

Executive Summary

West Virginia Department of Education
Office of School Operations – School Facilities

Introduction: The Morgan County Board of Education requests approval of an amendment to their current 2020-2030 Comprehensive Educational Facilities Plan (CEFP).

Changes: Policy 6200 requires all local boards of education to submit amendments to CEFPs to the WVBE and the School Building Authority of West Virginia (SBA) for approval. The Morgan County Board of Education requests approval to add Roof Replacement at Berkeley Springs High School Building A to their project priority list. The projects are planned to be funded through local funds and a grant from the SBA.

Morgan County Schools

100.021 CEFP APPLICATION FOR AMENDMENT

Instructions: Please provide details regarding the request for amendment for any part of the CEFP.

COUNTY	Morgan County School
DATE	09/27/2024
AMENDMENT TYPE	BUDGET/PROJECT/OVERALL PLAN
AMENDMENT #	1
DATE AMENDMENT APPROVED BY LEA	09/03/2024
SIGNATURE-COUNTY SUPERINTENDENT	See Attached

Briefly describe the nature of the amendment and/or scope of work to be completed:

The purpose of this amendment is to update the priority list to insert a new project in conjunction with existing projects of similar scope. In the current CEFP, Priority Project #4 included the roof replacement at Warm Springs Intermediate School and Warm Springs Middle School. Over the past few years, issue with the roof at Berkeley Springs High School Building A has created water infiltration issues and will be added to the project list as the next project. The previous projects #1-#3 have been or will be completed within the next school year. The current School Building Authority of West Virginia 2024 NEEDS Grant application includes the roof replacement for all three school (BSHS, WSIS, and WSMS) as one project.

A. BUDGET AMENDMENTS FOR PREVIOUSLY APPROVED PROJECT WITHIN THE CURRENT CEFP

Include a revised CEFP finance plan summary sheet and any other altered CEFP pages with revision date as per Section E to specifically reflect the project expenditures requested in this amendment. Briefly describe the need to adjust the present budget.

BUDGET ITEM	BUDGET AMOUNT
TOTAL PROJECT BUDGET APPROVED BY CEFP	\$16,657,285.28
A. SBA GRANT	\$
B. OTHER (DESCRIBE)	\$
AMENDMENT TO THIS PROJECT BUDGET(+/-)	\$4,248,587 (+)
A. SBA GRANT	\$4,248,587 (Amendment #1 increase of cost and added project scope)
B. OTHER (DESCRIBE)	
TOTAL PROJECT AMOUNT IF AMENDMENT APPROVED	\$20,905,872



Morgan County Schools

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Board of Education
Aaron Close, President
Laura Smith, Vice President
Chuck Bergen
Justin Litten
John Rowland

EVERY CHILD EVERY DAY

October 1, 2024

Mr. Micha Whitlow, Director of School Facilities
West Virginia Department of Education, Offices of School Operations
Building 6, Suite 650
Charleston, WV, 25305

Dear Mr. Whitlow:

I am requesting an amendment to the Morgan County Schools CEF. We are asking that the project "Roof Replacement for Berkeley Springs High School Building A" be placed on the state board agenda for approval. The Morgan County Board of Education approved the request for this amendment at their September 3rd Board Meeting. The minutes from the meeting are attached as well.

Sincerely,

A handwritten signature in blue ink, appearing to read 'David Banks', is written over a light blue circular stamp.

David Banks
Superintendent

B. AMENDMENT TO EXISTING OR NEW PROJECT (Complete information on additional pages if 2, 3, or 4 are checked below)

REVISE THE SCOPE OF AN EXISTING PROJECT	<input type="checkbox"/>
ADD A NEW PROJECT NOT CURRENTLY IN CEFP	<input checked="" type="checkbox"/>
NEW ADDITION OR RENOVATION PROJECT	<input type="checkbox"/>
TECHNOLOGY AND/OR BLDG. INFRASTRUCTURE IMPROVEMENTS	<input type="checkbox"/>

Provide a revised budget in Part A for the project(s) affected by this amendment. Also, provide replacement sheets for the current approved plan on file in the SBA and WVDE offices for all chapters of the plan affected by the amendment. Include revision dates on all replacement sheets as per Section E.

C. OVERALL PLAN AMENDMENT (Complete Information on additional pages)

Amendments to the overall plan are defined as those changes that alter the educational delivery models (grade configuration, delivery system, etc.) or dramatically affect the major elements of the CEFP identified in WVBE 6200, Chapter 1, Handbook on Planning Schools or Goals and Objectives of the SBA (West Virginia Code §18-9D-15). Provide replacement sheets for the current approved plan on file in the SBA and WVDE offices for all chapters of the plan affected by the amendment, including revisions dates on all replacement sheets as per Section E.

The following sections are provided as replacements for the previous CEFP plan.

100.015	Operations and Maintenance Plan
100.016.1	Translating Educational Needs - Overview
100.016.2	Translating Educational Needs - Building Review
100.016.3	Translating Educational Needs - Into Facility Needs
100.018	Financing Plan
100.020	Objective Evaluation.

D. AMENDMENT JUSTIFICATION AS REQUIRED IN WEST VIRGINIA CODE §18-9D-15 (Attachment additional backup information, if required)

1. Describe how the amendment alters the current ten-year comprehensive educational facilities plan, project, finance plan, and changes in the scope of the project. (Narrative)

This first amendment alters the current ten year CEFP plan by adding a new scope to an existing project of similar scope that is the next project for consideration. This project in add roof replacement at Berkeley Spring High School Building A with Warm Springs Intermediate School and Warm Springs Middle School in the current CEFP.

