

BERKELEY COUNTY

SBA Needs Project Evaluation Summary

Project Request:

Berkeley County requests up to \$4,000,000 in SBA funding for a new Inwood Learning Center. These funds will be used in partnership with a local bond contribution of \$14,910,000 for a total project cost of \$18,910,000.

Project Facts

- In approved CEFP: Yes
- Number of Students affected: 231
- Annual Savings: \$283,903
- Cost Avoidance: \$2,742,814
- Project in Floodway / Flood Plain: No.

Evaluation Criteria in W.Va. 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 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 will address a school with a high utilization factor by eliminating overcrowding.

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 increases maintenance required; however, the county has a PM plan in place.

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 9/4/24 with Dr. Ryan Saxe, Superintendent, and Ty Tyson, Facility Director of Berkeley County Schools, Andy Neptune, Dana Womack and Joyce VanGilder of the SBA Staff.
- On behalf of Berkeley County Schools, a project budget and conceptual plan was established by McKinley Architects and Engineers.

Project Comments by the SBA Staff:

- Berkeley County is experiencing significant population growth and schools are quickly becoming overcrowded. Considering these needs, in August 2022, the county presented an aggressive bond call for \$124,920,000 which the citizens approved. With the approval of the bond, the county will be able to complete acquisition, construction, and improvements for numerous projects. This bond included an eight classroom Pre-Kindergarten Center for the Inwood area.
- Berkeley County has deemed the student population has already grown to such an extent that they need a 12 classroom Inwood Pre-K Center and are asking the SBA for the additional funds for the 4 classroom and ancillary spaces. This project includes the construction of a new building on the playground site and the demolition of the existing Inwood Elementary School.

Existing Building Evaluation Report

Inwood Elementary School

- Year of Original Construction: 1924
- Number and Year of Major Additions: 2 – 1951, 1960
- Grade Configuration: PK-2
- Number of Classrooms: 14
- 2nd Month Enrollment (23-24 School Year): 174
- Building Program Capacity: 180
- Building Program Utilization: 97%
- Building Total Square Footage: 19,600 sq. ft.
- Site Size: 4 acres
- Site Adequacy: Inadequate
- Site Access: Adequate
- Parking Adequacy: Adequate
- Flood Plain: No
- HVAC System Type: Gas Boiler, Window A/C
- HVAC System Overall Condition: Poor
- Restroom Facilities: Adequate
- Food Service Facilities: Inadequate
- On-site Review Conducted:
 - Fire Safety Deficiencies: 0
 - Sanitation Reports: 0
 - State Board of Risk/Insurance: 0
- Overall Condition of the Building: Poor

Project Finance Report

Berkeley County

County's Proposed Finance Plan for this Project:

Funding Sources	County Proposal	Percent
SBA Funds:	\$ 4,000,000	21%
Local Funds:	\$ 0	0%
Other Funds: Bond	\$14,910,000	79%
Total Funds:	\$18,910,000	100%

County Budget Information as of June 30, 2023:

Unrestricted Fund Balance: \$34,608,951 State Rank: 7th Distressed County: No

Bonding and Levy Capacities:

Bonding Capacity: \$404,324,573 Available Bonding Capacity: \$271,529,573
Excess Levy Capacity: \$50,288,744 Available Levy Capacity: \$986,053

History of SBA Funding:

- Net: \$ 4,091,052.96
- NEEDS: \$118,629,728.55
- MIP: \$ 7,930,213.51
- Emergency: \$ 0
- SAS: \$ 1,892,574.81
- **Total: \$132,543,569.83**

List of Needs Projects Funded:

New Musselman HS
New North Central Intermediate
New West Central Intermediate
New Spring Mills MS
Hedgesville HS A/R
Martinsburg South MS A/R
New Gerrardstown Intermediate
New Spring Mills ES
New Spring Mills HS
Martinsburg North MS A/R
County-Wide Energy Upgrades

Ongoing SBA Project(s): New Mountain Ridge K-2 School , New Falling Water K-5 School, (Needs 2024); Replacement Windows Multiple Schools (MIP 2025)