C: Dir., Public Works

City of NORFOLK

To the Honorable Council
City of Norfolk, Virginia

February 28, 2017

From: David Ricks, P.E., Director of Public Works

Subject: Acceptance of a Department of Defense Grant for the construction of the New Camp Allen Elementary School

Reviewed: Wynter C. Benda, Deputy City Manager

Ward/Superward: 1/6

Approved: Douglas L. Smith, Interim City Manager

Item Number: **C-6**

I. **Recommendation:** Adopt Ordinance

II. **Applicant:** City of Norfolk, Department of Public Works

III. **Description:**
This ordinance will authorize the acceptance, appropriation and expenditure of a grant award in the amount of $22,948,800 from the Department of Defense ("DoD"), with a local cash match of $5,737,200 from the City of Norfolk (the "City") for construction of the new Camp Allen Elementary School.

IV. **Analysis:**
Camp Allen Elementary School I located at 501 "C" Street on Naval Support Activity Norfolk, Virginia. The school was built in 1970, as a single story, and occupies approximately 69,200 gross square feet. The current school has a functional capacity of 631 students and serves approximately 449 students on average, with approximately 181 students listed as DoD dependents. The site is low-lying with most of the surrounding sites draining down into the school site. This drainage pattern lead to flooding conditions in the school during large storm events and considerable flooding in the parking areas. The school amenities are in poor condition and require updating. The school does not have an automatic sprinkler system for fire protection and the electrical system consists of original wiring.

This grant award will fund the construction of the new school in two phases with the demolition of the existing school taking place prior to the construction of phase II. Phase II includes building the remaining section of the new school and the construction of new play fields and outdoor play areas.

810 Union Street #1101 ▪ Norfolk, Virginia 23510
Phone: 757-664-4242 ▪ Fax: 757-664-4239

V. **Financial Impact:**
This grant award in the amount of $22,948,800 requires a twenty-percent local cash match in the amount of $5,737,200 to be provided by the City.

VI. **Environmental:**
There is no negative environmental impact associated with this grant award.

VII. **Community Outreach/Notification:**
Public notification for this agenda item was conducted through the City of Norfolk's agenda notification process.

VIII. **Board/Commission Action:**
N/A

IX. **Coordination/Outreach:**
This letter and ordinance have been coordinated with the City Attorney's Office and the Department of Public Works.

Supporting Material from the Department of Public Works:

- Ordinance
- Grant Award Letter

2/6/17 - bjt

Form and Correctness Approved

By _____
Office of the City Attorney

Contents Approved:

By _____
DEPT. Public Works

Pursuant to Section 72 of the City Charter, I hereby certify that the money required for this item is in the city treasury to the credit of the fund from which it is drawn and not appropriated for any other purpose.

$ 28,686,000.00 4000 02 4197
Account

_____ 2/8/17
Director of Finance Date

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE ACCEPTING GRANT FUNDS IN THE AMOUNT OF $22,948,800 FROM THE DEPARTMENT OF DEFENSE FOR THE CONSTRUCTION OF A NEW CAMP ALLEN ELEMENTARY SCHOOL ON THE EXISTING SITE AND APPROPRIATING AND AUTHORIZING THE EXPENDITURE OF THE GRANT FUNDS AND $5,737,200 IN LOCAL MATCHING FUNDS FOR THE CONSTRUCTION FOR THE TOTAL FUNDING IN THE AMOUNT OF $28,686,000.

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WHEREAS, the City desires to accept grant funds in the amount of $22,948,800 from the Department of Defense and to provide local matching funds in the amount of $5,737,200 for total funds in the amount of $28,686,000 for the construction of a new Camp Allen Elementary School on the existing site; and

WHEREAS, the work includes building the new school in two phases with the demolition of the existing school taking place prior to the construction of phase II. Phase II includes building the remaining section of the new school and the construction of new play fields and outdoor play areas; now, therefore,

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That the City hereby accepts the $22,948,800 grant from the Department of Defense for construction of Camp Allen Elementary School on the

existing site.

Section 2:- That $22,948,800 in grant funds and $5,737,200 local matching funds are hereby appropriated and authorized for expenditure for construction of Camp Allen Elementary School.

Section 3:- That the City Manager is hereby authorized to do all things necessary to receive the grant funds and administer the construction project.

