



Certificate of Necessity Application – Renovations / Replacement

1. Project Name: North Smyrna Elementary School

Project Description: Additions with associated renovations and site modifications to increase capacity by 300 students by providing twelve classrooms and associated space for administration and student support services. Refer to the attached preliminary site plan and cost assessment.

Building envelope, interior and MEP upgrades throughout the building are required to protect the investments previously made by the state and local district in this school. Major projects include replacing exterior masonry, soffit and fascia; replacing roofing and replacing kitchen equipment. In addition, major MEP projects include replacing the boiler and chiller; replacing RTU’s in the gymnasium/cafeteria and library; and refurbishing unit ventilators. The work will encompass projects not addressed in the 2014 renovations. Refer to the attached assessment report for additional details.

Grade Levels Served: PK-4 in SY 2018/19; PK-3 in 2019/20; PK-3 long-term plan

Facility Data

Present:

<i>Address</i>	<i>365 North Main Street, Smyrna, Delaware 19977</i>
<i>Gross # square feet</i>	48,300 s.f.
<i>Age of building</i>	1964
<i>Age of additions</i>	1993 / 2005
<i>Year of last renovations</i>	na
<i>Enrollment</i>	566
<i>Capacity</i>	600

Proposed:

<i>Address</i>	<i>same</i>
<i>Gross # square feet</i>	39,020 s.f.
<i>Estimated start time of project</i>	2022
<i>Estimated completion date</i>	2025
<i>Estimated date of occupancy</i>	2025
<i>Capacity</i>	900

Capital Request Funding

<i>FISCAL YEAR</i>	<i>AMOUNT</i>
<i>FY 2021</i>	
<i>FY 2022</i>	\$2,529,167
<i>FY 2023</i>	\$15,616,991
<i>FY 2024</i>	\$8,029,490
<i>FY 2025</i>	
TOTALS:	\$26,175,648

Cost Breakdown/Phase Out

	<i>FY2021</i>	<i>FY2022</i>	<i>FY2023</i>	<i>FY2024</i>	<i>FY2025</i>	<i>TOTAL</i>
<u>Construction Expenses</u>						
<i>Planning/Design</i>						
<i>Architect/Engineering</i>		1,300,000	250,000	150,000		1,700,000
<i>Audit Fees</i>			50,000	50,000		100,000
<i>Site Development Costs</i>						
<i>Construction Costs</i>		955,502	13,583,010	6,266,505		20,805,017
<i>Construction Contingency</i>		150,000	400,000	350,000		900,000
<i>Demolition Costs</i>		50,000	50,000	50,000		150,000
<i>Other (Provide Description)</i>						
<u>Non-Construction Expenses</u>						
<i>Technology</i>			400,000			400,000
<i>Furniture and Equipment</i>				500,000		500,000
<i>Escalation Costs</i>		73,665	883,981	662,985		1,620,631
<i>Other (Provide Description)</i>						
TOTALS		2,529,167	15,616,991	8,029,490		26,175,648

2. Project Details:

- a. The DOE decision-making process is based on a priority legend, with the highest priorities being the following:
 - i. Capacity and future enrollment
 - ii. Project corrects facility life, health or safety issues
 - iii. Building aesthetics and programming

b. **Renovations/Additions:**

- i. Provide a specific description for each of the schools to be renovated and/or expanded. **The building addition will increase student capacity from 600 to 900 and enable the district to meet projected enrollment and implement its re-configuration plan. A preliminary site plan and cost assessment is attached. Renovation details are contained in the attached building needs assessment. Provide details on the last time the school was renovated. Last renovation occurred as part of CN 1524 C and included addressing accessibility issues; sprinkler system; replace ceiling; plumbing and electrical upgrades; upgrades to fire alarm, telephone and security systems**
- ii. If needed because of overcrowding, please provide details of overcrowding issues. **The building addition will provide for the added capacity to accommodate a district reconfiguration. The district will transition from a configuration of K-4 elementary, 5-6 intermediate, 7-8 middle and 9-12 high to K-3 elementary, 4-5 intermediate, 6-8 middle and 9-12 high. Which schools? The school will continue to serve the existing feeder pattern and selected district-wide programs. Which schools? What are the relief/redistribution plans? The district reconfiguration plan is attached. What are the patterns of population and student growth in the district? Enrollment history and future growth projections are attached**
- iii. Explain how these renovations and/or additions align with the priority legend. **The addition is required to address capacity and future enrollment. The renovations are required to address aging building systems and correct facility life, health and safety issues.**
- iv. Has the school district obtained all the necessary district Board of Education approvals? Yes; No
- v. Can the renovations be funded with minor cap money? Yes; No
- vi. Can the renovations or additions happen during the school year? Yes; No

Please address the urgency of each project or your request in general. **The district's top priority is to increase capacity to allow for a reconfiguration that will meet projected enrollment growth.**

The renovations are to address building systems and infrastructure that are aging and delays will increase costs and the potential for catastrophic failure. The attached assessment report identifies project based on the immediacy of need: immediate (1-2 years), short-term (3-4 years), mid-term (5-6 years) or long-term (7-10 years).

What would happen if the CN is not approved this year? A delay in addition will necessitate additional short-term feeder pattern adjustments creating instability in the

educational process for students and their families as well as district staff. A copy of the district reconfiguration plan is attached.

Renovations to building systems which will or already exceed their expected service life creates the risk for catastrophic systems failure, increased maintenance costs, inefficient operations and an environment not conducive to learning.

In what priority order would you classify your request(s) if not all requests were granted?
A detailed priority ranking for all projects is attached.

3. Request Deadline:

Complete Board approved capital requests, accompanied by all completed submission documentation must be submitted to DOE by no later than August 31st of each State fiscal year for the next year's capital budget submission to the attention of:

Education Associate, Capital Project Management
Delaware Department of Education
401 Federal Street, Suite 2
Dover, DE 19901

4. Recommendations:

It is strongly recommended that districts notify DOE of any potential capital budget requests as early as possible in order to ensure a thorough review by DOE and to allow time for additional exchange of information, as applicable.

5. Attachments:

- District Board approved minutes (draft is acceptable)
- Building Professional (i.e. Architectural/Engineering firm) supporting documentation
- Office of State Planning Coordination approval letter (if applicable)