2. Provide the impact of this amendment upon the educational opportunities of students and the budget of the LEA. (Narrative)

The impact from this amendment will benefit the students in three different school by creating a safe learning environment which will prevent water infiltration into the building. Current conditions at each school require the Owner to place buckets in various locations to collect water when heavy rains occur.

3. Describe how the existing facility plan does not and the proposed amendment does meet the following goals of the SBA as described in WV Code §18-9D-16:

a. Student health and safety including, but not limited to, critical health and safety needs

The scope of the project will improve the learning and teaching environment of the school by eliminating water infiltration into the building. Hence eliminating the possibility of mold due to saturated materials within the buildings.

b. Economies of Scale, including compatibility with similar schools that have achieved the most economical organization, facility use, and pupil-teacher ratios

The scope of this project will not alter the economies of scale for the buildings.

c. Reasonable Travel Time and practical means of addressing other demographic considerations

Travel time for students will not be affected as a result of this proposed project.

d. Multi-County and regional planning to achieve the most effective and efficient instructional delivery system

The scope of this project did not consider or alter currently Multi-County or regional planning for Morgan County Schools.

e. Curriculum improvements and diversification, including the use of instructional technology, distance learning and access to advanced courses in science, mathematics, language arts, and social studies

The scope of this project will not alter the current teaching curriculum of the school but it will improve the teaching/learning environment of each school.

f. Innovations in Education

This project will not improve innovations in education, but will improve the teaching environment of each school.

g. Adequate Space for projected student enrollments

Space will not be affected by the scope of this project.

h. The history of efforts taken by the LEA to propose or adopt local school bond issues or special levies to the extent constitutionally permissible

Bonds was not considered for this project at this time.

i. Regularly scheduled preventive maintenance

Morgan County School presently performs as much preventive maintenance as their funds and staffing permit. Staff will continue to utilize their most recent Major Improvement Plan as a guide for future ongoing routine and preventative maintenance, maintenance planning, management of energy resources, life cycle analysis, and staff training.

The scope of this project will eliminate the water infiltrations issues that the maintenance must deal with on a weekly basis when rains occur.

j. 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 work contained in this proposed project is of the highest priority to Morgan County Schools (not including the current funded projects). Any funds provided by the SBA for this project will be utilized exclusively as outlined in this Executive Summary and the attached documentation unless otherwise approved by the SBA. Morgan County Schools commits that all products and systems selected and installed in this work shall be appropriate to their intended functional task and will be selected based upon best available value. All work shall be competitively bid to assure that the project is completed as inexpensively as possible.

All work to be performed in this proposed project will comply with all SBA and Department of Education requirements, all applicable codes, and standards, as well as the Americans with Disabilities Act.

E. SUBMISSION OF REVISED CEFPPAGES

List the page numbers changed in the CEFPP by this amendment, attach the altered pages to this form, place the revision date (revised [date]) on the bottom right hand corner of each revised page, and submit one copy to both the SBA and the WVDE. If additional pages are required, use the page number from the preceding page in the CEFPP and add successive letters, i.e., 47, 47a, 47b, 48.

Pages 48, 49, 50, 51, 52, 53, 54, 55,70,

FOR WVDE AND SBA USE ONLY

WVDE Signature: _____

SBA Signature: _____

WVDE Approval Date: _____

SBA Approval Date: _____

Morgan County Schools

100.015 Operations and Maintenance Plan

Corrective Maintenance Plan

Provide details on the Corrective Maintenance plan for existing facilities in accordance with the current SBA Guidelines and Procedures Handbook and WV Code §§18-9D-15(a) and 18-9D-16(a).

Morgan County Schools facility and maintenance department will review the deficient areas identified in the existing school facilities evaluations utilizing School Dude and each facility's school major improvement plan and make provisions for funding of such improvements.

Preventative Maintenance Plan

Provide details on the Preventative Maintenance plan for existing facilities in accordance with the current SBA Guidelines and Procedures Handbook and WV Code §§18-9D-15(a) and 18-9D-16(a).

Morgan County Schools will review the existing school facilities evaluations including the PM indicators and identify systems that need attention to improve their life cycle as well as newer systems to create their life cycle and make provisions for funding of such maintenance. Steps will be put in place to educate scheduled maintenance of the following:

Internal Systems

- a. Life Safety and alarm systems
- b. Heating, ventilating and air conditioning systems
- c. Fire suppression systems including sprinklers and extinguishers
- d. Emergency and exit lighting
- e. Domestic water heaters
- f. Plumbing systems
- g. Playground and other outdoor support facilities
- h. Fire and exit doors

Building envelope will be periodically inspected to ensure:

- i. Integrity of the roof remains intact
- j. Structural integrity of the facility is not compromised
- k. Windows and doors are not compromised

Capital Improvement Projects

Capital Improvements plan for existing facilities in accordance with the current SBA Guidelines and Procedures Handbook and WV Code §§18-9D-15(a) and 18-9D-16(a).

Morgan County Schools will use the Capital Forecast Summary for determining Capital Improvements and priorities of such and assure the prudent and resourceful expenditure of state funds and construct,

expand, renovate or otherwise improve to maintaining school facilities for a thorough and efficient delivery of education.