Section 4:- That this ordinance shall be in effect from and after its adoption.

OFFICE OF ECONOMIC ADJUSTMENT
2231 CRYSTAL DRIVE, SUITE 520
ARLINGTON, VA 22202

January 12, 2017

FAIN: HQ00051610350
OEA Locator: SP1527-16-02
NSA Hampton Roads Camp Allen ES (SP)

Mr. David Ricks
Director of Public Works
City of Norfolk
810 Union Street
Norfolk, VA 23510

Dear Ms. Ricks:

I am pleased to inform you of the approval of Federal grant funds from the Office of Economic Adjustment (OEA), a U.S. Department of Defense field activity. The OEA award package contains specific guidance about the various requirements that will apply during the life cycle of this grant and consists of the following documents:

1. Notice of Award (attached);
2. National Policy Terms and Conditions;
3. OEA General Terms and Conditions;
4. OEA Program-Specific Terms and Conditions.

Items #2-4 can be found at http://www.oea.gov/grants/grant-terms-and-conditions.

I advise you to carefully review all of the documents. If the provisions are acceptable, please sign the Notice of Award using our online system.

You may direct questions regarding the OEA award to the contacts provided in the Notice of Award. We look forward to working with you.

Sincerely,

Patrick J. O'Brien
Director
Office of Economic Adjustment

Attachments:
As Stated

TRC Memorandum
City of Norfolk

From: David Jones

Subject: NSA Hampton Roads Camp Allen ES (SP) TRC

Program:

CFDA: 12.600 Community Investment

Authority:

Applicant Name: City of Norfolk

Agency Type: C: City or Township Government

Purpose of Request: Camp Allen Elementary School is located at 501 "C" Street, Norfolk, VA 23505 on Naval Support Activity Norfolk, Virginia. Camp Allen Elementary School was built in 1970, as a single story, and occupies approximately 69,200 gross square feet. The current school has a functional capacity of 631 students and serves approximately 449 students on average, with 181 of those students listed as DoD dependents in 2015.

The Site is generally low-lying with most of the surrounding sites draining down into the Camp Allen Elementary School site. The current drainage patterns lead to flooding conditions in the school during large storm events, and considerable flooding in the parking areas. Site amenities include asphalt parking areas for 78 privately owned vehicles, concrete walks, and sand play areas. Since the building is on piles, the site settlement is very apparent adjacent to the structure where many of the concrete stoops have been pulled down and away from the building. Minimal existing site lighting is present. The northern corner of the site is contaminated with subterranean chemical plumes, and as a result there are extraction and monitoring wells located throughout the site. The southern border of the site consists of a small ditch designated as wetland, that during significant tidal events, tidal water will back up into.

The exterior of the facility consists of uninsulated, unreinforced concrete masonry bearing walls with brick veneer. There are also miscellaneous exterior asbestos panels above windows and doors. The existing roof system consists of steel joists, steel deck, approximately 1-1/2" of rigid roof insulation, and a 4-ply built-up roof. Exterior openings consist of metal single pane windows, hollow metal doors with small single pane vision lites, and single-glazed aluminum storefront entrance systems at the main entrances. The foundation system consists of a structural concrete slab with integral pile caps, supported on wood piles. There is an existing small eight classroom metal building addition that consists of insulated exterior metal panels and a combination of metal panel roofing and 4-ply built-up roofing.

The interior of the facility consists of predominantly vct and terrazzo flooring, with a mixture of carpet and vct in classrooms, a mixture of tile and vct in bathrooms, quarry tile in the kitchen, vct in the gymnasium, and vct throughout the metal building addition. The ceilings are predominately suspended acoustical panels in learning spaces, with plaster ceilings in bathrooms and storage rooms, and acoustical plaster ceilings in main corridors. Corridor walls and gang bathrooms are generally painted masonry, with a glazed ceramic tile wainscot. Classroom walls are generally painted masonry, with an acoustical partition dividing pairs of classrooms. Walls in the metal building addition are metal panel in the corridors and painted gypsum wall board in the classrooms.

Plumbing fixtures and piping are original to the school, consisting of child and standard height flush fixtures and lavatories. The school has child and standard height electric water coolers throughout. The classrooms have counter mounted lavatories. The janitor's sinks are original to the school. The kitchen consists of commercial grade, two- and three-basin stainless steel sinks, which appear to be in good condition. The kitchen also includes floor sinks, floor drains, and an exterior grease interceptor located outside and flush to grade, which are original to the school.

