

School Building Authority of West Virginia  
**MAJOR IMPROVEMENT PROJECT COMMENTS BY SBA STAFF**  
September 14, 2020

The staff of the SBA has performed an evaluation and prepared a report for each county that submitted a request for Major Improvement Project (MIP) grant funding. After reviewing the documents submitted, on-site reviews were performed by the SBA staff for each project to review the information and to verify the severity of need for the proposed projects. Precautions were taken to mitigate exposure to COVID-19 given the pandemic, so not all sites were visited in the last few months, however, the staff was able to verify the existing condition of each facility based on reports from visits within the past year, and with information that was communicated by the County and/or their Architect / Engineer. All affected facilities were reviewed by the SBA staff and the interior and exterior conditions of each facility were examined to the fullest extent possible.

Since March, the SBA Staff has worked in many counties to gain an understanding of the severity of need in each proposed project despite the limitations presented by the coronavirus pandemic. When asked by the county superintendent, the SBA Staff has assisted in project development to ensure the specific project proposals meet the goals of the evaluation criteria for SBA-funded projects as outlined in [WV Code §18-9D-16](#). The objective criteria for the evaluation of projects shall include, but are not limited to, how the current facilities do not meet and how the plan and any project under the plan meets the following:

- I. Student health and safety including, but not limited to, critical health and safety needs;
- II. Economies of scale, including compatibility with similar schools that have achieved the most economical organization, facility use and pupil-teacher ratios;
- III. Reasonable travel time and practical means of addressing other demographic considerations.
- IV. Multicounty and regional planning to achieve the most effective and efficient instructional delivery system;
- V. Curriculum improvement and diversification, including the use of instructional technology, distance learning and access to advanced courses in science, mathematics, language arts and social studies;
- VI. Innovations in education;
- VII. Adequate space for projected student enrollments;
- VIII. The history of efforts taken by the county board to propose or adopt local school bond issues or special levies to the extent Constitutionally permissible; and
- IX. Regularly scheduled preventive maintenance; and
- X. How the project will assure the prudent and resourceful expenditure of state funds and achieve the purposes of this article for constructing, expanding, renovating or otherwise improving and maintaining school facilities for a thorough and efficient education.

The information provided in the following summaries represent the SBA Staff's full and thorough evaluation of each county's proposed project. The Staff has made calculated funding recommendations as noted in each of the county's project description page.

## KANAWHA COUNTY

**Project as proposed by Kanawha County:**

Kanawha County requests up to \$1,000,000 in SBA funding for a two-classroom (STEM) addition, fire alarm upgrade, and a new sprinkler system at Ruthlawn Elementary School. These funds will be used in partnership with a local contribution of \$337,771 for a total project cost of \$1,337,771.

### STAFF COMMENTS

- Ruthlawn Elementary School was constructed in 1968 and has two portables that serve a Pre-K and Kindergarten students. This layout creates health and safety concerns as students must leave the main facility and travel through weather conditions to get to their classroom. The school operates at 93% utilization, which is above the recommended 85% standard.
- The project proposes to build a two-classroom addition which will eliminate the need for the two portable classrooms and will enhance school safety at this facility. The new classrooms will be built as a STEM hub with “Exploratorium” spaces as the county has done at Andrews Heights Elementary, Edgewood Elementary, and in the new Kanawha County (Clendenin) Elementary that will soon be constructed. The county has seen a demonstratable increase in student achievement at these facilities.
- This project also proposes to upgrade the existing fire alarm system and install a new sprinkler system to serve the entire facility which will meet Fire Marshal requirements and building code.
- This project meets the goals and objectives of the MIP program and the SBA staff recommends awarding funds if available.

	County Proposal	<i>Staff Comments</i>
SBA Funds	\$1,000,000	<b>\$1,000,000</b>
Local Funds	\$ 337,771	<b>\$ 337,771</b>
<b>PROJECT TOTAL:</b>	\$1,337,771	<b>\$1,337,771</b>

**Project Facts:**

- After reviewing the submitted documents and information, an on-site review was performed on 7/20/20 with Chuck Smith, Executive Director of Facility Planning for Kanawha County Schools with Dana Womack of the SBA staff.
- On behalf of Kanawha County Schools, a project budget and conceptual plan was established by the Kanawha County Schools Facilities Planning Department.
- Project in Floodway / Flood Plain: No

**County Budget Information as of June 30, 2019:**

Financially Distressed County: No

Total County Budget: \$270,945,487

State Rank: 1<sup>st</sup>

**Ongoing SBA Project(s):** New Kanawha ES (FEMA); New Herbert Hoover HS (FEMA); Alum Creek ES A/R (2019 MIP)

## WEBSTER COUNTY

**Project as proposed by Webster County:**

Webster County requests up to \$919,818 in SBA funding for restroom renovations and HVAC improvements at Webster Springs Elementary School. The county is unable to commit local funds to this project.

