

**EVALUATION OF PROPOSED NEEDS PROJECT  
CABELL COUNTY**

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

**DECEMBER 2016**

## **PROJECT ABSTRACT**

Cabell County is requesting SBA funding in an amount of up to \$6,000,000 and will be providing \$6,011,898 in local funds, for a total of \$12,011,898. These funds will be used for the construction of a new Highlawn Elementary School on the site of the old Enslow Middle School. The existing Enslow Middle School building, with the exception of the gymnasium, will be demolished in order to build the new 312 student facility within the Highlawn neighborhood.

## **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 Cabell County for the affected building(s) was reviewed and incorporated into this report.

After reviewing these documents, an on-site review was held on October 12, 2016 with Mr. James Colegrove and Mr. Chip McMillan, Cabell County Schools, and Mr. Ben Ashley, SBA, to review the submitted information and verify the severity of need for this project in relation to all other projects.

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**

Cabell County is proposing the construction of a new Highlawn Elementary School at a cost of \$12,011,898. This project is part of the current comprehensive educational facilities plan and will affect 312 students and would address numerous health and safety issues. This building does not meet economies of scale guidelines. The 8 year projected enrollment for Highlawn Elementary School is 340. There is a projected annual savings of \$13,337 as a result of this project. A cost avoidance of \$770,791 is expected as a result of the project. The educational environment will improve as a result of this new school. Once completed, adequate space for projected enrollment will be provided in the new facility. Student travel time will not be affected by this project.

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## EXISTING BUILDING EVALUATION

### Highlawn Elementary School

- Grade Configuration: PK-5
- Number of Classrooms: 18
- 2nd Month Enrollment: 306
- Building Utilization: 81%
- Site Size: 2.5 acres
- Site Access: Limited - neighborhood
- Site Adequacy: Inadequate (urban)
- Parking Adequacy: Inadequate
- Building sq/ft: 34,488
- Flood Plain: No
- Number of Additions: 6
- HVAC System: Gas - Fair
- Restroom Facilities: Inadequate
- Food Service Facilities: Inadequate
- On-site Review Conducted:
  - Fire Safety Deficiencies Y
  - Sanitation Reports Y
  - State Board of Risk/Insurance Y
  - DNR --
- Overall Condition of the Building: Fair

## PROJECT STATUS

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

- A project budget was established by ZMM Architects and Engineers.

## PROJECT COMMENTS

- Because this project is located within an urban setting and does not meet economies of scale, there are opportunities to incorporate these students within other schools that are very close. Both Spring Hill Elementary and Guyandotte Elementary are less than 2 miles away with utilization factors in the 60% - 70% range.
- The county is providing 50% of the project cost.

## COUNTY'S PROPOSED FINANCE PLAN

	County Proposal
SBA Funds	\$ 6,000,000
Local Funds	\$ 6,011,898
<b>PROJECT TOTAL:</b>	<b>\$12,011,898</b>

**Bonding Capacity: \$181,678,965      Available Bonding Capacity: \$157,403,965**  
**Excess Levy Capacity: \$ 26,919,413      Available Levy Capacity: \$ - 0 -**

### HISTORY OF SBA FUNDING

**NET: \$ 5,832,871.13**  
**NEEDS: \$47,374,819.00**  
**MIP: \$ 4,150,557.00**  
**EMERGENCY: \$ -0-**  
**SAS FUNDS \$ 1,390,242.36**  
**TOTAL: \$58,748,489.49**

### NEEDS PROJECT(S)

**New Central City ES**  
**New Guyandotte ES**  
**New Village of Barboursville ES**  
**New Martha ES**  
**Beverly Hills MS Renovations**  
**Culloden ES A/R**  
**New Beverly Hills Enslow MS**