NOTE: For a list of projects, please confirm with the Facility Condition Assessment reports and the Translating Educational Needs into Facility Needs sections of the CEFP.

School Name	Project	Cost
Berkeley Springs HS	Reroofing	1,177,421 \$1,279,538 Plus Soft Cost
	HVAC	2,706,452
Warm Springs MS 6-8	Reroofing	1,444,070 \$2,340,938 Plus Soft Cost
Pleasant View ES K-5	Reroofing	218,821
Warm Springs IS 3-5	Reroofing	889,412 \$1,458,059 Plus Soft Cost
	HVAC, lighting, and ceilings	2,828,454
Widmyer ES PK-2	HVAC and ceilings	2,361,637
Paw Paw High School	HVAC, lighting, and ceilings	1,177,328
Paw Paw PK-8	HVAC, lighting and ceilings	1,046,868

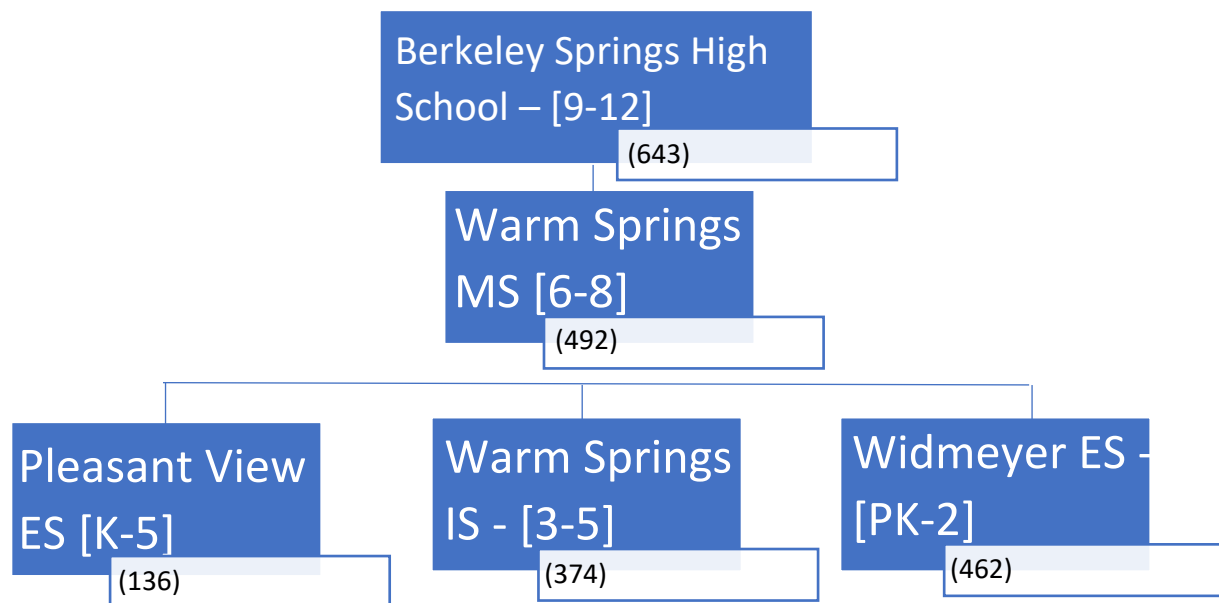
2Morgan County Schools

100.016.1 Translating Educational Needs Overview

Executive Summary

The county shall use the data collected in the community analysis, the population and enrollment study, the educational plan, the evaluation and inventory of existing facilities, and the intercountry facility feasibility study to make decisions that will determine the future facility needs of the county. This plan will ensure that facilities are in compliance with state and local requirements and address the educational needs of the county.

Current High School Attendance Area Overview



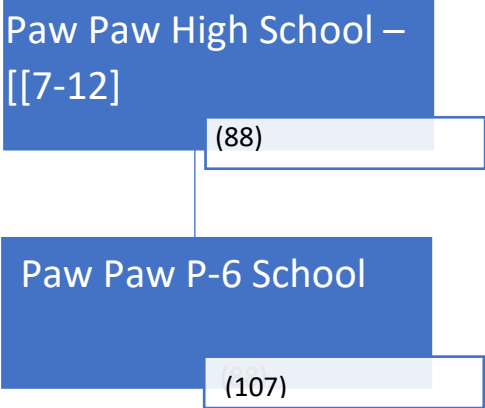
Berkeley Springs High School Attendance Area

Data	Berkeley Springs High School	
School Number	058501	
Date of Original Construction	1939	
Number of Additions	6	
5 th Year Projected Enrollment	658	
Building Program Capacity	1,334	
Program Utilization (%)	48%	
Cost to Bring Facility up to Current Codes & Standards (\$)	\$4,426,658.02 \$5,703,196.00 Plus Soft Cost	
Replacement Cost (SBA Formula \$)	\$41,087,700.00	
Facility Condition Index (FCI)	10.77	
Energy Usage Index (EUI)	43.79	

Data	Warm Springs MS	
School Number	058301	
Date of Original Construction	1998	
Number of Additions	1	
5 th Year Projected Enrollment	458	
Building Program Capacity	613	
Program Utilization (%)	80%	
Cost to Bring Facility up to Current Codes & Standards (\$)	\$1,559,726.36 \$3,864,664 Plus Soft Cost	
Replacement Cost (SBA Formula \$)	\$22,881,936.00	
Facility Condition Index (FCI)	9.90	
Energy Usage Index (EUI)	37.37	

