

**EVALUATION OF PROPOSED NEEDS PROJECT
POCAHONTAS COUNTY**

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

DECEMBER 2016

PROJECT ABSTRACT

Pocahontas County requests SBA funds in an amount of up to \$29,895,672 and will be providing \$4,000,000 in local funds for a total of \$33,895,672. These funds will be used for the construction of a new Pocahontas County High School grades 7-12.

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

An on-site review was performed with Mr. Ben Ashley, SBA; Terrance Beam, Ron Hall, and Sherry Radcliffe, 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

Pocahontas County proposes the construction of a new Pocahontas County High School (7-12) at a total cost of \$33,895,672. This project is part of the current comprehensive educational facilities plan and would affect 479 students and would address numerous health and safety issues. This building does not meet economies of scale guidelines. The 8th year enrollment for Pocahontas County High School is projected to be 449. No cost avoidance is expected as a result of this project. No annual savings is expected as a result of this 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 high school. Student travel time will be affected by this project.

EXISTING BUILDING EVALUATION

Pocahontas County High School

- Grade Configuration: 9-12 (7-12 after renovation)
- Number of Classrooms: 30
- 2nd Month Enrollment: 315
- Building Utilization: 42%
- Site Size: 80 acres
- Site Access: Limited
- Site Adequacy: Adequate
- Parking Adequacy: Inadequate
- Building sq/ft: 94,096
- Flood Plain: No
- Number of Additions: 0
- HVAC System: Geothermal - Fair
- Restroom Facilities: Inadequate
- Food Service Facilities: Adequate
- On-site Review Conducted:
 - Fire Safety Deficiencies: Yes
 - Sanitation Reports: Yes
 - State Board of Risk/Insurance: Yes
 - DNR: Yes
- Overall Condition of the Building: Fair

PROJECT STATUS

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

- OWPR Architects have provided preliminary designs and cost estimates for this project.
- On November 8, 2016, Pocahontas County successfully passed a \$5,000,000 levy issue for the renovations to Green Bank Elementary and Marlinton Middle School, and the closure of Marlinton Elementary. This levy will generate an additional \$4,000,000 if the high school project is awarded by the SBA.

PROJECT COMMENTS

- A site has not been selected for this project at this time.
- In 2015, Pocahontas County was awarded a \$100,000 reserve grant for renovations to Green Bank Elementary/Middle School and an addition and renovation to Marlinton Middle School. With passage of the levy in Pocahontas County, an additional \$11,488,097 in SBA funds is also needed to complete those projects.

COUNTY'S PROPOSED FINANCE PLAN

	County Proposal
SBA Funds	\$29,895,672
Local Funds	\$ 4,000,000
PROJECT TOTAL:	\$33,895,672

Bonding Capacity:	\$33,133,721	Available Bonding Capacity:	\$33,133,721
Excess Levy Capacity:	\$ - 0 -	Available Levy Capacity:	\$ 4,793,187

HISTORY OF SBA FUNDING

- **Net:** \$ 619,439.91
- **Need:** \$9,409,939.36
- **MIP:** \$ 521,895.00
- **Emergency:** \$ -0-
- **School Safety:** \$ 136,426.26
- **Total Allocations:** \$10,687,700.53

NEEDS PROJECT(S)

Green Bank K-8 – Renovations
Pocahontas Co. HS – Renovations
Hillsboro ES – A/R
Pocahontas Co. HS Auditorium
Pocahontas Co. HS A/R
Marlinton MS/Green Bank ES Res. Grant