

EVALUATION OF PROPOSED NEEDS PROJECT

MERCER COUNTY

REPORT PREPARED BY:

SCHOOL BUILDING AUTHORITY OF WEST VIRGINIA

DECEMBER 2016

PROJECT ABSTRACT

Mercer County requests SBA funds in the amount of up to \$9,083,200 and will be providing \$3,000,000 in local funds for a total of \$12,083,200 for the construction of a new Green Valley Elementary School. Should this project be funded, at the conclusion of construction, Ceres Elementary and Cumberland Heights PK Center will close. Through modest redistricting, this project will eliminate overcrowding at Glenwood K-8 School and will include students from Brushfork Elementary and Memorial Elementary.

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

After reviewing these documents, an on-site review was performed on September 13, 2016, with Dr. Debbie Akers, Superintendent of Mercer County Schools; Ms. Teresa Russel, MCS; Mr. David Sneed 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

Mercer County proposes construction of a new Green Valley Elementary School at a cost of \$12,083,200. This project is part of the current comprehensive educational facilities plan and would affect 400 students including all 151 students from Ceres Elementary, and approximately 100 students from Glenwood School, 40 students from Brushfork, and 70 PreK-2 students from Cumberland Heights and Memorial Elementary School. The project would also address numerous health and safety issues. The 8th year enrollment for the Green Valley Elementary is projected to be 390. Annual savings of \$24,279 are expected as a result of this project. A cost avoidance of \$7,250,000 is expected as a result of this project. The educational environment will greatly improve as a result of this new construction. Once completed, adequate space for projected enrollment will be provided in the new facility. Student travel time will be affected by this project.

EXISTING BUILDING EVALUATION

Ceres Elementary School

- Grade Configuration: PK-5
- Number of Classrooms: 9 classrooms
2 portables
- 2nd Month Enrollment: 151
- Building Utilization: 83%
- Site Size: 3 acres
- Site Access: Limited
- Site Adequacy: Inadequate
- Parking Adequacy: Inadequate
- Building sq/ft: 17,920
- Flood Plain: Yes
- Number of Additions: 2
 - HVAC System: Gas/Poor
- Restroom Facilities: Fair
- 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: Poor - structural issues

EXISTING BUILDING EVALUATION

Cumberland Heights School

- Grade Configuration: PK
- Number of Classrooms: 5
- 2nd Month Enrollment: 69
- Building Utilization: 69%
- Site Size: 5.5 acres
- Site Access: Limited
- Site Adequacy: Inadequate
- Parking Adequacy: Inadequate
- Building sq/ft: 12,432
- Flood Plain: No
- Number of Additions: 0
 - HVAC System: Gas/Fair
- Restroom Facilities: Inadequate
- 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: Poor - structural issues

EXISTING BUILDING EVALUATION

Glenwood K-8 School

- Grade Configuration: K-8
- Number of Classrooms: 39
- 2nd Month Enrollment: 711
- Building Utilization: 88%
- Site Size: 8.3 acres
- Site Access: Limited
- Site Adequacy: Inadequate
- Parking Adequacy: Inadequate
- Building sq/ft: 69,608
- Flood Plain: No
- Number of Additions: 0
 - HVAC System: Gas/Good
- 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

Brushfork Elementary School

- Grade Configuration: K-5
- Number of Classrooms: 10 classrooms
4 portables
- 2nd Month Enrollment: 203
- Building Utilization: 89%
- Site Size: 6 acres
- Site Access: Limited
- Site Adequacy: Adequate
- Parking Adequacy: Adequate
- Building sq/ft: 21,574
- Flood Plain: No
- Number of Additions: 1
 - HVAC System: Gas/Poor
- 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 Y
- Overall Condition of the Building: Poor

EXISTING BUILDING EVALUATION

Memorial Elementary School

- Grade Configuration: K-2
- Number of Classrooms: 11
- 2nd Month Enrollment: 242
- Building Utilization: 74%
- Site Size: 1 acres
- Site Access: Limited
- Site Adequacy: Inadequate
- Parking Adequacy: Inadequate
- Building sq/ft: 23,883
- Flood Plain: No
- Number of Additions: 2
 - 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 Y
- Overall Condition of the Building: Poor