### STAFF COMMENTS

- The existing HVAC system components are all original to the geothermal system that was installed in the late 1990’s. The classroom units are extremely loud parts are no longer available for repairs. The main system pumps for the well field are currently working over their capacity due to a failure of one of the units that the county could not afford to replace on their own. All components are well beyond their life expectancy and need replacement or repair in order for the system to continue to operate at maximum efficiency.
- The restrooms throughout the building are all original and do not meet ADA requirements. Though well maintained, the spaces overall are in poor condition. The fixtures are very inefficient, and the floor tile and toilet partitions are original to the building, which was constructed in 1953. Given the porous surfaces and poor condition, it is difficult for the county to clean this facility properly.
- This project proposes to replace all existing HVAC components with new classroom cassettes, roof top equipment, and new well pumps. Along with much needed restroom and ADA improvements, this facility would be able to serve the county for many years to come.
- This project meets the goals and objectives of the MIP program. Due to the severity of need at this facility, the project warrants funding consideration if funds are available.

	County Proposal	<i>Staff Comments</i>
SBA Funds	\$ 919,818	<b>\$ 919,818</b>
Local Funds	\$ 0	<b>\$ 0</b>
<b>PROJECT TOTAL:</b>	\$ 919,818	<b>\$ 919,818</b>

**Project Facts:**

- After reviewing the submitted documents and information, an on-site review was performed on 8/14/20 with Mike Bonnett, Facility Director of Webster County Schools with Mike Hall of the SBA staff.
- On behalf of Webster County Schools, a project budget and conceptual plan was established by Williamson Shriver Architects.
- Project in Floodway / Flood Plain: Yes. (If yes) Active Flood Insurance: Yes

**County Budget Information as of June 30, 2019:**

Financially Distressed County: **Yes**

Total County Budget: \$12,209,435

State Rank: 50<sup>th</sup>

Ongoing SBA Project(s): None

## CALHOUN COUNTY

### Project as proposed by Calhoun County:

Calhoun County requests up to \$995,279 in SBA funding for a new roof and HVAC replacement at Pleasant Hill Elementary School. The county is unable to commit local funds to this project.

### STAFF COMMENTS

- The existing HVAC rooftop unit over the classroom wing at Pleasant Hill Elementary is well beyond its life expectancy and requires constant maintenance. If the unit goes down, the county will most likely submit this scope of work for consideration from the Distressed County Emergency Fund. The SBA has recently funded the replacement of three additional HVAC rooftop units at this facility through a FY2019 Needs funding and two from Distressed County Fund requests.
- The ballasted (gravel) EPDM (rubber) membrane roof was installed in 1983, and the membrane is starting to pull loose creating air pockets of separation, which causes several leaks.
- This project proposes to install a new HVAC rooftop unit and remove the existing ballasted roof at this facility, replacing with a full adhered EPDM roof with tapered insulation that meets all current building codes and standards. If funding is awarded, Calhoun County will complete all HVAC upgrades at Pleasant Hill Elementary as described in their 2010-2020 CEFP.
- Due to the near-emergency situation at this facility, the SBA staff believes that funding is warranted to complete the entire HVAC and roofing scope of work at this school as soon as possible. Funding this project may prevent additional Distressed County Emergency Fund requests from the county for this school.

	County Proposal	<i>Staff Comments</i>
SBA Funds	\$ 995,279	<b>\$ 995,279</b>
Local Funds	\$ 0	<b>\$ 0</b>
<b>PROJECT TOTAL:</b>	<b>\$ 995,279</b>	<b>\$ 995,279</b>

### Project Facts:

- After reviewing the submitted documents and information, an on-site review was performed on 7/21/20 with Kellie Whytsell, Superintendent, and Michael Fitzwater, Facilities Director of Calhoun County Schools with Dana Womack of the SBA staff.
- On behalf of Calhoun County Schools, a project budget and conceptual plan was established by ZMM Architects & Engineers.
- Project in Floodway / Flood Plain: No

### County Budget Information as of June 30, 2019:

Financially Distressed County: **Yes**

Total County Budget: \$9,053,801

State Rank: 55<sup>th</sup>

**Ongoing SBA Project(s):** Pleasant Hill Elementary School HVAC Replacement (2018 Needs)

## UPSHUR COUNTY

### Project as proposed by Upshur County:

Upshur County requests up to \$648,243 in SBA funding for a roof replacement at Union Elementary School. These funds will be used in partnership with a local contribution of \$50,000 for a total project cost of \$698,243.

### STAFF COMMENTS

- Union Elementary School was constructed in 1988. The roof is original to the facility and has a ballasted EPDM roof system. The roof has begun to leak in several places. Maintenance staff have patched and repaired numerous times throughout the recent years where water infiltrates exterior walls and ceilings; however, this is an ongoing issue with an aging roof.
- This project proposes to remove and replace the entire roof at this facility with a fully adhered EPDM roof with tapered insulation that meets all current building codes and standards.
- The county completed an SBA-funded HVAC renovation at this school, and this is a continuation of the completion of identified needs at this facility as described in the 2010-20 CEFP.
- Due to the severity of need at this facility, this project warrants funding consideration, especially when compared to other roof project submissions.

	County Proposal	<i>Staff Comments</i>
SBA Funds	\$ 648,243	<b>\$ 648,243</b>
Local Funds	\$ 50,000	<b>\$ 50,000</b>
<b>PROJECT TOTAL:</b>	<b>\$ 698,243</b>	<b>\$ 698,243</b>

### Project Facts:

- After reviewing the submitted documents and information, an on-site review was performed on 7/22/20 with Tim Derico, Director of Facilities of Upshur County Schools with Dana Womack of the SBA staff.
- On behalf of Upshur County Schools, a project budget and conceptual plan was established by Williamson Shriver Architects.
- Project in Floodway / Flood Plain: No

### County Budget Information as of June 30, 2019:

Financially Distressed County: **Yes**

Total County Budget: \$26,199,181      State Rank: 29<sup>th</sup>

**Ongoing SBA Project(s):** Hodgesville ES Additions/Renovations (2018 Needs)

## LINCOLN COUNTY

### Project as proposed by Lincoln County:

Lincoln County requests up to \$675,926 in SBA funding for a new chiller and controls replacement at West Hamlin Elementary School. The county is unable to commit local funds to this project.