The school does not have an automatic sprinkler system for fire protection.

The mechanical systems consists of a variable air volume modular air handling unit, air-cooled chiller, natural gas fired boilers,

constant volume multi-zone modular air handling unit with remote condenser, chilled and hot water centrifugal pumps, dual duct VAV terminal units, vertical packaged through wall heat pumps, air-cooled split system heat pump, unit heaters, and roof mounted exhaust fans. All of these systems are original to the school (42 years) with the exception of the air-cooled chiller and air-cooled split system heat pump. The kitchen consists of commercial grade Type I and Type II kitchen hoods and exhaust fans for cooking and dishwashing equipment.

The electrical power system consists of original wiring along with more recent information technology (IT) upgrades for classroom computers. Exposed, surface supported, Category 5 data cabling has also been added. The lighting system consists of pendant-mounted fixtures with fluorescent lamps at hard ceilings and recessed troffer-style fixtures with fluorescent lamps at acoustical lay-in panel ceilings. The school has functioning, though dated, telephone, fire alarm, intercom, and security systems

The City of Norfolk is seeking funding to build a new Camp Allen Elementary School on the existing site. The work would include building the new school building in two phases with the demolition of the existing school taking place prior to the construction of phase two. Phase II would be to building the remaining section of new school and the construction of new play fields and outdoor play areas.

The City of Norfolk would manage the entire project during construction and be responsible for managing the grant funding during the project. The work would include on site inspection throughout construction as well as certifying all monthly payment applications submitted by Design Build contractor.

Total Budget Request: $28,686,000.00

Source of Match:

20% Cash match by grantee - $5,737,200. Total project cost is $28,686,000 with the Federal contribution being $22,948,800.

Timeline:

Grantee has will start site work and construction as soon as awarded with a completion date of 28 June 2019.

DoD Action

OSD/OEA PD, GMS, PSMI Team and Staff review Technical Review Committee (TRC) package for allocable costs and allowable costnd make any comments or recommendations for OEA Director review. Federal Team has already reviewed the Norfolk Public Schools, and City of Norfolk's proposal for Camp Allen elementary school and found the proposal acceptable (see Fed team memo in File Cabinet under project).

Goals and Objectives

This proposal meets criteria established in the 9 Sep 2011 Federal Rester notice as a Round II school. As proposed, this project executes school #14 Camp Allen Elementary School (condition Q4 (Red) and capacity C-1 (Green)) on the Deputy Secretary of Defense 2011 priority list for Public Schools on Military Installation (PSMI) executed by the Office Economic Adjustment (OEA) Community Investment Program.

Key Personnel

John Alford	Project Manager, Public Works	John.Alford@norfolk.gov
David Ricks	Director of Public Works	David.Ricks@norfolk.gov

Deliverables

Subject to PD and Director's approval, deliverables include certificate of occupancy, constructed school, equipment list, and as-built drawings in electronic format.

PM Programmatic Assessment

This project has on delayed for several reason to include delay due match requirement, NEPA, City of Norfolk's Lease with NSA

Norfolk, City of Norfolk's Public Private Educational proposal, and Design Bid for 5 schools in support of their PPEP. This project ready for pre-TRC and has met all programmatic guidelines. The City of Norfolk has worked hard to make this project complete with all associated costs. This proposal meets all programmatic requirements as stipulated by the Community Investment Program (site control, AT/FP, NEPA, match, programmatic plan to meet condition and capacity as stipulated by the 2011 Deputy Securty priority list, Navy Service Validation statement, Federal Team site visit and reviewed Q&A).

PM Recommendation

PM recommends formal TRC and approval of proposal and award of Federal grant. Recommend Grantee be deemed as low risk with semi-annual reporting.

Program Lead Review:

I have reviewed the application package. From a programmatic perspective, I find the applicant's request to be complete and appropriate for TRC review. (-)

Compliance Support Team/GAU Review:

I have reviewed the application package. All required supporting documentation is provided and the application is complete. The applicant's request is consistent with relevant OMB circulars, DoD regulations, and OEA policies and is sufficient for review by the Technical Review Committee. (-)