

Monroe County Schools

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[www.boe.monr.k12.wv.us/Pages/Monroe County SD](http://www.boe.monr.k12.wv.us/Pages/Monroe%20County%20SD)

Office of the Superintendent
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304-772-3094 Fax: 304-772-5020



November 30, 2016

David Sneed, Executive Director
School Building Authority of West Virginia
2300 Kanawha Boulevard, East
Charleston, WV 25311

Dear Mr. Sneed:

The Monroe County Board of Education voted unanimously at their special meeting on November 29, 2016, to amend the financial summary submission for a New Peterstown PK-8 School.

The amendment was made to change the county's contribution of funds to \$10,000,000 total, which includes running an \$8,000,000 bond, contributing \$1,000,000 of QZAB funds, and a local contribution of \$1,000,000. The county requests a Reserve Grant during the 2016-2017 funding cycle of \$500,000 to allow the county time to finalize the bond election and financial plan. During the next two (2017-2018 and 2018-2019) funding cycles, the county would then request the School Building Authority to split fund the remaining \$14,192,000 of the project.

We appreciate the collaboration and efforts we have received from your office and board. We look forward to continuing to collaborate as we move forward with this project.

Please feel free to contact me if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Joetta Basile", with a long horizontal flourish extending to the right.

Joetta Basile, Superintendent of Schools

School Building Authority of West Virginia
Construction Fund Project "Needs" – Executive Summary

PROJECT Peterstown PK-8 School
COUNTY Monroe **PROJECT COST \$** 24,192,000

IMPLEMENTING TOTAL CEFP		FUNDING SOURCE – THIS PROJECT	
SBA NEEDS \$	<u>12,016,278</u>	SBA	\$ <u>14,192,000</u>
SBA MIP	\$ <u>2,283,416</u>		
LOCAL	\$ _____	LOCAL	\$ <u>1,000,000</u>
FEDERAL	\$ _____	FEDERAL	\$ _____
OTHER	\$ <u>253,050</u>	OTHER (\$8,000,000 bond	
		\$1,000,000	
		QZAB)	\$ <u>9,000,000</u>
TOTAL	\$ <u>23,359,781</u>	TOTAL	\$ <u>24,192,000</u>

Bonding Capacity \$ 23,667,207 Available Bonding Capacity \$ 23,667,207
Excess Levy Capacity \$ 2,910,350 Remaining Levy Capacity \$ 727,904

If you have an excess levy:

What percentage are you currently collecting? 75 %

What amount of the excess levy is dedicated to capital improvements annually? \$ 0

What is the expiration date of your levy? 6/30/2020

PROJECT DESCRIPTION:

The Monroe County Board of Education is seeking funding to construct a new PK-8 school for Peterstown. This project will close the existing Peterstown Elementary and Peterstown Middle Schools. A new middle school was listed in the 2010-2020 CEFP.

Peterstown Middle School was constructed in 1950 and Peterstown Elementary was built in 1962. Peterstown Elementary School currently uses five detached buildings, three of which are modular structures for instructional services. Peterstown Middle School currently uses one detached building for instructional services. Other structural and safety issues are addressed in the Health and Safety section of the current request.

This project will combine students and employees of Peterstown Elementary School with Peterstown Middle School.

PROJECT STATUS

Site Selected Yes No New Site yes

Geotechnical Yes No In the process

Existing Board Owned Property Yes No In the Process

Survey Performed In the process

Programming/Preliminary Design Completed – Describe: Preliminary Program of Spaces has been developed in conjunction with SBA Assistant Director and attached to the Executive Summary. Potential sites were reviewed and the board has a site under contract located in Cashmere, WV, less than five miles from the current school locations.

SCHOOL CLOSURE STATUS

School Closure Required Yes No

County Hearing Done Yes No

County BOE Approved Yes No In the process

WV BOE Approved Yes No In the process

PROTO-TYPE SCHOOL

Has the county board considered using a proto-typical building design for this project? Yes No

To the extent possible, will the county board be using A proto-typical design for this project? Yes No

COMPLIANCE WITH SBA REQUIREMENTS – PROPOSED NEW PROJECT

HEALTH AND SAFETY

Peterstown Elementary and Middle Schools are located in the heart of rural Peterstown, WV. The elementary school is located on four acres and bordered by a public road separating the elementary and middle schools. Peterstown Middle School is located on eight acres of land across the street from the elementary school.

