

**EVALUATION OF PROPOSED NEEDS PROJECT  
BERKELEY COUNTY**

**REPORT PREPARED BY:  
SCHOOL BUILDING AUTHORITY OF WEST VIRGINIA**

**DECEMBER 2016**

## **PROJECT ABSTRACT**

Berkeley County is requesting SBA funding in an amount of up to \$4,900,000 and will be providing \$12,576,000 in local funds, for a total of \$17,476,000. These funds will be used for Phase 2 of an energy management and HVAC systems upgrade that will result in substantial energy savings at Berkeley Heights Elementary, Rosemont Elementary, Gerrardstown Elementary and Tuscarora Elementary Schools.

## **INTRODUCTION**

This evaluation was performed by the SBA staff at the request of the School Building Authority of West Virginia. The Needs Project Review Summary Sheet provided by Berkeley County for the affected building(s) was reviewed and incorporated into this report.

After reviewing these documents, an on-site meeting was held on October 18, 2015, with Mike Hall, SBA; Manny Arvon, Superintendent, and Don Mitchell, Facility Director, to review the submitted information.

All affected facilities were visited by the SBA staff and the interior and exterior conditions of each facility were examined. Photographs are provided within this report.

## **THE PROPOSED PROJECT**

Berkeley County is proposing energy systems upgrades at all county schools and HVAC systems upgrades at 4 schools at a cost of \$17,476,000. This project will affect 3,833 students (for the HVAC project only) and would address several health and safety issues. These buildings meet economies of scale guidelines. The 8th year projected enrollment for all schools is projected to be 4,950. Annual savings of \$1,900,000 are expected as a result of this project. No cost avoidance savings are expected as a result of this project. The educational environment will improve as a result of these facility and HVAC upgrades. Once completed, adequate space for projected enrollment will be provided in the existing facilities. Student travel time will not be affected by this project.

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## EXISTING BUILDING EVALUATION

### Berkeley Heights Elementary School

- Grade Configuration: PK-3
- Number of Classrooms: 29
- 2nd Month Enrollment: 833
- Building Utilization: 119%
- Site Size: 14 acres
- Site Access: Adequate
- Site Adequacy: Adequate
- Parking Adequacy: Adequate
- Building sq/ft: 44,500
- Flood Plain: No
- Number of Additions: 0
- HVAC System: Gas & Electric Zoned RTU
- Restroom Facilities: Adequate
- Food Service Facilities: Adequate
- On-site Review Conducted:
  - Fire Safety Deficiencies Y
  - Sanitation Reports Y
  - State Board of Risk/Insurance Y
  - DNR Y
- Overall Condition of the Building: Good

## EXISTING BUILDING EVALUATION

### Rosemont Elementary School

- Grade Configuration: PK-3
- Number of Classrooms: 23
- 2nd Month Enrollment: 424
- Building Utilization: 79%
- Site Size: 5.9 acres
- Site Access: Adequate
- Site Adequacy: Adequate
- Parking Adequacy: Adequate
- Building sq/ft: 38,300
- Flood Plain: No
- Number of Additions: 1
- HVAC System: Gas & Electric Multi-zone RTU
- Restroom Facilities: Adequate
- Food Service Facilities: Adequate
- On-site Review Conducted:
  - Fire Safety Deficiencies Y
  - Sanitation Reports Y
  - State Board of Risk/Insurance Y
  - DNR Y
- Overall Condition of the Building: Good

## EXISTING BUILDING EVALUATION

### Gerrardstown Elementary School

- Grade Configuration: PK-2
- Number of Classrooms: 12
- 2nd Month Enrollment: 280
- Building Utilization: 10%
- Site Size: 3.8 acres
- Site Access: Adequate
- Site Adequacy: Adequate
- Parking Adequacy: Adequate
- Building sq/ft: 16,400
- Flood Plain: No
- Number of Additions: 3
- HVAC System: Gas & Electric Zoned RTU
- Restroom Facilities: Adequate
- Food Service Facilities: Adequate
- On-site Review Conducted:
  - Fire Safety Deficiencies Y
  - Sanitation Reports Y
  - State Board of Risk/Insurance Y
  - DNR Y
- Overall Condition of the Building: Good

## EXISTING BUILDING EVALUATION

### Tuscarora Elementary School

- Grade Configuration: PK-2
- Number of Classrooms: 21
- 2nd Month Enrollment: 362
- Building Utilization: 80%
- Site Size: 2.5 acres
- Site Access: Adequate
- Site Adequacy: Adequate
- Parking Adequacy: Adequate
- Building sq/ft: 43,600
- Flood Plain: No
- Number of Additions: 0
- HVAC System: Gas/Electric Roof Top Unit
- Restroom Facilities: Adequate
- Food Service Facilities: Adequate
- On-site Review Conducted:
  - Fire Safety Deficiencies Y
  - Sanitation Reports Y
  - State Board of Risk/Insurance Y
  - DNR Y
- Overall Condition of the Building: Good

## PROJECT STATUS

Listed below are project activities that have been completed to date.

- Budget estimates were submitted by CMTA Engineers.

## PROJECT COMMENTS

- This is Phase II of a county-wide energy management project.
- This project will provide not only HVAC improvements, but also lighting, energy consumption, plumbing, building envelope and DDC controls improvements to all Berkeley County Schools.
- These projects are “shovel ready” with design documents already prepared by CMTA Engineers so that work can begin immediately.

## COUNTY’S PROPOSED FINANCE PLAN

	County Proposal
SBA Funds	\$ 4,900,000
Local Funds	\$12,576,000
<b>PROJECT TOTAL:</b>	<b>\$17,476,000</b>

<b>Bonding Capacity:</b>	<b>\$247,807,150</b>	<b>Available Bonding Capacity:</b>	<b>\$210,372,150</b>
<b>Excess Levy Capacity:</b>	<b>\$ 31,149,859</b>	<b>Available Levy Capacity:</b>	<b>\$ 622,997</b>

### HISTORY OF SBA FUNDING

<b>NET:</b>	<b>\$ 4,091,052.96</b>
<b>NEEDS:</b>	<b>\$89,044,456.32</b>
<b>MIP:</b>	<b>\$ 6,030,213.51</b>
<b>EMERGENCY:</b>	<b>\$ - 0 -</b>
<b>SAS FUNDS</b>	<b>\$ 1,892,574.81</b>
 <b>TOTAL:</b>	 <b>\$101,058,297.60</b>

### NEEDS PROJECT(S)

**New Musselman HS**  
**New North Central Intermediate**  
**New West Central Intermediate**  
**New Spring Mills MS**  
**Hedgesville HS A/R**  
**Martinsburg South MS A/R**  
**New Gerrardstown Intermediate**  
**New Spring Mills ES**  
**Martinsburg North MS A/R**  
**New Gerrardstown Area MS**