Data	Pleasant View K-5	Warm Springs IS Grades 3-5
School Number	058205	058208
Date of Original Construction	1976	2002
Number of Additions	1	0
5 th Year Projected Enrollment	136	379
Building Program Capacity	157	563
Program Utilization (%)	87%	66%
Cost to Bring Facility up to Current Codes & Standards (\$)	\$ 565,366.21	\$3,724,799.32 \$5,182,858 Plus Soft Cost
Replacement Cost (SBA Formula \$)	\$5,761,776.00	\$14,696,704.00
Facility Condition Index (FCI)	9.81	25.34
Energy Usage Index (EUI)	55.22	41,20

Data	Widmyer PK-2	
School Number	058207	
Date of Original Construction	1975	
Number of Additions	3	
5 th Year Projected Enrollment	482	
Building Program Capacity	583	
Program Utilization (%)	79%	
Cost to Bring Facility up to Current Codes & Standards (\$)	\$3,190,826.70	
Replacement Cost (SBA Formula \$)	15,885,408.00	
Facility Condition Index (FCI)	20.09	
Energy Usage Index (EUI)	69.47	



Paw Paw High School Attendance Area

Data	Paw Paw High School (7-12)
School Number	058502
Date of Original Construction	1956
Number of Additions	0
5 th Year Projected Enrollment	86
Building Program Capacity	389
Program Utilization (%)	23%
Cost to Bring Facility up to Current Codes & Standards (\$)	\$1,645,684.49
Replacement Cost (SBA Formula \$)	\$6,177,600.00
Facility Condition Index (FCI)	48.36
Energy Usage Index (EUI)	66.23

Data	Paw Paw K-6 School
School Number	058502
Date of Original Construction	1975
Number of Additions	1
5 th Year Projected Enrollment	112
Building Program Capacity	214
Program Utilization (%)	50%
Cost to Bring Facility up to Current Codes & Standards (\$)	\$1,428,568.66
Replacement Cost (SBA Formula \$)	\$7,511,400.00
Facility Condition Index (FCI)	26.64
Energy Usage Index (EUI)	84.43

Morgan County Schools

100.016.2 Translating Educational Needs-Building Review

Building Review and Recommendations Report, compiled alphabetically by school.

BERKELEY SPRINGS HIGH SCHOOL

Describe Existing Facility:

Two-story, 135,395 square foot campus consisting of Building A-Main, Building B-Arts & Humanities, Building C-Gymnasium and Building D-Vocational. It is load bearing masonry, slab on grade, steel joist roof structure. All building in the facility have mechanically fastened roof except the Building C-Gymnasium is a standing seam roof, masonry interior walls, and HVAC distribution system. Periodic renovations and additions have barely kept pace with the long-term deterioration of the four building that make up the campus. Security is essential, there is no “man trap” entrances at any of the four structures.

Describe Existing Facility Site:

The site consists of 12.312 acres and is not compliant with recommended acreage guidelines. The site is 97% out of the flood plain with 3% in the 100-year flood plain. The site is well organized with paved bus loading/unloading and adequate parking for visitors, staff, and students. Physical education playfields are average while playcourts are below average.

Recommendations for Future Use of Existing Facility:

This facility is not in need of additional square footage, but it is recommended continuing its use as a county high school with replacement and system upgrades. Most important improvement should be making a secure entry into all four structures that make up the campus with an emphasis on a secure entry into Building A-Main. Portions of the HVAC systems in the four structures have been replaced over time, however, Building A, B and D all have some units that are nearing the end of their lifespans. As the units fail, they have been addressed but a more comprehensive approach is needed.

At the next CEFP cycle consideration should be discussed for a new high school on a site to be determined.

Cost Estimates for Recommendations:

*To implement the facility recommendations above, provide correlating **detailed** budgetary cost estimates that bring the facility into compliance with all WVDE, SBA, and State of West Virginia codes & standards.*

~~\$ 4,426,658.02~~ **\$5,703,196.00 Plus Soft Cost**

WARM SPRINGS MIDDLE SCHOOL

Describe Existing Facility:

One story, 71,931 square foot building constructed in 1998 with an addition added in 2004. It is load bearing masonry, slab on grade, steel joist roof structure, mechanically fastened membrane roofing, masonry exterior walls, masonry interior walls, HVAC Distribution system which was replaced in 2017. The building has been very well maintained and is in very good overall condition.

Describe Existing Facility Site:

The site consists of 99.764 acres of which 21.27 acres is useable which makes it compliant with recommended acreage guidelines. The site is 100% out of the 100-year flood plain. The site is well organized with paved bus loading/unloading and adequate parking for visitors and staff. Physical education playfields and playcourts are adequate.

Recommendations for Future Use of Existing Facility:

This facility is not in need of additional square footage currently since they are under the recommended desirable utilization of 85% for the facility. They are at 80% utilization of the structure. Given the population enrollment statistics since 2010, it is recommended continuing its use as a county middle school with renovations and system upgrades.

Cost Estimates for Recommendations:

*To implement the facility recommendations above, provide correlating **detailed** budgetary cost estimates that bring the facility into compliance with all WVDE, SBA, and State of West Virginia codes & standards.*

~~\$ 1,559,726.36~~ **\$3,864,664 Plus Soft Cost**

PLEASANT VIEW ELEMENTARY SCHOOL

Describe Existing Facility:

One story, 10,750 square foot building constructed in 1976 with acceptable maintenance and minor improvements over its 40-year life. It is a steel Butler space frame system with a direct glued membrane roof. Exterior stucco wall finishes, with interior painted CMU, HVAC Terminal & Package Units. There is currently no security system present for this facility.

