

**EVALUATION OF PROPOSED NEEDS PROJECT
WIRT COUNTY**

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

DECEMBER 2015

PROJECT ABSTRACT

Wirt County requests SBA funds in an amount of up to \$2,234,107 and will be providing \$425,544 in local funds for a total of \$2,659,651. These funds will be used for Roof System replacement and exterior weatherproofing at Wirt County High School and Wirt County Primary Center and 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 Wirt County for the affected building(s) was reviewed and incorporated into this report.

After reviewing these documents, an on-site review was performed with Dana Womack, SBA, and Hank Rhinehart, Maintenance Director of Wirt County Schools, 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

Wirt County proposes roof replacement and weatherproofing at Wirt County High School and Wirt County Primary/Middle School at a cost of \$2,659,651. This project is part of the current comprehensive educational facilities plan and would affect 624 students at the Middle/Primary School and 315 students at the High School and would address several health and safety issues. These buildings do not meet economies of scale guidelines. The 8th year enrollment for Wirt County High School is projected to be 243 and 569 at Wirt County Primary/Middle School. Annual savings of \$35,000 are expected as a result of this project. Cost avoidance is not expected as a result of this project. The educational environment will not be improved as a result of these improvements. Once completed, adequate space for projected enrollment will be provided in both facilities. Student travel time will not be affected by this project.

EXISTING BUILDING EVALUATION

Wirt County High School

- Grade Configuration: 9-12
- Number of Classrooms: 26
- 2nd Month Enrollment: 315
- Building Utilization: 40%
- Site Size: 8 acres
- Site Access: Adequate
- Site Adequacy: Adequate
- Parking Adequacy: Adequate
- Building sq/ft: 85,456
- Number of Additions: 8
- HVAC System: Multi-zone Roof Top Units
- Restroom Facilities: Average
- Food Service Facilities: Average
- On-site Review Conducted:
 - Fire Safety Deficiencies Y
 - Sanitation Reports N
 - State Board of Risk/Insurance Y
 - DNR Y
- Overall Condition of the Building: Good

EXISTING BUILDING EVALUATION

Wirt County Primary/Middle School

- Grade Configuration: PK-8
- Number of Classrooms: 45
- 2nd Month Enrollment: 569
- Building Utilization: 51%
- Site Size: 10 acres
- Site Access: Adequate
- Site Adequacy: Adequate
- Parking Adequacy: Adequate
- Building sq/ft: 99,017
- Number of Additions: 3
- HVAC System: Multi-zone Roof Top Units
- Restroom Facilities: Average
- Food Service Facilities: Average
- On-site Review Conducted:
 - Fire Safety Deficiencies Y
 - Sanitation Reports N
 - 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.

- Wirt County has consulted Thrasher Engineering, Inc. to provide preliminary designs and cost estimates for the anticipated scope of work.

PROJECT COMMENTS

- The project consist of replacement of the roof systems at both of Wirt County's existing facilities which have reached their life expectancy and are in need of replacement.
- Areas of the facilities have exterior and interior wall damage due to water infiltration caused by roof membrane deterioration at parapet walls. This damage will also be repaired as part of this project.

COUNTY'S PROPOSED FINANCE PLAN

| | County Proposal |
|-----------------------|--------------------|
| SBA Funds | \$2,234,107 |
| Local Funds | \$ 425,544 |
| PROJECT TOTAL: | \$2,659,651 |

Bonding Capacity: \$7,637,752 Available Bonding Capacity: \$7,637,752
Excess Levy Capacity: \$ 877,418 Available Levy Capacity: \$ 97,254

HISTORY OF SBA FUNDING

- **Net:** \$ 421,885.77
- **Need:** \$6,996,469.55
- **MIP:** \$2,201,109.00
- **Emergency:** \$ - 0 -
- **School Safety:** \$ 112,056.90

- **Total Allocations:** \$9,731,521.22

NEEDS PROJECT(S)

- **Wirt Co. Primary/MS HVAC**
- **Wirt Co. HS Ren./Roof Repair**
- **Wirt Co. Primary Add./Roof**