

BERKELEY COUNTY

SBA Needs Project Evaluation Summary

Project Request:

Berkeley County requests up to \$25,000,000 in SBA funding for a new K-2 Primary School and a new K-2/3-5 Primary/Intermediate School. These funds will be used in partnership with a local bond contribution of \$41,546,738 for a total project cost of \$66,546,738.

Project Facts

- In approved CEFP: Yes.
- Number of Students affected: 1222
- Annual Savings: \$541,443.40
- Cost Avoidance: \$6,404,851
- 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 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 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 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 10/17/2023 with Ron Stephens, Superintendent, Ty Tyson, Director of Facilities of Berkeley County Schools, John Jefferis, McKinley Architects and Engineers, 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. In addition to the student growth, the school district has an immediate need for upgrades to existing buildings due to inadequate, obsolete, and inefficient facilities.
- Considering these needs, in August 2022, the county presented an aggressive bond call for \$124,940,000 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 project proposes constructing two new facilities consisting of a new primary/intermediate school in the Falling Waters District and a new primary school in the Gerrardstown District. With these new facilities, Berkeley County will be able to close and demolish dilapidated schools, along with renovating and constructing new facilities to create Pre-Kindergarten centers.

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: 8
- 2nd Month Enrollment (22-23 School Year): 179
- Building Program Capacity: 180
- Building Program Utilization: 99%
- Building Total Square Footage: 19,600 sq. ft.
- Site Size: 3 acres
- Site Adequacy: Inadequate
- Site Access: Limited
- Parking Adequacy: Limited
- Flood Plain: No
- HVAC System Type: Gas Boiler, Window A/C
- HVAC System Overall Condition: Poor
- Restroom Facilities: Inadequate
- Food Service Facilities: Inadequate
- On-site Review Conducted:
 - Fire Safety Deficiencies: 0
 - Sanitation Reports: 0
 - State Board of Risk/Insurance: 1
- Overall Condition of the Building: Poor

Existing Building Evaluation Report

Back Creek Elementary School

- Year of Original Construction: 1954
- Number and Year of Major Additions: 5 – 1968, 1975, 1984, 1990, 2004
- Grade Configuration: PK-2
- Number of Classrooms: 8
- 2nd Month Enrollment (22-23 School Year): 170
- Building Program Capacity: 185
- Building Program Utilization: 92%
- Building Total Square Footage: 23,667 sq. ft.
- Site Size: 5 acres
- Site Adequacy: Adequate
- Site Access: Adequate
- Parking Adequacy: Adequate
- Flood Plain: No
- HVAC System Type: Electric-RTU
- HVAC System Overall Condition: Fair
- Restroom Facilities: Adequate
- Food Service Facilities: Adequate
- On-site Review Conducted:
 - Fire Safety Deficiencies: 0
 - Sanitation Reports: 0
 - State Board of Risk/Insurance: 1
- Overall Condition of the Building: Good

Existing Building Evaluation Report

Gerrardstown Elementary School

- Year of Original Construction: 1960
- Number and Year of Major Additions: 3–1971, 1976, 1989
- Grade Configuration: PK-2
- Number of Classrooms: 6
- 2nd Month Enrollment (22-23 School Year): 220
- Building Program Capacity: 180
- Building Program Utilization: 122%
- Building Total Square Footage: 16,400 sq. ft.
- Site Size: 3.43 acres
- Site Adequacy: Inadequate
- Site Access: Limited
- Parking Adequacy: Limited
- Flood Plain: No
- HVAC System Type: Electric-RTU
- HVAC System Overall Condition: Good
- Restroom Facilities: Inadequate
- Food Service Facilities: Inadequate
- On-site Review Conducted:
 - Fire Safety Deficiencies: 0
 - Sanitation Reports: 0
 - State Board of Risk/Insurance: 1
- Overall Condition of the Building: Fair