Describe Existing Facility Site:

The site consists of 5.77 acres of which 3.57 acres is presently useable with availability to expand which makes it compliant with recommended acreage guidelines. The site is 100% out of the 100-year flood plain. The site has no parking lot lighting. The site is well organized with paved bus loading/unloading and adequate parking for visitors and staff. Physical education playfields and playcourts are adequate.

Recommendations for Future Use of Existing Facility:

This facility is borderline in need of additional square footage currently since they are above the recommended desirable utilization of 85% and this facility is currently being utilized at 87%. Given the population enrollment statistics since 2010, it is recommended continuing its use as an Elementary School with renovations and system upgrades. In particular, for safety reasons there needs to be lighting installed in the parking lot of the facility and a security system present.

Cost Estimates for Recommendations:

*To implement the facility recommendations above, provide correlating **detailed** budgetary cost estimates that bring the facility into compliance with all WVDE, SBA, and State of West Virginia codes & standards.*

\$ 565,366.21

WARM SPRINGS INTERMEDIATE SCHOOL

Describe Existing Facility:

One-story, 44,445 square foot building constructed in 2002 with no new additions. The structure is load bearing masonry, slab on grade, steel joists, masonry exterior walls, masonry painted interior walls, mechanically fastened membrane roof. Although currently operating satisfactorily, the HVAC is 15 years old and will need attention in the next 10 years. The roof will require major repairs or replacement.

Describe Existing Facility Site:

The site consists of 99.764 acres of which 21.27 acres is useable which makes it compliant with recommended acreage guidelines. The site is 100% out of the 100-year flood plain. The site is well organized with paved bus loading/unloading and adequate parking for visitors and staff. Physical education playfields and playcourts are above average.

Recommendations for Future Use of Existing Facility:

This facility is not in need of additional square footage, but it is recommended continuing its use as an Intermediate School with renovations and system upgrades. Both the roof will need to have major repairs or replacement and the HVAC system replaced in the next ten years.

Cost Estimates for Recommendations:

*To implement the facility recommendations above, provide correlating **detailed** budgetary cost estimates that bring the facility into compliance with all WVDE, SBA, and State of West Virginia codes & standards.*

~~\$ 3,724,799.32~~ **\$5,182,858 Plus Soft Cost**

WIDMYER ELEMENTARY SCHOOL

Describe Existing Facility:

One-story, 47,200 square foot building constructed in 1975 with two additions in both 1995 and 2004. The structure is load bearing masonry, slab on grade, steel joists, masonry exterior walls, masonry painted interior walls, direct glued membrane roofing. The building has been well maintained over its 40 year life with recent energy savings projects for electrical and plumbing. A full replacement of the HVAC system will need to take place soon. A safe school entrance needs to be addressed.

Describe Existing Facility Site:

The site consists of 42.015 acres of which 17.01 acres is useable which makes it compliant with recommended acreage guidelines. The site is 100% out of the 100-year flood plain. The site is well organized with paved bus loading/unloading and adequate parking for visitors and staff. Physical education playfield and playcourts are well maintained and in above average condition.

Recommendations for Future Use of Existing Facility:

This facility is not in need of additional square footage, but it is recommended continuing its use as an Elementary School with renovations and system upgrades. The HVAC system will need to be replaced and a Safe School Entrance needs to be implemented at this facility.

Cost Estimates for Recommendations:

*To implement the facility recommendations above, provide correlating **detailed** budgetary cost estimates that bring the facility into compliance with all WVDE, SBA, and State of West Virginia codes & standards.*

\$ 3,190,826.70

PAW PAW HIGH SCHOOL

Describe Existing Facility:

Two-story, 18,500 square foot building constructed in 1956. A Safe schools improvement plan is desperately needed at this facility. The structure is load bearing masonry, slab on grade, steel joists roofing system, mechanically fastened membrane roofing, masonry exterior walls, masonry painted interior walls. A full replacement of the HVAC system will need to take place in this planning period.

Describe Existing Facility Site:

The site consists of 15.269 acres of which 14.119 acres is useable which makes it compliant with recommended acreage guidelines. The site is 100% out of the 100-year flood plain. The site is well organized with paved bus loading/unloading. For safety reasons, an outdoor lighting system needs to be installed in the parking areas. Parking is also inadequate for visitors, staff and students.

Recommendations for Future Use of Existing Facility:

The facility is not in need of additional square footage, but it is recommended continuing its use as a High School with renovations and system upgrades. The HVAC system needs fully replaced. Outdoor lighting system needs to be installed in the parking areas for safety concerns as well as a Safe Schools Entrance for the facility.

Cost Estimates for Recommendations:

*To implement the facility recommendations above, provide correlating **detailed** budgetary cost estimates that bring the facility into compliance with all WVDE, SBA, and State of West Virginia codes & standards.*

\$ 1,761,340.03

PAW PAW ELEMENTARY SCHOOL

Describe Existing Facility:

One-story, 10,050 square foot building constructed in 1975. A 6,400 square foot library addition was added in 1985 and connects the Elementary School and High School. A Safe schools improvement plan is desperately needed at this facility. The structure is load bearing masonry, slab on grade, steel joists roofing system, mechanically fastened membrane roofing, masonry exterior walls, masonry painted interior walls.

