Grant funds must be used for construction of new school buildings only, and cannot be used for real property acquisition.

	FY 2018-19	FY 2019-20
Timeline:		
Guidance Issued	Aug. 3, 2018	Jul. 31, 2019
Application Deadline	Aug. 31, 2018	Aug. 31, 2019
Awards Announced	By Sep. 30, 2018	By Sep. 30, 2019
County Eligibility:[1]	Tier 1 Counties Tier 2 Counties	Tier 1 Counties Tier 2 Counties
	County cannot have received an aggregate amount greater than $8.75 M from the Public School Building Capital Fund from FY 2012-13 to FY 2016-17, inclusive.[2] No county may receive Needs-Based Capital Grant Funds more than once every five (5) years. For fiscal year 2018-2019, a county shall be considered to be designated as a development tier one area if it was so designated by the Department of Commerce in 2017 or 2018 and the county filed a grant application under this section in 2017.	
Project Eligibility:	Projects must be "new school buildings," defined as new facility construction. Only projects that address critical deficiencies will be considered.	
Available Funding:	$117 M[3]	$75 M[4]
Maximum Award:	$15 M (Tier 1) / $10 M (Tier 2)	$15 M (Tier 1) / $10 M (Tier 2)
Matching Funds Required:	Tier 1 --- $1 in local funds for every $3 in grant funds Tier 2 --- $1 in local funds for every $1 in grant funds	

[1] Tier 2 Counties are eligible beginning in 2018-19, per S.L. 2018-5, Sec. 5.3.

[2] For purposes of this determination, the total funding of the county LEA plus the city LEA(s) will be calculated. Records of these allotments are available on the School Planning website at: http://www.schoolclearinghouse.org/otherinf/ADMFund/Monthly_County_Report_FY_Totals.pdf.

[3] Total available grant funding per S.L. 2018-5, Sec. 5.3.

[4] Anticipated total available grant funding for FY 2019-20.

NOTE: If a county receives a grant fund award from the Needs-Based Public School Capital Fund, that county will be ineligible to receive allocations from the Public School Building Capital Fund that are appropriated during a five-year period beginning with the fiscal quarter following grant award (from Oct. 1, 2018 for FY2018-19).

Program Criteria and Guidelines

For 2018-19, projects will be evaluated based on narrative and budget detail submitted by the applicant and based on the following measures of county characteristics:

Measures	Definition/Calculation/Data Source
Ability to Generate Tax Revenue	Total revenue generated by a one-cent per $100 valuation increase in the county property tax rate, based on FY 2016-17 tax rates and assessment valuation. (Source: State Treasurer, Analysis of Debt of North Carolina Municipalities 6-30-2017, Revised: 02/01/2018)
Ratio of Existing Debt to Tax Revenue	Debt: Sum of County Debt from [General Obligation Bonds, Installment Purchase Debt, Special Obligation Bonds, QZABs and QSCBs, Certificates of Participation] (Source: State Treasurer, Analysis of Debt of North Carolina Municipalities 6-30-2017, Revised: 02/01/2018) Revenue: Sum of County Revenues from Property Taxes, Other Taxes, and Sales Tax, FY 2016-17 (Source: State Treasurer, County Revenues and Expenditures Financial Profile, 6/30/2017)
Critical deficiency	Project addresses a deficiency identified in the 2015-16 School Needs Survey in the five-year horizon, or other equivalent documentation and an explanation as to why the project was not included in the 2015-16 School Needs Survey

Required Reporting

Grant recipients are required to submit a report by April 1 each year, with each grant funds distribution request, and upon completion of the project, detailing: the use of grant funds, progress on the project, and impact of the project on the county's school capital plan.

Grant funds will be disbursed in a series of payments based on the progress of the project. To receive a distribution, the grant recipient must submit a request for distribution, along with documentation of the expenditures for which the distribution is requested, and evidence that the matching requirement has been met.

Required Agreement

A county receiving Needs-Based grant funds is required to enter into an agreement with the Department of Public Instruction detailing the use of grant funds, in accordance with S.L. 2018-5.

APPLICATION - COVER SHEET Date: 8/27/2018

NEEDS-BASED SCHOOL CAPITAL FUND

SUBMIT ONE APPLICATION PER SCHOOL CAMPUS – A PROJECT MAY INCLUDE MULTIPLE BUILDINGS.