### STAFF COMMENTS

- The existing chiller has far exceeded its life expectancy, requiring constant maintenance and replacement components are no longer available. Should this unit fail, the county would be forced to close the facility until a replacement could be installed. The facility currently does not have remote digital and automated controls making it impossible for the county maintenance staff to monitor issues or inefficiencies.
- The project proposes to replace the chiller and related components and install a control system making the facility far more efficient and manageable for the county maintenance staff, and indirectly improve the learning environment for students and staff.
- This project meets the goals and objectives of the MIP program and the SBA staff recommends awarding funds if available.

	County Proposal	<i>Staff Comments</i>
SBA Funds	\$ 675,926	<b>\$ 675,926</b>
Local Funds	\$ 0	<b>\$ 0</b>
<b>PROJECT TOTAL:</b>	<b>\$ 675,926</b>	<b>\$ 675,926</b>

### Project Facts:

- After reviewing the submitted documents and information, an on-site review was performed on 7/30/20 with Greg Gosnay of Lincoln County Schools with Mike Hall of the SBA staff.
- On behalf of Lincoln County Schools, a project budget and conceptual plan was established by ZMM Architects & Engineers.
- Project in Floodway / Flood Plain: No

### County Budget Information as of June 30, 2019:

Financially Distressed County: No

Total County Budget: \$34,503,881

State Rank: 30<sup>th</sup>

Ongoing SBA Project(s): None

## WIRT COUNTY

**Project as proposed by Wirt County:**

Wirt County requests up to \$955,734 in SBA funding for restroom renovations, concrete repairs, and door and window replacement at Wirt County High School. These funds will be used in partnership with a local contribution of \$43,988 for a total project cost of \$999,722.

### STAFF COMMENTS

- Wirt County High School was originally built in 1938 and has added several additions with the most recent being in 1997. Due to the age of this facility, the doors and windows are not operating properly, and the restrooms are not handicap accessible.
- This project proposes renovations at Wirt County High School which include exterior and interior door replacements, window replacements, sidewalk repairs, and restroom renovations.
- This is the fourth time the Wirt County Board of Education has submitted this project for funding consideration. Should the Authority choose to fund this project, Wirt County will complete all work outlined in their 2010-2020 CEFP.
- The age and overall condition of this facility warrants replacement. The SBA staff feels this project meets the goals and objectives of the MIP program and warrants funding if available.

	County Proposal	<i>Staff Comments</i>
SBA Funds	\$955,734	<b>\$955,734</b>
Local Funds	\$ 43,988	<b>\$ 43,988</b>
<b>PROJECT TOTAL:</b>	<b>\$999,722</b>	<b>\$999,722</b>

**Project Facts:**

- After reviewing the submitted documents and information, an on-site review was performed on 7/17/20 with John McKown, Superintendent, and Jeff Smith, Support Services Director of Wirt County Schools with Dana Womack of the SBA staff.
- On behalf of Wirt County Schools, a project budget and conceptual plan was established by ZMM Architects.
- Project in Floodway / Flood Plain: No

**County Budget Information as of June 30, 2019:**

Financially Distressed County: No

Total County Budget: \$10,111,889

State Rank: 53<sup>rd</sup>

**Ongoing SBA Project(s):** None

## WAYNE COUNTY

### Project as proposed by Wayne County:

Wayne County requests up to \$1,000,000 in SBA funding for a new mantrap, walkway enclosure, and sprinkler system at Wayne Middle School. These funds will be used in partnership with a local contribution of \$384,899 for a total project cost of \$1,384,899.

### STAFF COMMENTS

- The Wayne Middle School consists of four separate buildings with covered walkways for students and faculty to travel from building to building. The connecting walkways are open to the elements and create significant safety issues at this facility. Additionally, the school's office is located away from the main entrance and allows visitors direct access to common areas before entering the main office.
- The proposed project will address these safety concerns by renovating the entrance with a separate entry point to direct visitors to the main office before entering the building. The project will also place the entire facility under one roof for better security by enclosing the existing walkways between the four separate buildings. These renovations will also include a new sprinkler system, which this facility currently does not have, but is required by the West Virginia State Fire Marshal with the proposed upgrades to the facility.
- Due to the severity of need at this facility, the project warrants funding consideration if funds are available, however, other projects may be more meritorious.

	County Proposal	<i>Staff Comments</i>
SBA Funds	\$1,000,000	<b>\$1,000,000</b>
Local Funds	\$ 384,899	<b>\$ 384,899</b>
<b>PROJECT TOTAL:</b>	\$1,384,899	<b>\$1,384,899</b>

### Project Facts:

- After reviewing the submitted documents and information, an on-site review was performed on 7/17/20 with Matt Stanley, Director of Maintenance of Wayne County Schools with Dana Womack of the SBA staff.
- On behalf of Wayne County Schools, a project budget and conceptual plan was established by ZMM Architects & Engineers.
- Project in Floodway / Flood Plain: No

### County Budget Information as of June 30, 2019:

Financially Distressed County: No

Total County Budget: \$64,202,944 State Rank: 14<sup>th</sup>

**Ongoing SBA Project(s):** East Lynn Elementary School Wastewater Treatment Plant (2019 MIP)



MERCER COUNTY

**Project as proposed by Mercer County:**

Mercer County requests up to \$1,000,000 in SBA funding for HVAC upgrades at Bluefield Middle School, Lashmeet/Matoaka PK-8 School and Montcalm High School. These funds will be used in partnership with a local contribution of \$499,453 for a total project cost of \$1,499,453.