Describe Existing Facility Site:

The site consists of 15.269 acres of which 14.119 acres is useable which makes it compliant with recommended acreage guidelines. The site is 100% out of the 100-year flood plain. The site is well organized with paved bus loading/unloading. For safety reasons, an outdoor lighting system needs to be installed in the parking areas. Parking is also inadequate for visitors and staff.

Recommendations for Future Use of Existing Facility:

The facility is not in need of additional square footage, but it is recommended continuing its use as an Elementary School with renovations and system upgrades. Outdoor lighting system needs to be installed in the parking areas for safety concerns as well as a Safe Schools Entrance for the facility.

Cost Estimates for Recommendations:

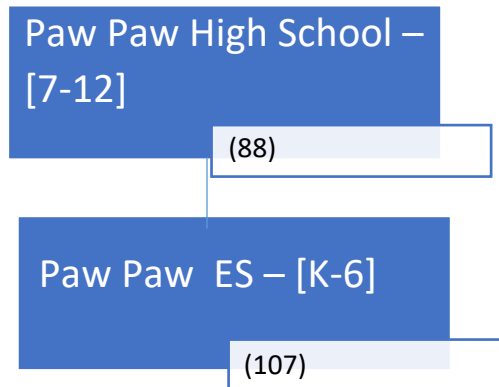
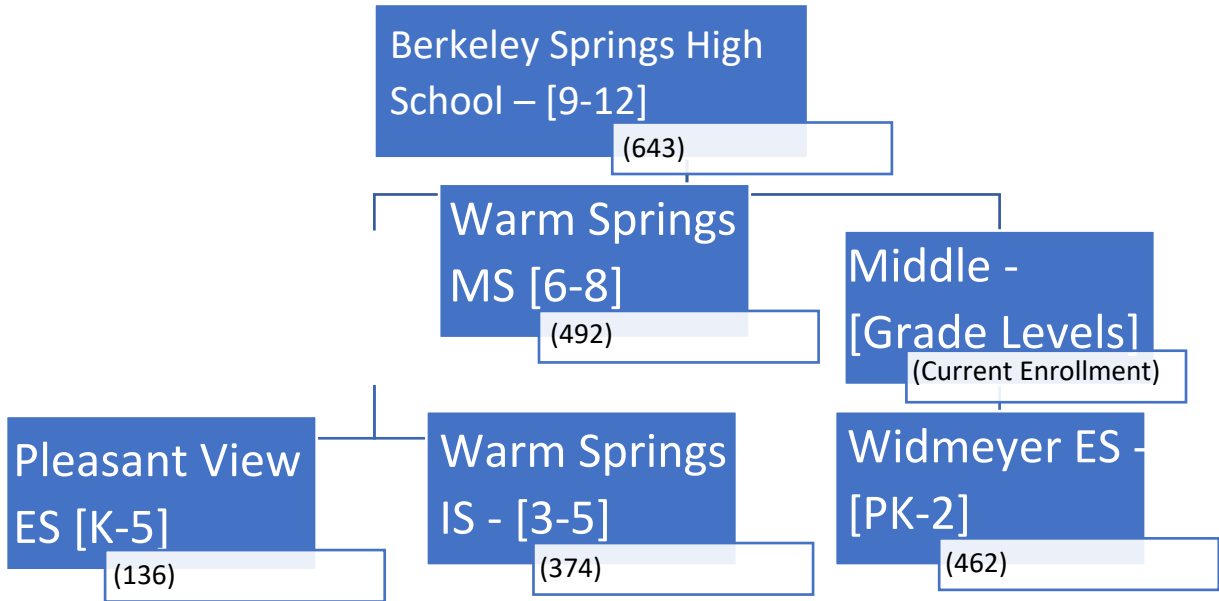
*To implement the facility recommendations above, provide correlating **detailed** budgetary cost estimates that bring the facility into compliance with all WVDE, SBA, and State of West Virginia codes & standards.*

\$ 1,428,568.66

Morgan County Schools

100.016.3 Translating Educational Needs into Facility Needs

A. A Feeder School Summary Report



B. A feeder school summary report narrative

In coordination with the feeder school summary, compile a list alphabetically by high school attendance area to provide an analysis of feeder schools and any systematic changes that are proposed to occur in the next planning cycle. Provide the facility name, whether it's a re-designation or a closure and the date of the change below for each High School Attendance area.

Berkeley Springs Attendance Area

<i>Facility Name</i>	<i>Re-designation/Closure</i>	<i>Proposed Date Change</i>
<i>Berkeley Springs HS</i>		
<i>Warm Springs MS 6-8</i>		
<i>Pleasant View ES K-5</i>		
<i>Warm Springs IS 3-5</i>		
<i>Widmyer ES PK-2</i>		

Paw Paw Attendance Area

<i>Facility Name</i>	<i>Re-designation/Closure</i>	<i>Proposed Date Change</i>
<i>Paw Paw HS</i>		
<i>Paw Paw ES</i>		

C. A High School Attendance Area Facility Report

Compile a list alphabetically by high school attendance area to provide an analysis of necessary and proposed improvements in each community. Mark all that apply with an X for each school. Add columns for each additional school. There are separate charts for each school type.

