

OHIO COUNTY

SBA Needs Project Evaluation Summary

Project Request:

Ohio County requests up to \$9,000,000 in SBA funding for renovations at Warwood PreK-8 School and Woodsdale Elementary School. These funds will be used in partnership with a local contribution of \$3,940,684 for a total project cost of \$12,940,684. These projects are part of a capital improvement bond that was passed in May 2018.

Project Facts:

- In approved CEFP: Yes
- Number of Students affected: 1041
- Annual Savings: None projected
- Cost Avoidance: None projected
- 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 teach 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 has limited or indirect changes or improvements to curriculum delivery.

VI. Innovations in Education

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

VII. Adequate Space for Projected Student Enrollments

This project has no positive or negative effect on the adequacy of spaces within the existing school.

VIII. History of Efforts taken by the County Board to Propose or Adopt Bond Issues of Special Levies

The County proposes bond issues and/or special levies regularly.

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 9/27/2019 with Kim Miller, Superintendent, and Rick Jones, Assistant Superintendent, and Brian Harto of Ohio County Schools, along with Ernie Dellatorre of McKinley Architecture and Engineering, and Joyce VanGilder of the SBA Staff.
- On behalf of Ohio County Schools, a project budget and conceptual plan was established by McKinley Architecture and Engineering. This firm was hired to provide design services for all projects within the bond and the Woodsdale Elementary project has been designed to a schematic level.
- The voters of Ohio County passed a \$42,000,000 county-wide capital improvement bond in May 2018. Since that time, the county and their design team have worked with the SBA staff to develop a feasible plan for the submission of a series of projects from the bond over the SBA's next few funding cycles.

Project Comments by the SBA Staff:

- Woodsdale Elementary was constructed in 1977 as an open-classroom concept that has no walls between classes. Over the years, the county has attempted to reorganize this facility into a less distracting classroom layout; however, room sizes are inconsistent. Some classrooms can only be accessed by walking through another classroom. The \$5,707,550 scope of work at Woodsdale Elementary School includes a substantial interior renovation and electrical/HVAC upgrades. Exterior renovations include new windows and doors and a 1,600 square foot addition to the cafeteria to reduce the six lunch periods.
- The \$7,233,134 scope of work at Warwood PreK-8 School includes a secure entrance, new windows and doors, new sprinkler system, kitchen renovations, partial roof replacement, upgraded fire alarm system, and complete HVAC renovations. Spaces will be reconfigured, and a new STEM classroom will be created from the existing media space.

Existing Building Evaluation Report

Warwood PK-8 School

- Year of Original Construction: 1942
- Number and Year of Major Additions: 2 – 1976, 1995
- Grade Configuration: PK-8
- Number of Classrooms: 37
- 2nd Month Enrollment (2018 School Year): 560
- Building Program Capacity 994
- Building Program Utilization: 56%
- Building Total Square Footage 86,700 sq. ft.
- Site Size: 11.3 acres
- Site Adequacy: Adequate
- Site Access: Adequate
- Parking Adequacy: Adequate
- Flood Plain: No
- HVAC System Type: Gas
- HVAC System Overall Condition: Poor
- 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

Woodsdale Elementary School

- Year of Original Construction: 1977
- Number and Year of Major Additions: 0
- Grade Configuration: PK-5
- Number of Classrooms: 21
- 2nd Month Enrollment (2018 School Year): 481
- Building Program Capacity 448
- Building Program Utilization: 107%
- Building Total Square Footage 58,000 sq. ft.
- Site Size: 2.3 acres
- Site Adequacy: Inadequate
- Site Access: Adequate
- Parking Adequacy: Limited
- Flood Plain: No
- HVAC System Type: Gas
- HVAC System Overall Condition: Poor
- 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

Project Finance Report

Ohio County

County's Proposed Finance Plan for this Project:

Funding Sources	County Proposal	Percent
SBA Funds:	\$9,000,000	70%
Local Funds:	\$3,940,684	30%
Other Funds: _____	\$0	0%
Total Funds:	\$12,940,684	100%

County Budget Information as of June 30, 2018:

Total Budget Expenditures: \$62,287,617 State Rank: 15th Distressed County: No

Bonding and Levy Capacities:

Bonding Capacity: \$133,234,855 Available Bonding Capacity: \$91,034,855
Excess Levy Capacity: \$20,038,809 Available Levy Capacity: \$899,345

History of SBA Funding:

- Net: \$ 2,210,434.24
- NEEDs: \$28,491,863.50
- MIP: \$ 1,573,542.94
- Emergency: \$ 339,803.00
- SAS: \$ 596,299.39
- **Total:** **\$33,211,943.07**

List of Needs Projects Funded:

- Bridge Street ES Renovations
- Ritchie ES Renovations
- Wheeling Park HS A/R
- Wheeling Park HS Auditorium
- Madison Es Renovations
- Ritchie MS Renovations
- Fire Alarm Rep. at 8 schools

Ongoing SBA Project(s): Bridge Street MS & Triadelphia MS A/R (2018 Needs)