STAFF COMMENTS

- These schools have outdated Variable Air Volume (VAV) units in the ceilings above every classroom, which control air flow, room temperature, and humidity. The units have outlived their life expectancy, and some have frozen open or shut, which negatively affects the thermal environment of classrooms and adjacent spaces. Additionally, the room thermostats no longer adequately communicate the condition in the room.
- This project proposes to replace all VAV units with newer, high efficiency units and associated equipment in 21 classrooms in both Lashmeet/Matoaka PK-8 School and Montcalm High School while 45 classrooms are proposed to be improved at Bluefield Middle School. These upgrades will allow for computer monitoring of the buildings’ equipment, which optimizes energy efficiencies. The WVDE OSF&T suggested that CO<sub>2</sub> sensors be included in the scope and temperature alerts for freezer and cooler in the kitchen, and these items were added to the scope by the county.
- Should the Authority desire to fund only a portion of the project, Mercer County has prioritized the Bluefield Middle School project with a \$407,886 funding request. The SBA staff feels the severity of need at these facilities warrant improvements, however, other projects may be more meritorious.

	County Proposal	<i>Staff Comments</i>
SBA Funds	\$1,000,000	<b>\$1,000,000</b>
Local Funds	\$ 499,453	<b>\$ 499,453</b>
<b>PROJECT TOTAL:</b>	\$1,499,453	<b>\$1,499,453</b>

**Project Facts:**

- After reviewing the submitted documents and information, an on-site review was performed on 7/21/20 with Leslie Wellman and Lee Lewis of Mercer County Schools and Ken Hughart, Emmit Allen, and Preston Richmond of WVDE OSF&T, along with Joyce VanGilder of the SBA staff.
- On behalf of Mercer County Schools, a project budget and conceptual plan was established by ZMM Architects & Engineers.
- Project in Floodway / Flood Plain: No

**County Budget Information as of June 30, 2019:**

Financially Distressed County: No  
Total County Budget: \$90,362,738 State Rank: 10<sup>th</sup>

**Ongoing SBA Project(s):** New Bluefield Primary (2017 Needs)

## MONROE COUNTY

**Project as proposed by Monroe County:**

Monroe County requests up to \$1,000,000 in SBA funding for a roof replacement at James Monroe High School. These funds will be used in partnership with a local contribution of \$214,437 for a total project cost of \$1,214,437.

### STAFF COMMENTS

- James Monroe High School was constructed with SBA funding and opened in 1994. The roof is original to the facility and is a ballasted EDPM membrane roof system. The roof leaks in several places, and the county’s maintenance staff has repaired several seams and metal caps where water infiltrates exterior walls, however, this is an ongoing issue with an aging EPDM membrane and rusting metal underneath roof drains and scuppers.
- This project proposes to remove and replace the entire roof at this facility with a fully adhered, EPDM roof with tapered insulation that meets all applicable building codes and standards.
- This project was submitted in last year’s MIP funding cycle; however, it was not funded. Since that time, additional water leaks have occurred over the auditorium, gym, and JROTC room, which has compounded the issue.
- Conditions of the roofing system are not optimal and warrant improvement, however; there are other projects that are more meritorious.

	County Proposal	<i>Staff Comments</i>
SBA Funds	\$1,000,000	<b>\$1,000,000</b>
Local Funds	\$ 214,437	<b>\$ 214,437</b>
<b>PROJECT TOTAL:</b>	\$1,214,437	<b>\$1,214,437</b>

**Project Facts:**

- After reviewing the submitted documents and information, an on-site review was performed on 4/30/2019 with Joetta Basile, Johnathan McPherson, and Susan Weikle of Monroe County Schools, and Ted Shriver of Williamson Shriver Architects, along with Joyce VanGilder of the SBA staff.
- On behalf of Monroe County Schools, a project budget and conceptual plan was established by Williamson Shriver Architects.
- Project in Floodway / Flood Plain: No

**County Budget Information as of June 30, 2019:**

Financially Distressed County: No  
 Total County Budget: \$17,025,926                      State Rank: 43<sup>th</sup>

**Ongoing SBA Project(s):** James Monroe High School Safety Renovations (2018 MIP); New Peterstown PreK-8 School (2018 Needs).

## RANDOLPH COUNTY

### Project as proposed by Randolph County:

Randolph County requests up to \$195,956 in SBA funding for interior and exterior door replacements at Tygarts Valley Middle-High School. The county is unable to commit local funds to this project.