Berkeley Springs High School Attendance Area

Building Use	Berkeley Springs High School
Functional School	
Continued School	x
Closed School	
Transitional School	
New School (Replacement	
Consolidated School	
Building Improvements	
New Construction (Addition)	X
Site Improvements	
Building Repair	
Building Envelope Renovation (New Comp)	
Interior Remodeling (Sp Imp)	
New Interior Finishes	X
Window Replacement	
Doors & Frame Replacement	X
Plumbing Renovations	
Heating/Ventilation Improvement	X
Air Conditioning	X
Special Use Space Improvements (Technology, Media etc.)	
Roof Repair	X
Accessibility Improvements	
Health & Safety Improvements	x
Furnishing & Equipment Improvements	
Portable Replacement	

Building Use	Warm Springs MS	
Functional School		
Continued School		
Closed School		
Transitional School		
New School (Replacement)		
Consolidated School		
Building Improvements		
New Construction (Addition)		
Site Improvements		
Building Repair		
Building Envelope Renovation (New Comp)		
Interior Remodeling (Sp Imp)		
New Interior Finishes		
Window Replacement	X	
Doors & Frame Replacement		
Plumbing Renovations		
Heating/Ventilation Improvement		
Air Conditioning		
Special Use Space Improvements (Technology, Media etc.)		
Roof Repair	x	
Accessibility Improvements		
Health & Safety Improvements		
Furnishing & Equipment Improvements		
Portable Replacement		

Building Use	Pleasant View K-5	Warm Springs IS 3-5
Functional School		
Continued School	x	x
Closed School		
Transitional School		
New School (Replacement)		
Consolidated School		
Building Improvements		
New Construction (Addition)	x	
Site Improvements		
Building Repair		
Building Envelope Renovation (New Comp)		
Interior Remodeling (Sp Imp)		
New Interior Finishes	x	X
Window Replacement		
Doors & Frame Replacement		
Plumbing Renovations		
Heating/Ventilation Improvement	X	X
Air Conditioning	X	X
Special Use Space Improvements (Technology, Media etc.)		
Roof Repair	X	X
Accessibility Improvements		
Health & Safety Improvements	x	
Furnishing & Equipment Improvements		
Portable Replacement		

Building Use	Widmyer PK-2	
Functional School		
Continued School	X	
Closed School		
Transitional School		
New School (Replacement)		
Consolidated School		
Building Improvements		
New Construction (Addition)	X	
Site Improvements		
Building Repair		
Building Envelope Renovation (New Comp)	X	
Interior Remodeling (Sp Imp)		
New Interior Finishes	X	
Window Replacement		
Doors & Frame Replacement		
Plumbing Renovations		
Heating/Ventilation Improvement	X	
Air Conditioning	x	
Special Use Space Improvements (Technology, Media etc.)		
Roof Repair		
Accessibility Improvements		
Health & Safety Improvements	X	
Furnishing & Equipment Improvements		
Portable Replacement		

Total Estimated Expenditures in This Attendance Area: \$ **13,467,376.60**

Paw Paw High School Attendance Area

Building Use	Paw Paw High School
Functional School	
Continued School	X
Closed School	
Transitional School	
New School (Replacement Consolidated School)	
Building Improvements	
New Construction (Addition)	X
Site Improvements	
Building Repair	
Building Envelope Renovation (New Comp)	
Interior Remodeling (Sp Imp)	
New Interior Finishes	X
Window Replacement	
Doors & Frame Replacement	
Plumbing Renovations	
Heating/Ventilation Improvement	X
Air Conditioning	X
Special Use Space Improvements (Technology, Media etc.)	
Roof Repair	
Accessibility Improvements	
Health & Safety Improvements	
Furnishing & Equipment Improvements	
Portable Replacement	

Paw Paw Elementary School Attendance Area

Building Use	Paw Paw Elementary School
Functional School	
Continued School	X
Closed School	
Transitional School	
New School (Replacement)	
Consolidated School	
Building Improvements	
New Construction (Addition)	X
Site Improvements	
Building Repair	
Building Envelope Renovation (New Comp)	
Interior Remodeling (Sp Imp)	
New Interior Finishes	X
Window Replacement	
Doors & Frame Replacement	
Plumbing Renovations	
Heating/Ventilation Improvement	X
Air Conditioning	X
Special Use Space Improvements (Technology, Media etc.)	
Roof Repair	
Accessibility Improvements	
Health & Safety Improvements	X
Furnishing & Equipment Improvements	
Portable Replacement	

Total Estimated Expenditures in This Attendance Area: **\$ 3,189,908.69**

D. A countywide facility classification

List each facility within the county and its classification per the Building Review and Recommendation Report of this document.

E.

Facility Name	Classification	If Transitional, Describe Future Use
Berkeley Springs HS	P	
Warm Springs MS 6-8	P	
Pleasant View ES K-5	P	
Warm Springs IS 3-5	P	
Widmyer ES PK-2	P	
Paw Paw HS	P	
Paw Paw ES	P	

School Classification Categories:

P = Permanent A School facility that is to be utilized throughout the ten-year planning period without a change in its present use or grade configuration.

T = Transitional A school facility that is projected to be utilized throughout the ten-year planning cycle but will experience a change in its configuration or use.

F = Functional A school facility that is projected for closure between the fifth and tenth year during the ten-year planning period.

C = Closure A school facility that is projected for closure before the fifth year of the ten-year planning period.

F. School Safety

Provide a school access safety repair and renovation schedule for each school.

