

**EVALUATION OF PROPOSED NEEDS PROJECT  
HANCOCK COUNTY**

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

**DECEMBER 2017**

## **PROJECT ABSTRACT**

Hancock County requests SBA funds in the amount of up to \$1,000,000 and will be providing \$270,000 in local funds for a total of \$1,270,000. These funds will be used for a new roof at Weir 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 Hancock County for the affected building(s) was reviewed and incorporated into this report.

After reviewing these documents, an on-site review was performed with Mark Dziatkowicz, Facilities Director, Hancock County Schools, and Joyce VanGilder, SBA, on October 10, 2017 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**

Hancock County proposes a new roof at Weir Middle School at a cost of \$1,270,000. This project is part of the current comprehensive educational facilities plan and would affect 665 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 Weir Middle School is projected to be 629. No annual savings 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 renovation. Once completed, adequate space for projected enrollment will be provided in the renovated facility. Student travel time will not be affected by this project.

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## EXISTING BUILDING EVALUATION

### Weir Middle School

• Grade Configuration:	5-8
• Number of Classrooms:	51
• 2nd Month Enrollment:	665
• Program Utilization:	*57%
• Site Size:	*26.5 acres
• Site Access:	Adequate
• Site Adequacy:	Adequate
• Parking Adequacy:	Adequate
• Building sq/ft:	111,590
• Flood Plain	No
• Number of Additions:	2
• HVAC System:	4 pipe plant system
• Restroom Facilities:	Adequate
• Food Service Facilities:	Adequate
• On-site Review Conducted:	
- Fire Safety Deficiencies	Y
- Sanitation Reports	--
- State Board of Risk/Insurance	Y
- DNR	Y
• Overall Condition of the Building:	Good

\* These enrollment and building utilization numbers are indicative of the 2016-2017 second month enrollment figures as posted by the WV Department of Education Zoom WV Data Dashboard. Current numbers may vary as the 2017-2018 second month enrollment numbers have not been verified and posted by the WVDOE at this time.

## PROJECT STATUS

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

- Lenny Barker of TNT Roofing, the SBA’s roofing consultant, has visited this facility and has provided a proposed scope of work and cost estimate to complete this project.
- Hancock County has identified this project as their greatest roofing need as part of the SBA roofing request.

## PROJECT COMMENTS

- The existing roof was installed in 1984 and has reached the end of its life expectancy.
- Due to a lack of adequate roof slope, ponding water occurs on some areas of the roof. This will be corrected by increasing the insulation thickness in the areas to create proper drainage to the roof drains.
- Due to the roofs age, several areas of the roof membrane have loosened from the insulation beneath it. This has created “bubbles” in these areas, which if subjected to high winds, could compromise the entire roofing system.

## COUNTY’S PROPOSED FINANCE PLAN

	County Proposal
SBA Funds	\$1,000,000
Local Funds	\$ 270,000
<b>PROJECT TOTAL</b>	<b>\$1,270,000</b>

**Bonding Capacity: \$51,729,223**  
**Excess Levy Capacity: \$ 7,640,868**

**Available Bonding Capacity: \$20,049,223**  
**Available Levy Capacity: \$ - 0 -**

### HISTORY OF SBA FUNDING

**NET: \$ 2,164,603.24**  
**NEEDS: \$32,741,610.77**  
**MIP: \$ 2,909,113.75**  
**EMERGENCY: \$ -0-**  
**SAS FUNDS \$ 481,338.40**

**TOTAL: \$38,296,666.16**

### NEEDS PROJECT(S)

**New Elementary School**  
**New Oak Glen MS**  
**Weir MS/HS HVAC Replacement**  
**Oak Glen HS Air Conditioning**