

# HARRISON COUNTY

## SBA Needs Project Evaluation Summary

### **Project Request:**

Harrison County requests up to \$6,128,000 in SBA funding for additions and renovations to the United High School facility, which will become Gore Elementary School. These funds will be used in partnership with a local contribution of \$2,000,000 for a total project cost of \$8,128,000. Upon the completion of this project, the students from Adamston and Wilsonburg Elementary Schools will attend Gore Elementary. The existing Adamston Elementary School facility will be reconfigured to house students from United High School, and the existing Wilsonburg Elementary School facility will close.

### **Project Facts:**

- In approved CEFP: Yes.
- Number of Students affected: 500 Elementary School; 177 High School
- Annual Savings: \$30,000
- Cost Avoidance: \$3,000,000
- Project in Floodway / Flood Plain: No

### **Evaluation Criteria in WV Code §18-9D-16:**

#### I. Student Health & Safety

This project has a generally positive effect on student and teacher health and safety.

#### II. Economies of Scale

This project meets economies of scale: Yes.

#### III. Reasonable Travel Time

This project meets the requirements in WV Code for maximum student travel time.

#### IV. Multi-County and Regional Planning

This project is a single-county project.

#### V. Curriculum Improvement and Diversification, including Technology and Distance Learning

This project proposes to offer advanced and diversified curricular improvements.

#### VI. Innovations in Education

This project includes some innovative curriculum and/or breakout STEM education.

#### VII. Adequate Space for Projected Student Enrollments

This project proposes to meet 80-85% utilization factor.

VIII. History of Efforts taken by the County Board to Propose or Adopt Bond Issues of Special Levies  
The County has proposed a bond issue and/or special levy on limited occasions.

IX. Regularly Scheduled Preventative Maintenance

This project decreases PM required which has a positive impact on the county's PM plan.

**Project Status:**

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

- After reviewing the submitted documents and information, an on-site review was performed on 8/27/2019 with Dr. Mark Manchin, Superintendent and James Lopez, Assistant Superintendent of Harrison County Schools; Ernie Dellatorre, McKinley Architects and Engineers; and Joyce VanGilder, David L. Roach, Ben Ashley and Angie Bradley of the SBA Staff.
- On behalf of Harrison County Schools, a project budget and conceptual plan was established by McKinley Architects and Engineers.
- United High School serves as an alternative school that houses K-12 students from all areas of the county in five unique and innovative educational programs.

**Project Comments by the SBA Staff:**

- The modular design of Wilsonburg Elementary is well beyond its life expectancy. The wood floor framing and decking has a shallow crawl space that creates moisture issues throughout the school. Upon completion of this project, this facility will close.
- United High School will be renamed Gore Elementary and house over 500 PreK-5 students. Proposed interior renovations will include new flooring, ceiling, lighting, sprinkler and HVAC system upgrades. The exterior renovations include new windows, façade improvements, and separate bus and parent drop off points. A four-classroom addition is proposed to house Pre-Kindergarten students.
- Since this project was not funded last year, the county completed the additional steps that concerned the Authority during the last funding cycle. Closure hearings were held for Adamston Elementary School on December 3, 2018 and Wilsonburg Elementary School on December 4, 2018. The Harrison County Board voted to close Wilsonburg Elementary School and reconfigure Adamston School on October 1, 2019. The WVBE approved the closure and reconfiguring of both schools on October 9, 2019.

## Existing Building Evaluation Report

### United High School

- Year of Original Construction: 1963
- Number and Year of Major Additions: 1 - 1994
- Grade Configuration: 6-12
- Number of Classrooms: 24
- 2nd Month Enrollment (2018 School Year): 177
- Building Program Capacity 600
- Building Program Utilization: 30%
- Building Total Square Footage 60,740 sq. ft.
- Site Size: 11 acres
- Site Adequacy: Adequate
- Site Access: Adequate
- Parking Adequacy: Adequate
- Flood Plain: No
- HVAC System Type: Electric Boilers, Electric AC
- HVAC System Overall Condition: Fair
- Restroom Facilities: Adequate
- Food Service Facilities: Adequate
- On-site Review Conducted:
  - Fire Safety Deficiencies Y
  - Sanitation Reports N
  - State Board of Risk/Insurance N
- Overall Condition of the Building: Good

## Existing Building Evaluation Report

### Adamston Elementary School

- Year of Original Construction: 1917
- Number and Year of Major Additions: 1 - 1935
- Grade Configuration: PK-5
- Number of Classrooms: 25
- 2nd Month Enrollment (2018 School Year): 275
- Building Program Capacity 597
- Building Program Utilization: 46%
- Building Total Square Footage 61,595 sq. ft.
- Site Size: 2 acres
- Site Adequacy: Inadequate
- Site Access: Limited
- Parking Adequacy: Limited
- Flood Plain: No
- HVAC System Type: Gas heat, Electric AC
- HVAC System Overall Condition: Fair
- Restroom Facilities: Adequate
- Food Service Facilities: Adequate
- On-site Review Conducted:
  - Fire Safety Deficiencies Y
  - Sanitation Reports N
  - State Board of Risk/Insurance N
- Overall Condition of the Building: Fair

## Existing Building Evaluation Report

### Wilsonburg Elementary School

- Year of Original Construction: 1978
- Number and Year of Major Additions: 2 – 1993,1994
- Grade Configuration: PK-5
- Number of Classrooms: 18
- 2nd Month Enrollment (2018 School Year): 230
- Building Program Capacity 440
- Building Program Utilization: 52%
- Building Total Square Footage 29,520 sq. ft.
- Site Size: 5 acres
- Site Adequacy: Adequate
- Site Access: Limited
- Parking Adequacy: Limited
- Flood Plain: No
- HVAC System Type: Electric
- HVAC System Overall Condition: Good
- Restroom Facilities: Adequate
- Food Service Facilities: Adequate
- On-site Review Conducted:
  - Fire Safety Deficiencies Y
  - Sanitation Reports N
  - State Board of Risk/Insurance N
- Overall Condition of the Building: Poor

## Project Finance Report

### Harrison County

#### County's Proposed Finance Plan for this Project:

Funding Sources	County Proposal	Percent
SBA Funds:	\$6,128,198	75%
Local Funds:	\$2,000,000	25%
Other Funds: _____	\$0	0%
<b>Total Funds:</b>	<b>\$8,128,198</b>	<b>100%</b>

#### County Budget Information as of June 30, 2018:

Total Budget Expenditures: \$86,734,626      State Rank: 10<sup>th</sup>      Distressed County: No

#### Bonding and Levy Capacities:

Bonding Capacity:      \$212,901,530      Available Bonding Capacity:      \$212,901,530  
Excess Levy Capacity:      \$32,379,344      Available Levy Capacity:      \$3,696,466

#### History of SBA Funding:

- Net:      \$ 4,842,370.94
- NEEDS:      \$47,478,878.73
- MIP:      \$ 5,071,179.67
- Emergency:      \$0
- SAS:      \$ 1,254,673.11
- **Total:**      **\$58,647,102.45**

#### List of Needs Projects Funded:

New Big Elm & Nutter Fort ES  
2 HS – Additions/Renovations  
South Harrison MS A/R  
New Salem/Gore MS  
New Lumberport ES  
New Lumberport MS  
New Johnson ES

**Ongoing SBA Project(s): Lost Creek ES addition to South Harrison MS (MIP)**