



School Building Authority of West Virginia
David A. Sneed, Executive Director

2300 Kanawha Boulevard, East • Charleston, West Virginia 25311-2306 • Office (304) 558-2541 • Fax (304) 558-2539

MEMORANDUM

TO: School Building Authority Members

FROM: Mr. Scott Raines, Director of School Planning and Construction

DATE: March 14, 2016

SUBJECT: Roofing Projects and HVAC Projects

As requested, the staff of the SBA has followed-up on the Authority's request to provide possible SBA funding of roofing repairs or replacements. On January 12, 2016, we initiated a roofing survey form for counties to fill out and return to our office. The counties were to complete this form and identify the school within their county that was in most critical need for roofing replacement. They were to also identify the approximate area of the roof needing replaced and a preliminary estimated replacement cost to complete the work.

Within the initial survey, 30 counties submitted roof projects which they have identified as their most critical roofing need. The estimated cost for the 30 roof projects received totaled \$14,968,984. It should be noted, that the estimates provided were developed by the county facilities or maintenance staff based on information provided in their current CEFP, or from historical data of projects previously completed within their county. As such, these estimates may or may not be indicative of actual costs to complete this work in today's construction market.

We also proposed several possible funding scenarios that included a sliding scale for level participation based on the wealth factors of each county. Should the Authority desire to fund roofing projects based on the county's ability to pay and to provide a more equitable funding scenario, the staff has evaluated each county's ability to contribute local funds based on their budgetary constraints and excess levy and bonding capacities. As a result of this evaluation, we have established five categories of wealth; Very Wealthy, Wealthy, Average, Poor and Very Poor. The attached funding scenario reflects a staggered approach to local contribution based on these categories. This scenario would require that counties determined to be "Very Wealthy" would be required to provide 50% of the estimated project cost down to 25% provided by those considered "Very Poor". Counties considered to be "Wealthy", "Average" and "Poor" would provide 40%, 35% and 30% respectively. Should the Authority desire to proceed with these projects based on the provided estimates and the suggested funding scenario, it would be estimated that local contributions would equal \$5,566,605 with an SBA contribution of \$9,402,379. These totals equate to 37.2% local funding and 62.8% SBA funding.

However, as stated above, these estimates may not reflect actual costs to complete these projects. In previous funding cycles, a qualified roofing consultant was contracted by the SBA for the purposes of performing existing facility evaluations, creating specifications for each project, administering the bidding process and overseeing installation of the new roofing systems. Should the Authority desire to proceed with providing funds for these roofing projects, the staff would recommend that we again contract with a qualified roofing consultant to administer these projects. This would require a Statewide 3% Grant to the SBA to enable the staff to hire the consultant to complete thorough evaluations of each roof and revise the provided cost estimates.

Without objection from the Authority, the Staff will prepare a statement of qualifications to be used for the evaluation of qualified roofing consultants. The Staff will then advertise for and interview potential consultants, in an effort to have a qualified consultant identified and estimated costs of their services for the Authority's consideration in the June, 2016 quarterly meeting.

SR:ab

Statusofroofproj memo

School Building Authority of West Virginia
ROOFING REQUEST SUMMARY
 Ranked by Age of Roof System

County	Facility Name	Square Footage	Estimated Replacement		
			Cost	Local	SBA
Hampshire	Augusta Elementary	15,654	\$ 125,000.00	\$ 37,500.00	\$ 87,500.00
Fayette	Fayette Institute of Technology	56,215	\$ 700,000.00	\$ 280,000.00	\$ 420,000.00
Jackson	Ripley High School	13,500	\$ 225,000.00	\$ 78,750.00	\$ 146,250.00
Ohio	Madison Elementary	28,046	\$ 898,365.00	\$ 359,346.00	\$ 539,019.00
Pleasants	Saint Marys Elementary	7,077	\$ 120,004.00	\$ 36,001.20	\$ 84,002.80
Wetzel	Shortline Elementary	65,813	\$ 824,000.00	\$ 329,600.00	\$ 494,400.00
Preston	(Portion of) Preston Co. High School	11,300	\$ 125,495.00	\$ 43,923.25	\$ 81,571.75
Mason	Roosevelt Elementary	5,425	\$ 90,000.00	\$ 31,500.00	\$ 58,500.00
Wayne	(Portion of) Wayne High School	80,000	\$ 1,700,000.00	\$ 680,000.00	\$ 1,020,000.00
Grant	Union Educational Complex	61,242	\$ 830,213.00	\$ 249,063.90	\$ 581,149.10
Morgan	(Portion of) Berkeley Springs H.S.	6,426	\$ 80,000.00	\$ 24,000.00	\$ 56,000.00
Lincoln	Guyan Valley Middle	2,880	\$ 26,000.00	\$ 7,800.00	\$ 18,200.00
Jefferson	North Jefferson Elementary	41,092	\$ 505,440.00	\$ 202,176.00	\$ 303,264.00
Tyler	Arthur I. Boreman Elementary	52,018	\$ 470,000.00	\$ 117,500.00	\$ 352,500.00
Tucker	Davis Thomas Elementary	28,745	\$ 360,000.00	\$ 90,000.00	\$ 270,000.00
Hardy	East Hardy Middle	62,000	\$ 299,900.00	\$ 74,975.00	\$ 224,925.00
Mineral	Frankfort Middle	88,000	\$ 1,048,000.00	\$ 366,800.00	\$ 681,200.00
Roane	Roane Co. High School	37,500	\$ 300,000.00	\$ 75,000.00	\$ 225,000.00
Berkeley	Rosemont Elementary	39,000	\$ 273,000.00	\$ 136,500.00	\$ 136,500.00
Raleigh	Independence Middle	84,500	\$ 845,000.00	\$ 422,500.00	\$ 422,500.00
Lewis	Lewis County High School	116,000	\$ 754,000.00	\$ 226,200.00	\$ 527,800.00
Monongalia	Brookhaven Elementary	32,812	\$ 750,000.00	\$ 375,000.00	\$ 375,000.00
Mercer	Glenwood School	64,000	\$ 900,000.00	\$ 360,000.00	\$ 540,000.00
Clay	Clay County Elementary	13,200	\$ 160,000.00	\$ 40,000.00	\$ 120,000.00
Taylor	Grafton High School	53,600	\$ 296,281.00	\$ 103,698.35	\$ 192,582.65
Hancock	Weir Middle	111,738	\$ 800,000.00	\$ 240,000.00	\$ 560,000.00
Barbour	Philippi Elementary	46,300	\$ 579,000.00	\$ 173,700.00	\$ 405,300.00
Greenbrier	Crichton	15,177	\$ 190,000.00	\$ 66,500.00	\$ 123,500.00
Kanawha	Nitro High School	38,450	\$ 660,000.00	\$ 330,000.00	\$ 330,000.00
Pendleton	Pendleton Co. Middle/High	6,700	\$ 34,286.00	\$ 8,571.50	\$ 25,714.50
Totals:			\$ 14,968,984.00	\$ 5,566,605.20	\$ 9,402,378.80