County: Transylvania

Primary Contact Person: Norris Barger

Title: Director of Business Services

Address: 225 Rosenwald Ln Brevard, NC 28712

Phone: (828) 885-7362

School Admin. Unit(s): Transylvania County Schools 880

School Admin. Contact Person(s) and Contact Info: Norris Barger
225 Rosenwald Ln Brevard, NC 28712
828-885-7362

Required Application Materials

Completed applications must include the below-listed materials and be submitted by 5:00 p.m. on Friday, August 31, 2018 via email to ben.matthews@dpi.nc.gov.

Application Materials	
Cover Sheet (this page)	
Application	Narrative Budget
Additional Documentation (as appropriate, prior to disbursement of funds)	
Assurance Page	

APPLICATION - NARRATIVE Date: 8/27/2018

NEEDS-BASED SCHOOL CAPITAL FUND

Project Title: Brevard High School CTE, classroom, gym and cafeteria addition

Location: Brevard, NC

Type of Facility: High School

Short Description of Construction Project: CTE/instructional space, auxiliary gym and cafeteria replacement

Describe the critical need this project addresses and the impact on student outcomes:

See attached narrative, feasibility analysis, conceptual budgeting, and timeline

Was this project included in the five-year need horizon in the 2015-16 School Needs Survey? ■ Yes ☐ No

If no, provide explanation and attach equivalent information:

Will this project replace an existing facility(ies)? ■ Yes ☐ No

Has Advanced Planning been done for this project? ■ Yes ☐ No

Have Construction Documents been completed for this project? ☐ Yes ■ No

Anticipated or Actual Bid Dates: September 2020

Estimated date of beginning of construction: October 2020

Estimated date of completion: July 2022

APPLICATION - BUDGET

Date: 8/27/2018

NEEDS-BASED SCHOOL CAPITAL FUND

Estimated Costs:	**State**	**Other**	**Total**
Planning	$ 628,597	$ 628,598	$ 1,257,195
Construction	$ 8,979,962	$ 8,979,963	$ 17,959,925
Other Eligible Expense:	$ 391,441	$ 2,487,406	$ 2,878,847
Total	$ 10,000,000	$ 12,095,967	$ 22,095,967

Match: The required local matching funds are from (source):
Bond proceeds and local capital appropriation .

$ 0 of the matching funds have been expended for/date/description: _____

Estimated Project Expenditures by Year (show estimated period over which funds will be spent, by year):

	2017-18	**2018-19**	**2019-20**	**2020-21 or later**	**Total**
Total Expenditures:	0	0	600,000	21,495,967	$ 22,095,967
Non-State Funds:	0	0	300,000	11,795,967	$ 12,095,967
Requested Funding*:	$	$	$ 300,000	$ 9,700,000	$ 10,000,000

***Total** requested funding cannot exceed $15 M (Tier 1) or $10 M (Tier 2)

Additional Documentation Prior to Disbursement of Funds

A project to be funded with a grant from the Needs-Based Public School Capital Fund must follow the same review process as any other LEA capital project.

- A registered Architect and/or registered Engineer shall prepare the drawings and specifications in accordance with G.S. 133-1 through 133-4.1, as applicable.
- School Planning review is required for new school buildings. Design documents shall be submitted at appropriate phases of the design; neither the LEA nor the County shall invest any funds in construction of the project until the review process is completed.
- Transmittal of drawings and specifications to School Planning shall include the form at http://www.schoolclearinghouse.org/pubs/DPI%20Project%20Transmittal%20Sheet.doc
- Design of the project should be in compliance with Guidelines published on the School Planning website at: http://www.schoolclearinghouse.org/ .
- The overall document can be found at: http://www.schoolclearinghouse.org/pubs/FacilityGuidelines%20(September%202014).pdf.
- Some criteria are mandatory; for example, those involving safety in school science laboratories at: http://www.schoolclearinghouse.org/pubs/ScienceFacilitiesPlanner%20(2013-07-11).pdf .
- If the project involves the closing of an existing school, the LEA shall follow the procedures described in: http://www.schoolclearinghouse.org/pubs/SchoolClosingProcedure.pdf .
- If the project involves the demolition of an existing school building, the LEA shall follow the procedure noted above and submit the form at: http://www.schoolclearinghouse.org/pubs/COSTFEAS.doc.

Assurance Page

By signing below, we assure NCDPI that we are officials of the organization and authorized to bind the organization. We certify the following:

- The information provided in this proposal is correct and complete.
- The project herein described is within the parameters of the Needs-Based Public School Capital Fund established in S.L. 2017-57, modified by S.L. 2017-212, and modified by S.L. 2018-5, and that all of the required local funding is available and designated as a match for this project.
- All funds will be used for the construction project described in the approved application.
- We will work cooperatively with the North Carolina Department of Public Instruction in monitoring and evaluating the project to meet reporting requirements. We will report on project progress and State and local funds expended by April 1 of each year, at the time of each distribution request, and upon project completion.
- All applicable federal and state laws will be adhered to, including promotion of equal opportunity without regard to race, color, religion, gender, age, disability, political affiliation, or national origin.
- Fiscal control and accounting procedures for proper disbursement of and accounting for the grant funds will be established and followed.

