

# ROANE COUNTY

## SBA Needs Project Evaluation Summary

### **Project Request:**

Roane County requests up to \$16,873,151 in SBA funding for a new Spencer Middle School. The county is not able to commit local funds to this project. Upon the completion of this project, the existing Spencer Middle School will close, and students will attend the new facility.

### **Project Facts:**

- In approved CEFP: Yes
- Number of Students affected: 377
- Annual Savings: \$10,000
- Cost Avoidance: \$10,600,000
- Project in Floodway / Flood Plain: Yes. (If yes) Active Flood Insurance: No.

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

#### I. Student Health & Safety

This project addresses critical student and teacher health and safety needs.

#### II. Economies of Scale

This project meets economies of scale: No. (If no) Waiver request submitted: 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 does not propose innovative educational offerings.

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

This project has a low utilization factor but proposes to address programmatic requirements.

#### 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 9/4/10 with Dr. Richard Duncan, Superintendent of Roane County Schools, along with Bill Ratcliffe of Thrasher Architecture and Engineering, and Dana Womack, David L. Roach, Ben Ashley, and Angie Bradley of the SBA Staff.
- On behalf of Roane County Schools, a project budget and conceptual plan was established by Thrasher Architecture and Engineering.

**Project Comments by the SBA Staff:**

- The Roane County Board of Education recently passed a \$9,754,000 capital improvement bond to provide renovations at all five facilities within the county. The work within the bond's plan consists of roof repairs, safe school entrances, and exterior site upgrades.
- The current Spencer Middle School resides in the old Spencer High School facility and does not meet many codes and standards. Deficiencies include, but are not limited to, ADA requirements, site and parking adequacy, HVAC / air exchange requirements, and safe school measures. The aging school has significant air circulation, moisture, electrical, and life safety issues. The existing facility sits adjacent to an industrial rubber plant.
- The County proposes to replace the current Spencer Middle School that was built in 1949 with a new Spencer Middle School that will be attached to the current Roane County High School building with plans to share the kitchen. By utilizing existing space, the project is anticipated to save nearly \$729,665 over the cost of a new middle school facility.
- While existing high school is currently underutilized, the county plans to introduce Career Technical Education (CTE) classes in underutilized spaces.
- This project was submitted for funding consideration in December 2018. Since that time, the county has worked continuously with their design team, planning committees, and the SBA staff to present the most efficient project to the Authority.

Existing Building Evaluation Report  
Spencer Middle School

- Year of Original Construction: 1949
- Number and Year of Major Additions: 2 – 1980, 1986
- Grade Configuration: 5-8
- Number of Classrooms: 39
- 2nd Month Enrollment (2018 School Year): 377
- Building Program Capacity 857
- Building Program Utilization: 44%
- Building Total Square Footage 89,300 sq. ft.
- Site Size: 7 acres
- Site Adequacy: Inadequate
- Site Access: Limited
- Parking Adequacy: Limited
- Flood Plain: Yes
- HVAC System Type: Gas
- HVAC System Overall Condition: Fair
- Restroom Facilities: Inadequate
- Food Service Facilities: Inadequate
- 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

Roane County

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

<b>Funding Sources</b>	<b>County Proposal</b>	<b>Percent</b>
SBA Funds:	\$16,873,151	100%
Local Funds:	\$ 0	0%
Other Funds:	\$ 0	0%
<b>Total Funds:</b>	<b>\$16,873,151</b>	<b>100%</b>

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

Total Budget Expenditures: \$18,370,119      State Rank: 40<sup>th</sup>      Distressed County: No

**Bonding and Levy Capacities:**

Bonding Capacity:      \$27,023,302      Available Bonding Capacity:      \$17,278,302  
Excess Levy Capacity:      \$3,637,718      Available Levy Capacity:      \$3,637,718

**History of SBA Funding:**

- Net:      \$ 1,246,152.29
- NEEDS:      \$20,019,353.35
- MIP:      \$ 955,745.70
- Emergency:      \$ 302,846.00
- SAS:      \$ 287,182.44
- **Total:**      **\$22,811,279.78**

**List of Needs Projects Funded:**

Geary ES A/R  
Spencer ES A/R  
Spencer ES Roof/HVAC  
Spencer ES Addition  
Walton ES/MS Addition  
Spencer MS Roof/Doors/Windows  
Roane County HS HVAC

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