

**EVALUATION OF PROPOSED NEEDS PROJECT**  
**MONONGALIA COUNTY**

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

**DECEMBER 2016**

## **PROJECT ABSTRACT**

Monongalia County requests SBA funds in the amount of up to \$3,289,149 and will be providing \$2,192,766 in local funds for a total of \$5,481,915. These funds will be used for a twelve (12) room addition, renovations to the entry and updated fire alarm system at South Middle School.

## **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 Monongalia 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 27, 2016 with Joyce VanGilder, SBA; Robert Ashcraft, School Coordinator; Sandy Brown, Principal; and Ted Shriver, Williamson Shriver Architects, 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**

Monongalia County proposes funds for an addition and renovations to the existing South Middle School at a cost of \$5,481,915. This project is a part of the current comprehensive education facilities plan, would affect 764 students, and would address several health and safety issues. This building does meet economies of scale guidelines. The 8<sup>th</sup> year enrollment for South Middle School is projected to be 787 in 2021. No annual savings will be realized from this project. A cost avoidance of \$80,000 is expected as a result of this new school. The educational environment will improve as a result of this addition and renovation. Once completed, adequate space for projected enrollment will be provided in the South Middle School facility. Student travel time will not be affected by this project.

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## EXISTING BUILDING EVALUATION

### South Middle School

- Grade Configuration: 6-8
- Number of Classrooms: 25
- 2nd Month Enrollment: 764
- Program Utilization: 90% (76% with modulars)
- Site Size: 10 acres
- Site Access: Good
- Site Adequacy: Adequate
- Parking Adequacy: Adequate
- Building sq/ft: 110,005
- Flood Plain: No
- Number of Additions: 1 (modular classrooms)
- HVAC System: Gas boiler for heat  
Air cooled zone A/C
- Restroom Facilities: Adequate
- Food Service Facilities: Good
- On-site Review Conducted:
  - Fire Safety Deficiencies Y
  - Sanitation Reports --
  - State Board of Risk/Insurance Y
  - DNR --
- Overall Condition of the Building: Good