(Signature - Chair, County Commissioners) (Date)

Sammy McCoy 8-28-18

(Signature - Chair, Board of Education) (Date)

CTE/Classroom Buildings

The current CTE wing was built in 1975 to serve vocational classes. Today's Career and Technical Education curriculum has changed tremendously to mirror current employment trends and incorporate increasingly complex technology and equipment. Nearly every student at Brevard High now takes at least one CTE course during their high school career, and BHS partners with Blue Ridge Community College to host college level mechatronics classes on our campus. A recent building assessment by Clark Nexsen Architects revealed that not only is the building inadequate for current and future course offerings, but also has serious infrastructure problems (see attached building assessment).

The current classroom buildings were completed in 1959. A recent building assessment by Clark Nexsen Architects revealed serious structural and infrastructure concerns with these buildings as well. HVAC, electrical, and plumbing systems are outdated, infrastructure has been abandoned and replaced with temporary and unsightly solutions, and classroom layouts are not conducive to today's collaborative and innovative learning environments.

Please see the attached feasibility analysis for a numerical assessment of CTE Buildings I and II, and Classroom Buildings I, II, and III.

Auxiliary Gym/Cafeteria

These two buildings were built in 1959 with a similar "flying buttress" style construction. The current gym houses the JROTC program for both Rosman and Brevard High, which has become an extremely popular option especially for at risk students. The auxiliary gym is also used for PE and health classes and for a variety of extra- and co-curricular activities that provide a well-rounded course of study for students.

The current cafeteria is used as the main meeting space for "smart lunch", which provides time for students to collaborate and share ideas on their studies. The facility is not conducive to such activities in addition to being structurally unsound.

Structural buttresses/beams on both buildings are showing evidence of rotting and eventual failure. See attached feasibility analysis for a numerical assessment of the Cafeteria and Old Gymnasium.

II. FEASIBILITY ANALYSIS -BREVARD HIGH SCHOOL

II-A. FEASIBILITY ANALYSIS - BUILDINGS

	A	B	C	D	E	F	G	H	I	J	K	L
	Administration	Classroom Building I	Cafeteria	Kitchen	Auditorium & Arts	Classroom Building II	Science	Classroom Building III	CTE Building I	CTE Building II	New Gymnasium	Old Gymnasium
A. Educational Program Adequacy - Typical size of classrooms and other functional spaces compared to the N.C. Public School Facility Guidelines.												
o 85% to 100% of current guidelines = **6**	6	6	6	6	6	6	6	6	6	6	6	6
o 75% to 85% of current guidelines = **3**												
o Less than 75% of guidelines or classrooms less than 600 sq.ft. = **0**												
B. Historical or Architectural Significance												
o Listed on the National Historic Register or of significant regional architectural interest = **2**												
o Strong local historic interest or sentiment or an example of good school design = **1**												
o No particular historical value or architectural interest = **0**	0	0	0	0	0	0	0	0	0	0	0	0
C. Safety and Code Compliance												
o Generally meets building code requirements (1978 or 1991 code) = **4**	3	3		4	3	3	4	3			3	
o Needs <u>some</u> modifications in order to meet current bldg. code requirements = **2**			1						2	2		1
o Needs <u>substantial</u> modifications to meet current building code requirements = **0**												
D. Relationship to Other Buildings on Site (including proposed additions)												
o Single building or buildings connected with enclosed corridors = **2**												
o Well organized campus plan, buildings connected with covered walks, interior corridors = **1**	1	1	1	1	1	1	1	1	1	1		
o Multiple buildings, not connected, some exterior corridors = **0**											0	0
E. Handicapped Accessibility												
o Generally meets state or ADA handicapped code requirements and is suitable for use by physically handicapped persons = **2**	2			2			2					
o Needs <u>some</u> modifications to meet handicapped code requirements and to be used satisfactorily by physically handicapped persons = **1**			1									
o Needs <u>substantial</u> modifications to be used satisfactorily by physically handicapped persons (e.g. elevators, lifts, new toilet rooms, etc.) = **0**		0			0	0		0	0	0	0	0
F. Physical Condition of Building - (structural, roof, exterior walls, windows, doors, interior partitions , ceilings , flooring)												
o Very good condition, only minor repairs required = **4**							3					
o Moderate repairs required, some replacements (e.g.. new windows or roof) =**2**	2	2		2	1	2		2	2	2	2	
o Structural problems or extensive repairs required, replacement of several systems required (new ceilings, roof, windows, exterior wall repair, moving interior partitions, etc) = **0**			0									0
G. Mechanical and Electrical Systems - (plumbing, heating, air conditioning, electrical service, lighting, telecommunications, fire alarm, computer)												
o Good plumbing, central heating and air conditioning; safe, efficient electrical service and lighting; operable fire alarm and telecommunications = **4**							3					
o Moderate repairs and some replacements required (example: may need new air conditioning or lighting, but plumbing, heating and main electrical service in good condition) = **2**				2							1	
o Extensive repairs and/or replacement of several systems required = **0**	0	0	0		0	0		0	0	0		0

