

**EVALUATION OF PROPOSED NEEDS PROJECT**  
**WOOD COUNTY**

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

**DECEMBER 2016**

## **PROJECT ABSTRACT**

Wood County requests SBA funds in an amount of up to \$10,000,000 and will be providing \$8,941,600 in local funds for a total of \$18,941,600. These funds will be used for the construction of a new Williamstown PK-5 Elementary School. This project is part of a capital improvement school bond that will run on November 8, 2016, to include the new elementary, an addition to Williamstown High School and Wood County Tech Center, and 24 roof replacements throughout the county.

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

After reviewing these documents, an on-site review was performed on January 6-7, 2016 with Joyce VanGilder, SBA, and Mike Fling, Assistant Superintendent of Wood 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**

Wood County proposes the construction of a new Williamstown Elementary School at a cost of \$18,941,600. This project is part of the current comprehensive educational facilities plan and would affect 706 students and would address many health and safety issues. These buildings do not meet economies of scale guidelines. The 6<sup>th</sup> year average for PK-5 students at each school is 127 students at Waverly Elementary and 464 students at Williamstown Elementary. Annual savings of \$347,294 are expected as a result of this project. A cost avoidance of \$10,201,901 is expected as a result of this project. The combined annual utility costs of both schools is \$75,909 which will be reduced in one school. The educational environment will be improved as a result of this new facility. Once completed, adequate space for projected enrollment will be provided in the new PK-5 facility and the 6<sup>th</sup> grade addition at Williamstown High School. Student travel time will be affected by this project for the Waverly Elementary students, but they presently travel to Williamstown High School (7-12).

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## EXISTING BUILDING EVALUATION

### Waverly Elementary School

- Grade Configuration: PK-6
- Number of Classrooms: 8
- 2nd Month Enrollment: 132
- Building Utilization: 73%
- Site Size: 5 acres
- Site Access: Adequate
- Site Adequacy: Adequate
- Parking Adequacy: Adequate
- Building sq/ft: 16,027
- Flood Plain: No
- Number of Additions: 3
- HVAC System: Gas furnace w/split system  
Single zone units; window AC
- Restroom Facilities: Fair
- Food Service Facilities: Inadequate
- On-site Review Conducted:
  - Fire Safety Deficiencies Y
  - Sanitation Reports --
  - State Board of Risk/Insurance --
  - DNR --
- Overall Condition of the Building: Fair

## EXISTING BUILDING EVALUATION

### Williamstown Elementary School

- Grade Configuration: PK-6
- Number of Classrooms: 28
- 2nd Month Enrollment: 574
- Building Utilization: 80%
- Site Size: 2.3 acres
- Site Access: Inadequate
- Site Adequacy: Inadequate
- Parking Adequacy: Inadequate
- Building sq/ft: 52,788
- Flood Plain: No
- Number of Additions: 3
- HVAC System: Gas boiler; window AC
- Restroom Facilities: Fair
- Food Service Facilities: Inadequate (on stage)
- On-site Review Conducted:
  - Fire Safety Deficiencies Y
  - Sanitation Reports --
  - State Board of Risk/Insurance --
  - DNR --
- Overall Condition of the Building: Inadequate

## PROJECT STATUS

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

- The county has hired ZMM Architects and Engineers to assist in developing the project's scope and budget.
- Wood County has hired Spilman, Thomas and Battle, PLLC, as bond council and Piper Jaffray as financial advisors.
- This project is part of a capital improvement bond call which will run on November 8, 2016.

## PROJECT COMMENTS

- The new Williamstown Elementary site is proposed to be the old Fenton Glass Plant property. Phase I and Phase II environmental studies have occurred. This property will not be purchased until the bond election is successful. The existing owner will demolish the existing building.
- The bond call is articulated so that Wood County could proceed with the construction of a new elementary and high school 6<sup>th</sup> grade addition without SBA funds.

## COUNTY'S PROPOSED FINANCE PLAN

	County Proposal
SBA Funds	\$10,000,000
Local Funds	\$ 8,941,600
<b>PROJECT TOTAL:</b>	<b>\$18,941,600</b>

**Bonding Capacity: \$171,215,624    Available Bonding Capacity: \$159,545,624**  
**Excess Levy Capacity: \$ 18,534,827    Available Levy Capacity: \$ - 0 -**

### HISTORY OF SBA FUNDING

**NET: \$ 5,976,767.06**  
**NEEDS: \$26,239,296.90**  
**MIP: \$ 40,758.00**  
**EMERGENCY: \$ - 0 -**  
**SAS FUNDS: \$ 1,509,088.67**  
  
**TOTAL: \$33,765,910.63**

### NEEDS PROJECT(S)

**Caperton Technology Center**  
**Parkersburg HS A/R**  
**Parkersburg South HS A/R**  
**Heating Renovation at 4 schools**  
**Parkersburg South HS Elevator**  
**Edison MS A/R**