School	Repair / Renovations	Budgeted Cost	Anticipated Completion
Berkeley Springs HS	Renovation/Addition	\$225,000.00	2021
Pleasant View ES	Renovation/Addition	\$225,000.00	2021
Widmyer ES	Renovation/Addition	\$225,000.00	2021
Paw Paw High School	Renovation/Addition	\$150,000.00	2021
Paw Paw Elementary	Renovation/Addition	\$150,000.00	2021

G. Project Priority List

Provide a prioritized list of projects from the facility recommendations above. Also include a ten-year timeline to indicate the anticipated completion of each of these projects.

Priority	Facility Name	Project Name	Budgeted Cost (\$)	Anticipated Completion (YR)
1	Widmyer ES	HVAC replacement	2,770,649.20	2022 2025
2	Berkeley Springs	D Building Roof Replacement	1,195,908.23	2023
3	Berkeley Springs Paw Paw ES	HVAC, lighting and ceilings	2,706,452.29 1,046,868.66	2024
	Warm Springs IS	Reroofing Roof Replacement	896,344.76 \$1,458,059 Plus Soft Cost	
	Warm Springs MS	Reroofing Roof Replacement	1,444,070.82 \$2,340,938 Plus Soft Cost	
4	Berkeley Spring HS	Roof Replacement	\$1,276,538 plus soft cost	2025 2026
5	Paw Paw High	Windows, HVAC, Ceilings, Lighting and Electrical upgrades	1,379,640.03	2026
6	Pleasant View	Security and Lighting	57,770.00	2027
7	Paw Paw ES	Safe School Improvements	381,700.00	2028
8	Widmyer ES	Safe School Improvements / Exterior Renovations	420,177.50	2028
9	Pleasant View	Safe Schools Entry	288,775.00	2028
10	Berkeley Springs	Safe Schools, and Interior doors	524,297.50	2028
11	Paw Paw HS	Safe School Entry	381,700.00	2028
12	Warm Springs MS	Window Replacements	115,655.54	2029
13	Warm Springs IS	HVAC, lighting and ceilings	2,828,454.56	2029
14	Pleasant View	ReRoofing	218,821.21	2030

Use additional rows if necessary.

Morgan County Schools
100.018 Financing Plan

The estimated costs for implementing all projects and improvements identified in the CEFP along with the Cost Improvement Summary shall be utilized in the development of the following finance plan.

Instructions: Please complete Section B and utilize the total sources of funding then complete Section A & Overall Summary with the totals of funding to complete Section A.

A. Source of Funding Summary

The charts below represent the sources identified to cover all identified project costs.

Overall Summary of Projects

Project Type	Cost
Elementary Schools	\$ 8,909,560.88 \$10,367,619
Intermediate Schools	\$ 0
Middle Schools	\$ 1,559,726.36 \$3,864,664
High Schools	\$ 6,187,998.05 \$7,466,536
New Schools	\$ 0
TOTAL	\$ 16,657,285.29 \$20,905,872

Instructions: Please provide the funding sources and totals. Please document this for all of the following funding sources: Local bonding capacity and unencumbered potential, Excess levy funds, Federal aid funds, Sale of abandoned school sites and buildings, State funds (including SBA), Permanent improvement funds, Performance-based contracting and Lease-purchase arrangement.

Funding Source: *Excess Levy, Local funds, SBA NEEDs and MIP Grants*

Funding Source Total: ~~16,657,285.29~~ **\$20,905,872**

Fiscal Obligations

Outstanding Bond Indebtedness	Total Obligation	As of Date	Amount encumbered Annually	Maturity date(s)
	\$			
	\$			
	\$			

Outstanding Levy Indebtedness	Total Obligation	As of Date	Amount encumbered Annually	Renewal date(s)
	\$			
	\$			
	\$			

Outstanding Contracts (Lease Purchase, Performance Based, Cert. of Participation)	Total Obligation	As of Date	Amount encumbered Annually	Maturity date(s)
Lease Purchase	\$4,235,992	07/01/2020	\$325,846	07/06/2032
QZAB Loan	\$ 799,992	07/01/2020	\$ 66,666	06/15/2032
	\$			

Berkeley Springs	0	44,266.58	0	619,732.12	3,553,965.19	208,694.13	4,181,135.52	245,522.50	4,426,658.02
Priority #5									
Paw Paw	0	17,613.40	0	246,587.60	1,497,139.03	0	468,355.00	1,292,985.03	1,761,340.03
New Schools Subtotal	0	0	0	0	0	0	0	0	0
Total All Locations	0	165,995.15	0	2,323,932.14	13,753,482.16	413,875.83	11,898,076.46	4,759,208.83	16,657,285.29

C. Multi-County Project Information

If a proposed project benefits more than one county in the region, provide the manner in which the cost and funding of the proposed project shall be apportioned among the counties.

If more than 2 Counties benefit, please insert a Cost and Funding Source column for each subsequent county.

School Name	County 1 Cost	Funding Source	Count 2 Cost	Funding Source	Total Cost
					\$
					\$
					\$
TOTAL	NA	N	NA	NA	\$ NA

D. Additional Information: *(no action required)*

While county financial conditions and bonding efforts will be considered and are strongly encouraged, they will not be the sole factors in determining eligibility for school projects to be funded, wholly or partially, by the SBA. Likewise, economies of scale, while an important aspect

of efficiency and sound financial planning, should not be a deterrent for county school systems to seek funding from the SBA and shall not be a sole determining factor in awarding funding.

E. An accurate financial plan and proposed budget shall be required any time building projects are considered.
This will be provided at such time.