### STAFF COMMENTS

- Tygarts Valley Middle-High School was constructed in multiple additions from the original facility in 1951 to the most recent addition in 2001. The exterior door frames in the gymnasium and the middle school addition are deteriorating. The doors do not close or secure properly which presents safety concerns along with allowing loss of energy to the HVAC system.
- The 1978 section of this facility consists of the original wood interior doors that do not have closures or locking mechanisms which do not meet current building codes. The county's maintenance staff continues to try to repair each situation as problems arise, but parts are becoming obsolete or very expensive, if available.
- The proposed project will replace eight exterior doors with new frames and secure glazing, and sixteen interior doors that will meet current safety standards.
- Current conditions at these facilities warrant improvement and should be addressed in the future; however, other projects may be more meritorious.

	County Proposal	<i>Staff Comments</i>
SBA Funds	\$195,956	<b>\$195,956</b>
Local Funds	\$0	<b>\$0</b>
<b>PROJECT TOTAL:</b>	\$195,956	<b>\$195,956</b>

### Project Facts:

- After reviewing the submitted documents and information, an on-site review was performed on 7/22/20 with Joseph Arbogast, Assistant Superintendent, and Kevin Chewing, Maintenance Supervisor of Randolph County Schools with Dana Womack of the SBA staff.
- On behalf of Randolph County Schools, a project budget and conceptual plan was established by Williamson Shriver Architects.
- Project in Floodway / Flood Plain: No

### County Budget Information as of June 30, 2019:

Financially Distressed County: **Yes**

Total County Budget: \$36,228,078

State Rank: 28<sup>th</sup>

**Ongoing SBA Project(s):** Elkins HS Roof Replacement and HVAC Renovations (Needs 2018)

## BERKELEY COUNTY

### Project as proposed by Berkeley County:

Berkeley County requests up to \$800,000 in SBA funding for a new HVAC system at Winchester Avenue Elementary School. These funds will be used in partnership with a local contribution of \$328,700 for a total project cost of \$1,128,700.

### STAFF COMMENTS

- The existing main building has window mounted air conditioning units that do not provide adequate fresh air. The facility also utilizes steam heat with a central boiler and radiators throughout the building. Though these systems are not preferred, as they do not provide adequate fresh air, however; they are in good to fair condition and cool and heat the spaces adequately.
- This project proposes to provide a central heat and air system with digital controls. This would allow substantially better indoor air quality as well as much improved energy efficiencies.
- This is the final phase of upgrades for this facility. The county has replaced all windows, doors, and improved security in the last year at a cost of over \$500,000 using local funds only.
- Conditions of the existing HVAC system are not optimal and warrant improvement, however; there are other projects that are more meritorious.

	County Proposal	<i>Staff Comments</i>
SBA Funds	\$ 800,000	<b>\$ 800,000</b>
Local Funds	\$ 328,700	<b>\$ 328,700</b>
<b>PROJECT TOTAL:</b>	<b>\$1,128,700</b>	<b>\$1,128,700</b>

### Project Facts:

- After reviewing the submitted documents and information, an on-site review was performed on 8/19/20 with Susan Starliper, Facilities Coordinator of Berkeley County Schools along with Mike Hall of the SBA staff.
- On behalf of Berkeley County Schools, a project budget and conceptual plan was established by Berkeley County Schools with assistance from the Thrasher Group.
- Project in Floodway / Flood Plain: No

### County Budget Information as of June 30, 2019:

Financially Distressed County: No

Total County Budget: \$198,633,256

State Rank: 2<sup>nd</sup>

Ongoing SBA Project(s): None

## PRESTON COUNTY

**Project as proposed by Preston County:**

Preston County requests up to \$281,516 in SBA funding for a partial HVAC upgrade at Preston County High School. These funds will be used in partnership with a local contribution of \$281,516 for a total project cost of \$563,032.

### STAFF COMMENTS

- The HVAC system is a two-pipe hot and chilled water system with indoor air handlers above the ceilings. Valves within the ceiling units have corroded until they are always open, and dampers must be manually shut to keep piping from bursting when there is freezing temperatures outside. The air handlers above the ceiling of classrooms often leak, which cause ceiling tiles to fall. The facility currently does not have remote digital and automated controls making it impossible for the county maintenance staff to monitor issues or inefficiencies.
- This project proposes to replace the indoor air handlers in 26 classrooms, which represents approximately 40% of the school. This section represents the present need, and other sections have been completed already or are scheduled for completion in the next five years.
- The system is beyond its life expectancy and additional maintenance is required when the system is changed from heating to cooling mode. The county has spent a significant amount of time and local funds to patch and repair sections of the piping to prevent corrosion throughout the school.
- The two-pipe system is not a system allowed in the current version of the SBA Quality and Performance Handbook for new construction, however a full system replacement would be significantly more expensive. The county has committed to use their local share to complete as much scope as possible, however, an SBA grant would allow them to complete the replacement of a larger portion of renovations.
- Conditions of the existing HVAC system are not optimal and warrant improvement, however; there are other projects that are more meritorious.

	County Proposal	<i>Staff Comments</i>
SBA Funds	\$ 281,516	<b>\$ 281,516</b>
Local Funds	\$ 281,516	<b>\$ 281,516</b>
<b>PROJECT TOTAL:</b>	<b>\$ 563,032</b>	<b>\$ 563,032</b>

**Project Facts:**

- After reviewing the submitted documents and information, an on-site review was performed on 7/14/20 with Matt Murray of Preston County Schools with Joyce VanGilder of the SBA staff.
- On behalf of Preston County Schools, a project budget and conceptual plan was established by Casto Technical Services and the Thrasher Group.
- Project in Floodway / Flood Plain: No

**County Budget Information as of June 30, 2019:**

Financially Distressed County: No

Total County Budget: \$37,063,684

State Rank: 27<sup>th</sup>

**Ongoing SBA Project(s):** None

## TUCKER COUNTY

### Project as proposed by Tucker County:

Tucker County requests up to \$528,169 in SBA funding for door system replacements at Davis Thomas Elementary-Middle School. The county is unable to commit local funds to this project.

