

**EVALUATION OF PROPOSED NEEDS PROJECT
JACKSON COUNTY**

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

DECEMBER 2015

PROJECT ABSTRACT

Jackson County requests SBA funds in an amount of up to \$10,212,177 and will be providing \$3,100,000 in local funds for a total of \$13,312,177. These funds will be used for a middle school addition and associated renovations to Ravenswood High School necessary to accommodate the Ravenswood Middle School enrollment. This project will replace the existing Ravenswood Middle School, which was constructed mainly as a temporary facility in 1950.

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

After reviewing these documents, an on-site review was performed with David Sneed and Ben Ashley, SBA; and Superintendent Blain Hess, 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

Jackson County proposes to replace the existing Ravenswood Middle School with an addition and renovations to Ravenswood High School at a cost of \$13,312,177. This project is part of the current comprehensive educational facilities plan and would affect 806 students in both Ravenswood Middle and High Schools and would address numerous health and safety issues. This building does not meet economies of scale guidelines. The 8th year enrollment for Ravenswood Middle/High School is projected to be 738. No annual savings are expected as a result of this project. A cost avoidance of \$1.1 million is expected as a result of this project. The educational environment will improve as a result of this addition/renovation. Once completed, adequate space for projected enrollment will be provided in the updated facility. Student travel time will not be affected by this project.

EXISTING BUILDING EVALUATION

Ravenswood Middle School

- Grade Configuration: 6-8
- Number of Classrooms: 28
- 2nd Month Enrollment: 360
- Building Utilization: 50%
- Site Size: 2 acres
- Site Access: Inadequate
- Site Adequacy: Inadequate
- Parking Adequacy: Inadequate
- Building sq/ft: 50,706
- Number of Additions: 5
- HVAC System: Gas Fired Multi-zone Roof Top Units
- Restroom Facilities: Adequate
- Food Service Facilities: Inadequate
- On-site Review Conducted:
 - Fire Safety Deficiencies Y
 - Sanitation Reports Y
 - State Board of Risk/Insurance Y
 - DNR Y
- Overall Condition of the Building: Fair

EXISTING BUILDING EVALUATION

Ravenswood High School

- Grade Configuration: 9-12
- Number of Classrooms: 35
- 2nd Month Enrollment: 446
- Building Utilization: 52%
- Site Size: 7.45 acres
- Site Access: Adequate
- Site Adequacy: Inadequate
- Parking Adequacy: Inadequate
- Building sq/ft: 91,538
- Number of Additions: 5
- HVAC System: Gas Fired Multi-zone Roof Top Units
- 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.

- A budget estimate and conceptual plan has been provided by ZMM Architects and Engineers.

PROJECT COMMENTS

- This project as proposed will provide space for Ravenswood Middle School students by utilizing 8 classrooms at the existing Ravenswood High School and adding an additional 10 classrooms. Additionally, the existing kitchen and cafeteria will be renovated to accommodate the additional middle schools students. By utilizing this existing space, Jackson County is projecting to save nearly \$4 million over the cost of a new middle school facility.
- The existing “temporary” wing of Ravenswood Middle School will be removed and the remaining portion of the facility will be used by the Board Office and an alternative learning center.

COUNTY’S PROPOSED FINANCE PLAN

	County Proposal
SBA Funds	\$10,212,177
Local Funds	\$ 3,100,000
PROJECT TOTAL:	\$13,312,177

Bonding Capacity: \$63,856,692 Available Bonding Capacity: \$63,856,692
Excess Levy Capacity: \$ 9,497,945 Available Levy Capacity: \$ -0-

HISTORY OF SBA FUNDING

- **Net:** \$ 2,072,525.32
- **Need:** \$13,791,188.48
- **MIP:** \$ 2,097,841.78
- **Emergency:** \$ -0-
- **School Safety:** \$ 565,327.10

- **Total Allocations:** \$18,526,882.68

NEEDS PROJECT(S)

Ripley HS – Renovations
Ravenswood HS - Renovations
New Kenna ES
Fairplain ES Additions/Ren.