

**EVALUATION OF PROPOSED NEEDS PROJECT
PRESTON COUNTY**

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

DECEMBER 2016

PROJECT ABSTRACT

Preston County requests SBA funds in an amount of up to \$2,837,045 and will be providing \$0 in local funds for a total of \$2,837,045. These funds will be used for roof replacements at six (6) schools. They are Aurora Elementary (entire facility), Bruceton Elementary (existing shingle area), Kingwood Elementary (gym, annex), Terra Alta Elementary (kitchen/cafeteria), Valley Elementary (5th grade wing), and Preston High School (cafeteria/nurse/administration area).

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

An on-site review was performed with Mr. Mike Hall, SBA; Superintendent Stephen Wotring and Mr. Matt Murray of Preston County Schools, on October 13, 2016 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

Preston County proposes roof replacements at six (6) schools at a total cost of \$2,837,045. This project is part of the current comprehensive educational facilities plan and would affect 3,405 students and would address health and safety issues. These buildings meet economies of scale guidelines. The combined 8th year enrollment for these schools is projected to be 3,480. An annual savings of \$18,008 is expected as a result of this project. A cost avoidance is not expected as a result of this project. The educational environment will improve as a result of this project. Once completed, adequate space for projected enrollment will be provided in the existing facilities. Student travel time will not be affected by this project.

EXISTING BUILDING EVALUATION

Preston High School

- Grade Configuration: 9-12
- Number of Classrooms: 79
- 2nd Month Enrollment: 1189
- Building Utilization: 63%
- Site Size: 300 acres
- Site Access: Adequate
- Site Adequacy: Adequate
- Parking Adequacy: Adequate
- Building sq/ft: 217,062
- Flood Plain: No
- Number of Additions: 10
- HVAC System: Gas boiler; Electric RTU
- Restroom Facilities: Adequate
- 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: Good

EXISTING BUILDING EVALUATION

Bruceton Elementary School

- Grade Configuration: PK-8
- Number of Classrooms: 42
- 2nd Month Enrollment: 614
- Building Utilization: 76%
- Site Size: 6 acres
- Site Access: Adequate
- Site Adequacy: Adequate
- Parking Adequacy: Adequate
- Building sq/ft: 78,720
- Flood Plain: No
- Number of Additions: 7
- HVAC System: Electric thru wall AC/Propane Heat
- Restroom Facilities: Adequate
- 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: Good

EXISTING BUILDING EVALUATION

Kingwood Elementary School

- Grade Configuration: PK-5
- Number of Classrooms: 32
- 2nd Month Enrollment: 475
- Building Utilization: 71%
- Site Size: 2.5 acres
- Site Access: Adequate
- Site Adequacy: Adequate
- Parking Adequacy: Adequate
- Building sq/ft: 88,229
- Flood Plain: No
- Number of Additions: 6
- HVAC System: Electric thru wall AC; gas heat
- Restroom Facilities: Adequate
- 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: Good

EXISTING BUILDING EVALUATION

Terra Alta PK-8 School

- Grade Configuration: PK-8
- Number of Classrooms: 34
- 2nd Month Enrollment: 419
- Building Utilization: 51%
- Site Size: 25 acres
- Site Access: Adequate
- Site Adequacy: Adequate
- Parking Adequacy: Adequate
- Building sq/ft: 91,415
- Flood Plain: No
- Number of Additions: 4
- HVAC System: Gas Heat; Electric Roof Top AC
- Restroom Facilities: Adequate
- 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: Good

EXISTING BUILDING EVALUATION

Valley Elementary School

- Grade Configuration: PK-5
- Number of Classrooms: 30
- 2nd Month Enrollment: 543
- Building Utilization: 88%
- Site Size: 17.75 acres
- Site Access: Adequate
- Site Adequacy: Adequate
- Parking Adequacy: Adequate
- Building sq/ft: 54,750
- Flood Plain: No
- Number of Additions: 3
- HVAC System: Gas Heat; Electric AC
- Restroom Facilities: Adequate
- 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: Good

EXISTING BUILDING EVALUATION

Aurora PK-8 School

- Grade Configuration: PK-8
- Number of Classrooms: 14
- 2nd Month Enrollment: 164
- Building Utilization: 56%
- Site Size: 6 acres
- Site Access: Adequate
- Site Adequacy: Adequate
- Parking Adequacy: Adequate
- Building sq/ft: 43,906
- Flood Plain: No
- Number of Additions: 1
- HVAC System: Gas & Propane Heat; Electric HVAC
- Restroom Facilities: Adequate
- 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: Good

PROJECT STATUS

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

- Thrasher Engineering and Architects have provided preliminary cost estimates for this project.

PROJECT COMMENTS

- This project was submitted by Preston County last year for funding. Preston High School was also submitted for roof funding by the county.
- Preston County considers the high school and Bruceton ES as their greater need.

COUNTY'S PROPOSED FINANCE PLAN

	County Proposal
SBA Funds	\$2,837,045
Local Funds	\$- 0 -
PROJECT TOTAL:	\$2,837,045

Bonding Capacity: \$69,471,360
Excess Levy Capacity: \$ - 0 -

Available Bonding Capacity: \$40,381,360
Available Levy Capacity: \$ 9,627,705

HISTORY OF SBA FUNDING

NET: \$ 2,322,493.80
NEEDS: \$31,981,644.52
MIP: \$ 1,711,798.88
EMERGENCY: \$ 1,793,513.14
SAS FUNDS: \$ 512,459.88

TOTAL: \$38,321,910.22

NEEDS PROJECT(S)

Preston Ed. Center Roof
Preston HS A/R
Valley ES Addition
Rowlesburg ES/MS Roof
New South Area School
West Preston MS Addition
Preston HS Roof
New Central Preston MS
Bruceton PK-8 School A/R