### STAFF COMMENTS

- Davis Thomas Elementary-Middle School was built in 1978 and has had two additions – the last of which was completed in 2002. This project proposes to replace 22 of the 28 exterior door systems at the facility. The replacement of the door system would include doors, frames, electronic locking mechanisms, hardware, and sidelights. While not all are in the same condition, the doors that are in the most disrepair are on the south side which receives the most weather exposure as these have lintels, frames and doors rusted to the point they require replacement to function properly. The replacement for the remaining doors would be cosmetic to create a uniform appearance around the building.
- Due to the deterioration of some doors and the delay of the MIP as a result of the pandemic, Tucker County proceeded with replacement of six doors with local funds this past summer, which is why the county could not contribute local funds to this project.
- Current conditions at these facilities warrant improvement and should be addressed in the future; however, other projects may be more meritorious.

	County Proposal	<i>Staff Comments</i>
SBA Funds	\$ 528,169	<b>\$ 528,169</b>
Local Funds	\$ 0	<b>\$ 0</b>
<b>PROJECT TOTAL:</b>	<b>\$ 528,169</b>	<b>\$ 528,169</b>

### Project Facts:

- After reviewing the submitted documents and information, an on-site review was performed on 7/15/20 with Jonathan Hicks of Tucker County Schools with Joyce VanGilder of the SBA staff.
- On behalf of Tucker County Schools, a project budget and conceptual plan was established by Williamson Shriver Architects.
- Project in Floodway / Flood Plain: No

### County Budget Information as of June 30, 2019:

Financially Distressed County: No

Total County Budget: \$10,166,758 State Rank: 52<sup>nd</sup>

**Ongoing SBA Project(s):** Tucker Valley ES/MS HVAC Renovations (Needs 2018)

## WOOD COUNTY

### Project as proposed by Wood County:

Wood County requests up to \$847,000 in SBA funding for safe school entrances at Criss Elementary, Greenmont Elementary, and Mineral Wells Elementary Schools. This project also includes a new enclosed corridor between three buildings at Parkersburg South High School. These funds will be used in partnership with a local contribution of \$200,000 for a total project cost of \$1,047,000.

### STAFF COMMENTS

- The proposed new secure entrances would direct visitors to the main office prior to having access to the building. Offices at Criss Elementary and Greenmont Elementary sit adjacent to the main entrance which allows for an easier renovation to process visitors separately from students. Mineral Wells Elementary School’s scope of work involves renovations to the office suite. The county and their architect have developed efficient designs for the proposed renovations within the existing building footprint. This ensures the solution is the cost-effect design for each school.
- Parkersburg South High School’s connector was listed as a scope of the Wood County Technical Center renovations in the 2016 bond call. The connector’s estimated cost has reduced to a third of the bond’s estimate. The county has elected to request SBA funds to aid in the completion of this scope of work.
- Should the Authority desire to fund only a portion of the project, Wood County has prioritized the projects with requested funding amounts as follows: 1) Parkersburg South High at a cost of \$525,000; 2) Mineral Wells Elementary at a cost of \$202,000; and 3) Criss Elementary and Greenmont Elementary at a cost of \$120,000.
- Current conditions of existing facilities warrant improvements of the school environment; however, other projects may be more meritorious.

	County Proposal	<i>Staff Comments</i>
SBA Funds	\$ 847,000	<b>\$ 847,000</b>
Local Funds	\$ 200,000	<b>\$ 200,000</b>
<b>PROJECT TOTAL:</b>	\$1,047,000	<b>\$1,047,000</b>

### Project Facts:

- After reviewing the submitted documents and information, an on-site review of Parkersburg South High School was performed on 7/9/20 and the other schools on 5/3/19 with Michael Fling of Wood County Schools with Joyce VanGilder of the SBA staff.
- On behalf of Wood County Schools, a project budget and conceptual plan was established by Pickering Associates.
- Project in Floodway / Flood Plain: No

### County Budget Information as of June 30, 2019:

Financially Distressed County: No

Total County Budget: \$105,570,220

State Rank: 6<sup>th</sup>

**Ongoing SBA Project(s):** Wood County Technical Addition/Renovations (2017 Needs)

POCAHONTAS COUNTY

**Project as proposed by Pocahontas County:**

Pocahontas County requests up to \$238,050 in SBA funding for sprinkler system upgrades at Marlinton Elementary School. These funds will be used in partnership with a local contribution of \$5,000 for a total project cost of \$243,050.

STAFF COMMENTS

- The sprinkler system at Marlinton Elementary School is a dry pipe system. Due to the age and the buildup of sludge within the pipes, the sprinkler piping has started to corrode and has developed holes throughout the system, which reduces pressure that would be needed in an emergency event. The State Fire Marshal has expressed concerns to the county over the past five years regarding the sprinkler system’s deteriorating condition. Pocahontas County has spent a significant amount of time and local funds to patch and repair sections of the piping throughout the school.
- This project proposes to remove and replace the existing sprinkler piping throughout the entire facility with new cast iron piping which will eliminate the continuous maintenance issues related to the existing sprinkler system at this facility.
- Conditions of the sprinkler system are not optimal and warrant improvement, however; there are other projects that are more meritorious.