Peterstown Elementary School contains several health and safety concerns with the existing facility:

- Comprised of five detached buildings, three of which are modular facilities. These buildings contain eleven preschool and kindergarten classrooms, one Head Start Parent Room, and one school based wellness center.
- The school is in need of a new roof as are the detached buildings
- The modular buildings battle mold under the floor that has to be removed and treated periodically
- There is not a secure entrance to the school, when visitors enter the building they are in the hallway with students
- Sufficient parking for staff, visitors, and individuals with disabilities is not available
- The building is not American with Disabilities Act (ADA) compliant
- A public road borders the school and playground so student safety when outside is a tremendous concern
- The school is in need of new windows, new HVAC unit, and updated lighting, and a school library does not exist at the current location

Peterstown Middle School, originally built as Peterstown High School, contains several health and safety concerns with the existing facility:

- Two classrooms are located across the public street in a detached building which require students to cross the street eight times per day
- Parking for buses, staff, and visitors is inadequate
- A separate bus and parent drop off or pickup area is not available
- A new HVAC system is needed
- The two-story facility is not ADA compliant and does not contain an elevator for students in need of such
- There is not a secure entrance to the school, when visitors enter the building they are in the hallway with students
- The attic of the building has a constant battle with bats entering the building
- The school is in need of new windows, new entry doors, additional storage, sick room/clinic renovations, a conference room, and library
- The gas boiler is outdated to the extent that no replacement parts can be ordered to fix any breakages
- The building has low water pressure issues
- There are humidity and ventilation issues with the HVAC system which cause a constant battle with mold; the school has fifteen dehumidifiers in use daily
- The sewer gets stopped up behind the building and the custodians have to stir the sewage into the pipes daily or the smell seeps into the building

ECONOMIES OF SCALE

Annual Savings \$ 246,519.66 Proposed facility will X will not _____
Cost Avoidance \$ 13,975,509 meet the SBA economies of scale.
Students required 480 Students enrolled 750

IF IMPLEMENTED, WHAT IS THE EFFECT OF THIS PROJECT ON PERSONNEL

- Teacher Present No. 59 Projected No. 58 Difference -1
- Service Personnel Present No. 35 Projected No. 29 Difference -6
- Administrators Present No. 2 Projected No. 2 Difference 0

MULTICOUNTY PROJECT

Not applicable

EDUCATIONAL INNOVATIONS AND IMPROVEMENTS

This project will provide a new school, complete with state of the art technology for students. It will remove the modular and detached building issues for students. The science and technology labs will provide hands-on learning opportunities for students including the STEM (Science, Technology, Engineering, and Math) and/or STEAM (Science, Technology, Engineering, Arts, and Math) Curriculum. Students will benefit from a media center, science labs, and art rooms.

The most up-to-date school safety requirements will be met to provide a safe learning environment for all children.

ADEQUATE SPACE FOR PROJECTED STUDENT ENROLLMENT

Adequate space will be provided to accommodate student enrollment and any enrollment growth incurred in future years. The PK-8 facility will meet the economies of scale and relieve the overcrowding currently addressed through modular buildings.

TRAVEL TIME

The new facility will not adversely change travel times. The distance to the new site is less than five miles and will shorten the travel distance for some. Those with increased travel time will not travel more than an additional five minutes.

LOCAL BOND HISTORY EFFORTS

A bond election in 1999 provided renovations to Peterstown Elementary School, Peterstown Middle School, Monroe Technical Center, James Monroe High School, Mountain View School, and a new bus garage replacement facility.

COMMENTS

#1 DESCRIPTION OF EXISTING FACILITIES

- Peterstown Middle School currently houses grades 5-8
- Constructed on a 8 acre site in 1950 which is adequate X inadequate
- No major addition(s) in 20
- Existing two story facility contains 57,809 sq.ft.
- Current enrollment is 279
- 8th Year Projected Enrollment 295
- Building utilization is 53 %
- Utilities: Public Water X On-Site Well Public Sewage X
- Package Plant Other
- HVAC: Gas X Electric X Coal Other
- Cost to upgrade to current standard is \$ 5,628,446
- Existing facility contains no major structural problems
- Health, safety and building accessibility, comments: See Health and Safety

#2 DESCRIPTION OF EXISTING FACILITIES

- Peterstown Elementary School currently houses grades PK-4
- Constructed on a 4 acre site in 1962 which is adequate X inadequate
- One major addition(s) in 2000
- Existing one story facility contains 28,616 sq.ft.
- Current enrollment is 473
- 8th Year Projected Enrollment 421
- Building utilization is 96 % (excluding portables)
- Utilities: Public Water X On-Site Well Public Sewage X
- Package Plant Other
- HVAC: Gas X Electric X Coal Other
- Cost to upgrade to current standards is \$ 8,347,063
- Existing facility contains some major structural problems
- Health, safety and building accessibility, comments: See Health and Safety

Complete one of the above descriptions for each school affected.