II. FEASIBILITY ANALYSIS -BREVARD HIGH SCHOOL

II-A. FEASIBILITY ANALYSIS - BUILDINGS

	A	B	C	D	E	F	G	H	I	J	K	L
	Administration	Classroom Building I	Cafeteria	Kitchen	Auditorium & Arts	Classroom Building II	Science	Classroom Building III	CTE Building I	CTE Building II	New Gymnasium	Old Gymnasium
H. Hazardous Materials - (asbestos, lead, radon, indoor air quality)												
o Asbestos and other hazardous materials either not present or stabilized = **2**	2	2	2	2	2	2	2	2	2	2	2	2
o Minor problems with hazardous materials, management program in progress = **1**												
o Asbestos or other hazardous materials present in building requiring removal = **0**												
Total score (A through H) for building	16	14	11	19	13	14	21	14	13	13	14	9

A TOTAL SCORE OF 18 OR MORE INDICATES GOOD FEASIBILITY FOR RENOVATION. A TOTAL SCORE OF 12 OR LESS INDICATES POOR FEASIBILITY FOR RENOVATION. PROCEED WITH SITE ANALYSIS.

Feasibility scoring indicates that buildings C & L are poor candidates for renovation. The condition of Buildings B,F, H, I, J & K are in fair condition, but approaching poor. The condition of Buildings A, B, D, E, F & K is fair approaching good. Buildings D & G are in good condition. Further cost analysis required for Buildings A,B,D,E,F,H,I, J & K.

Conceptual Budgeting - Brevard High School					Construction beginning 1st Qtr 2020 - Completion 24 mos.
Replace current cafeteria/kitchen with new building	8,500 sf	@	225.00 sf	$	1,912,500
Replace current auxiliary gym with new building	22,000 sf	@	225.00		4,950,000
Replace current CTE and core classrooms with new building	38,800 sf	@	225.00		8,730,000
TOTAL CONSTRUCTION COST					**15,592,500**
Overhead and Profit			6.0%		935,550
Bonds and insurance			1.5%		247,921
Soft Costs(AE fees, CM pre-con fee, survey, permitting, geotech, special inspector, material testing agent, Air Mo			12.0%		2,013,117
Owner Contingency			5.0%		939,454
TOTAL SOFT COST					**4,136,042**
Escalation factor	**24 months**	**@**	**0.50%**		**2,367,425**
TOTAL PROJECT COST				**$**	**22,095,967**

Master Facility Plan - Bond Issue

Funding Projection

Escalation months	15	18	21	24
Project	**1st Qtr 2020**	**2nd Qtr 2020**	**3rd Qtr 2020**	**4th Qtr 2020**
Brevard High	**300,000**	**300,000**	**300,000**	**2,000,000**
Rosman Middle-High	250,000	250,000	250,000	1,100,000
TOTAL	550,000	550,000	550,000	3,100,000

Escalation months	30	33	36	39
Project	**1st Qtr 2021**	**2nd Qtr 2021**	**3rd Qtr 2021**	**4th Qtr 2021**
Brevard High	**3,200,000**	**3,200,000**	**3,200,000**	**3,200,000**
Rosman Middle-High	2,800,000	2,800,000	2,800,000	2,800,000
TOTAL	6,000,000	6,000,000	6,000,000	6,000,000

Escalation months	45	48	51	54
Project	**1st Qtr 2022**	**2nd Qtr 2022**	**3rd Qtr 2022**	**Total**
Brevard High	**3,200,000**	**2,500,000**	**695,967**	**22,095,967**
Rosman Middle-High	2,800,000	2,100,000	563,657	18,513,657
TOTAL	6,000,000	4,600,000	1,259,624	40,609,624

Design/Development
Construction