	County Proposal	<i>Staff Comments</i>
SBA Funds	\$ 238,050	<b>\$ 238,050</b>
Local Funds	\$ 5,000	<b>\$ 5,000</b>
<b>PROJECT TOTAL:</b>	<b>\$ 243,050</b>	<b>\$ 243,050</b>

**Project Facts:**

- After reviewing the submitted documents and information, an on-site review was performed on 8/3/20 with Mr. Ronald Hall, Maintenance Director of Pocahontas County Schools with Dana Womack of the SBA staff.
- On behalf of Pocahontas County Schools, a project budget and conceptual plan was established by Thrasher Group.
- Project in Floodway / Flood Plain: Yes

**County Budget Information as of June 30, 2019:**

Financially Distressed County: No

Total County Budget: \$12,975,217 State Rank: 49<sup>th</sup>

**Ongoing SBA Project(s):** Green Bank PK-8 Roof Replacement (2018 MIP)



## MONONGALIA COUNTY

### **Project as proposed by Monongalia County:**

Monongalia County requests up to \$731,020 in SBA funding for the construction of an enclosed corridor that links three buildings and a stair tower at North Elementary School. These funds will be used in partnership with a local contribution of \$731,020 for a total project cost of \$1,462,040.

### STAFF COMMENTS

- This project requires the demolition of an uncovered exterior handicap ramp which is deteriorating and has broken and crumbling masonry under ramp landings. The ramp was cited by BRIM in 2014 as a critical need and the county temporarily fixed the ramp with large steel beams at the landings for additional support. The rain, ice, and salt has compromised the concrete and steel throughout the ramp's structure.
- The project proposes to build an enclosed corridor and stair tower, which will reduce the potential of accidents where students are exposed to weather elements. The project will place the entire facility under one roof for better security by connecting all three buildings. There is an elevator located in the Main Building to access its second level for ADA needs.
- The county has invested local funds for the long-term use of this facility and to lessen their request to the SBA by upgrading underground sanitary and water lines throughout the main building this summer. They plan to utilize the maintenance staff to upgrade the fire alarm system once the three buildings are tied together to one system.
- Due to the severity of deterioration, this project warrants funding consideration if funds are available, however, other projects may be more meritorious.

	County Proposal	<i>Staff Comments</i>
SBA Funds	\$ 731,020	<b>\$ 731,020</b>
Local Funds	\$ 731,020	<b>\$ 731,020</b>
<b>PROJECT TOTAL:</b>	<b>\$1,462,040</b>	<b>\$1,462,040</b>

### **Project Facts:**

- After reviewing the submitted documents and information, an on-site review was performed on 7/10/2020 with Natalie Webb, Principal and Bob Ashcraft of Monongalia County Schools with Joyce VanGilder of the SBA staff.
- On behalf of Monongalia County Schools, a project budget and conceptual plan was established by Williamson Shriver Architects.
- Project in Floodway / Flood Plain: No

### **County Budget Information as of June 30, 2019:**

Financially Distressed County: No

Total County Budget: \$134,912,981 State Rank: 3<sup>rd</sup>

**Ongoing SBA Project(s):** Morgantown HS A/R (2017 Needs)

## TAYLOR COUNTY

### Project as proposed by Taylor County:

Taylor County requests up to \$780,297 in SBA funding for a roof replacement at Grafton High School. These funds will be used in partnership with a local contribution of \$260,100 for a total project cost of \$1,040,397.

### STAFF COMMENTS

- The existing roof membrane is pulling away from the parapet wall and the seams are separating under the ballasted EDPM roof system, which causes leaks throughout the facility. The affected areas include the 62,200 square foot main building and the 16,954 square foot “arrowhead wing.” Both areas have exceeded their warranties and are well-beyond their life expectancies.
- The ballasted roofing will be replaced with a new fully adhered EPDM roof with tapered insulation. Taylor County projects a \$15,000 annual savings in labor and materials for repairs and replacing ceiling tile.
- This project was submitted as an MIP request in the previous cycle; however, the project was not funded. No changes have occurred in the condition or scope of the project; however, the requested amount of funding has increased slightly.
- Conditions of the roofing system are not optimal and warrant improvement, however; there are other projects that are more meritorious.

	County Proposal	<i>Staff Comments</i>
SBA Funds	\$ 780,297	<b>\$ 780,297</b>
Local Funds	\$ 260,100	<b>\$ 260,100</b>
<b>PROJECT TOTAL:</b>	<b>\$1,040,397</b>	<b>\$1,040,397</b>

### Project Facts:

- After reviewing the submitted documents and information, an on-site review was performed on 4/22/19 with Christine Miller and John Potts of Taylor County Schools with Joyce VanGilder of the SBA staff.
- On behalf of Taylor County Schools, a project budget and conceptual plan was established by Williamson Shriver Architects.
- Project in Floodway / Flood Plain: No

### County Budget Information as of June 30, 2019:

Financially Distressed County: No

Total County Budget: \$24,090,687 State Rank: 35<sup>th</sup>

Ongoing SBA Project(s): None

## GILMER COUNTY

### Project as proposed by Gilmer County:

Gilmer County requests up to \$395,160 in SBA funding for a safe school entrance at Gilmer County Middle-High School. These funds will be used in partnership with a local contribution of \$150,000 for a total project cost of \$545,160.

### STAFF COMMENTS

- Gilmer County Middle-High School's main entrance allows visitors direct access to common areas, as well as other areas before entering the main office. The proposed renovations will provide a new, secure entrance that directs visitors to the main office to control access within the building and reconfigures the main office to create the optimal arrangement to control access.
- The Gilmer County Board of Education unsuccessfully submitted this portion of work with a HVAC replacement in the December 2019 Needs Funding cycle. Since then, the county elected to separate this scope out to meet the SBA's MIP funding requirements. If the project is not awarded in this MIP funding cycle, Gilmer County will submit the original project that includes HVAC upgrades for consideration in the upcoming Needs funding cycle.
- Current conditions of the existing facility warrant improvements to the school environment; however, given the limited funding available for projects this year, consideration may need to be given to funding this project in the future. The SBA staff recommends the county complete a vulnerability assessment at this facility to ensure this is the only access need or if a more comprehensive safety project is necessary for a future SBA project submission.

	County Proposal	<i>Staff Comments</i>
SBA Funds	\$ 395,160	<b>\$ 395,160</b>
Local Funds	\$ 150,000	<b>\$ 150,000</b>
<b>PROJECT TOTAL:</b>	\$ 545,160	<b>\$ 545,160</b>

### Project Facts:

- After reviewing the submitted documents and information, an on-site review was performed on 7/21/20 with Joseph Frazier, Director of Facilities of Gilmer County Schools, along with Dana Womack of the SBA staff.
- On behalf of Gilmer County Schools, a project budget and conceptual plan was established by Williamson Shriver Architects.
- Project in Floodway / Flood Plain: No

### County Budget Information as of June 30, 2019:

Financially Distressed County: No

Total County Budget: \$9,287,207                      State Rank: 54<sup>th</sup>

**Ongoing SBA Project(s): None**

## RITCHIE COUNTY

### Project as proposed by Ritchie County:

Ritchie County requests up to \$678,000 in SBA funding for restroom renovations at Ritchie Middle/High School. These funds will be used in partnership with a local contribution of \$112,000 for a total project cost of \$790,000.

### STAFF COMMENTS

- The existing restrooms have had no improvements to the floors, partitions, paint, or ceilings since the school opened 28 years ago. The areas are showing signs of wear and partitions are in need of replacement. Presently there are no ADA issue within the restrooms at this facility.
- This project proposes to replace all the above listed items as well as select fixtures to improve the overall condition of these spaces.
- Though current conditions of the existing restroom facilities warrant some improvement, however other projects are more meritorious when compared to other similar needs throughout the state.

	County Proposal	<i>Staff Comments</i>
SBA Funds	\$678,000	<b>\$678,000</b>
Local Funds	\$112,000	<b>\$112,000</b>
<b>PROJECT TOTAL:</b>	\$790,000	<b>\$790,000</b>

### Project Facts:

- After reviewing the submitted documents and information, an on-site review was performed on 8/14/20 with Dave Weekly, Director of Support Services of Ritchie County Schools with Mike Hall of the SBA staff.
- On behalf of Ritchie County Schools, a project budget and conceptual plan was established by the Chapman Technical.
- Project in Floodway / Flood Plain: No

### County Budget Information as of June 30, 2019:

Financially Distressed County: No

Total County Budget: \$16,358,105

State Rank: 45<sup>th</sup>

Ongoing SBA Project(s): None

## LEWIS COUNTY

### Project as proposed by Lewis County:

Lewis County requests up to \$530,643 in SBA funding for roof replacement at Roanoke Elementary School. These funds will be used in partnership with a local contribution of \$176,881 for a total project cost of \$707,524.

### STAFF COMMENTS

- Roanoke Elementary School was constructed in 1985 and a new roof was installed at this facility in 2001. This project proposes to remove and replace the entire roof at this facility with a fully adhered EPDM roof with tapered insulation that meets all current building codes and standards. This project also proposes to replace the two existing skylights that leak with new skylights.
- After an on-site inspection by the SBA staff and a meeting with local administrators, the SBA staff believes this roof is in very good condition. The leaks are occurring at the two skylights and around the wall flashing above the multipurpose room area. The SBA staff feels that with careful maintenance, the serviceability of the roof and skylights could be extended for several years.
- Given the current condition, this project is not a priority compared to other projects submitted in this funding cycle and may be considered in future funding.

	County Proposal	<i>Staff Comments</i>
SBA Funds	\$530,643	<b>\$530,643</b>
Local Funds	\$176,881	<b>\$176,881</b>
<b>PROJECT TOTAL:</b>	<b>\$707,524</b>	<b>\$707,524</b>

### Project Facts:

- After reviewing the submitted documents and information, an on-site review was performed on 7/22/20 with the facility's janitor staff along with Dana Womack of the SBA staff.
- On behalf of Lewis County Schools, a project budget and conceptual plan was established by Williamson Shriver Architects.
- Project in Floodway / Flood Plain: No

### County Budget Information as of June 30, 2019:

Financially Distressed County: No

Total County Budget: \$21,033,794

State Rank: 37<sup>th</sup>

**Ongoing SBA Project(s):** Lewis Co. High School Roof Replacement (2018 Needs)