Existing Building Evaluation Report

Marlowe Elementary School

- Year of Original Construction: 1922
- Number and Year of Major Additions: 3–1971, 1976, 1989
- Grade Configuration: PK-2
- Number of Classrooms: 16
- 2nd Month Enrollment (22-23 School Year): 287
- Building Program Capacity: 360
- Building Program Utilization: 80%
- Building Total Square Footage: 26,465 sq. ft.
- Site Size: 4 acres
- Site Adequacy: Inadequate
- Site Access: Adequate
- Parking Adequacy: Limited
- Flood Plain: No
- HVAC System Type: Electric-RTU; Window A/C; Boiler
- HVAC System Overall Condition: Poor
- Restroom Facilities: Adequate
- Food Service Facilities: Adequate
- On-site Review Conducted:
 - Fire Safety Deficiencies: 0
 - Sanitation Reports: 0
 - State Board of Risk/Insurance: 0
- Overall Condition of the Building: Good

Existing Building Evaluation Report

Bedington Elementary School

- Year of Original Construction: 1950
- Number and Year of Major Additions: 3-1971, 1975, 1989
- Grade Configuration: PK-2
- Number of Classrooms: 9
- 2nd Month Enrollment (22-23 School Year): 211
- Building Program Capacity: 241
- Building Program Utilization: 88%
- Building Total Square Footage: 21,600 sq. ft.
- Site Size: 5 acres
- Site Adequacy: Adequate
- Site Access: Adequate
- Parking Adequacy: Limited
- Flood Plain: No
- HVAC System Type: Electric-RTU; Window A/C; Boiler
- HVAC System Overall Condition: Good
- Restroom Facilities: Adequate
- Food Service Facilities: Adequate
- On-site Review Conducted:
 - Fire Safety Deficiencies: 0
 - Sanitation Reports: 0
 - State Board of Risk/Insurance: 1
- Overall Condition of the Building: Good

Existing Building Evaluation Report

Potomack Intermediate School

- Year of Original Construction: 1998
- Number and Year of Major Additions: 0
- Grade Configuration: 3-5
- Number of Classrooms: 32
- 2nd Month Enrollment (22-23 School Year): 846
- Building Program Capacity: 893
- Building Program Utilization: 95%
- Building Total Square Footage: 68,500 sq. ft.
- Site Size: 9 acres
- Site Adequacy: Adequate
- Site Access: Adequate
- Parking Adequacy: Adequate
- Flood Plain: No
- HVAC System Type: Electric-RTU
- HVAC System Overall Condition: Good
- Restroom Facilities: Adequate
- Food Service Facilities: Adequate
- On-site Review Conducted:
 - Fire Safety Deficiencies: 0
 - Sanitation Reports: 0
 - State Board of Risk/Insurance: 0
- Overall Condition of the Building: Good

Existing Building Evaluation Report

Spring Mills Primary School

- Year of Original Construction: 2012
- Number and Year of Major Additions: 0
- Grade Configuration: PK-2
- Number of Classrooms: 23
- 2nd Month Enrollment (22-23 School Year): 519
- Building Program Capacity: 600
- Building Program Utilization: 87%
- Building Total Square Footage: 61,030 sq. ft.
- Site Size: 9 acres
- Site Adequacy: Adequate
- Site Access: Adequate
- Parking Adequacy: Adequate
- Flood Plain: No
- HVAC System Type: Electric; Geothermal Heat Pump
- HVAC System Overall Condition: Good
- Restroom Facilities: Adequate
- Food Service Facilities: Adequate
- On-site Review Conducted:
 - Fire Safety Deficiencies: 0
 - Sanitation Reports: 0
 - State Board of Risk/Insurance: 0
- Overall Condition of the Building: Good

Project Finance Report

Berkeley County

County's Proposed Finance Plan for this Project:

Funding Sources	County Proposal	Percent
SBA Funds:	\$25,000,000	38%
Local Funds:	\$ 0	0%
Other Funds: Bond	\$41,546,738	62%
Total Funds:	\$66,546,738	100%

County Budget Information as of June 30, 2022:

Total County Budget: \$215,286,577 State Rank: 2nd Distressed County: No

Bonding and Levy Capacities:

Bonding Capacity: \$358,526,609 Available Bonding Capacity: \$346,891,609
Excess Levy Capacity: \$44,718,754 Available Levy Capacity: \$876,838

History of SBA Funding:

- Net: \$ 4,091,052.96
- NEEDs: \$ 93,629,728.55
- MIP: \$ 6,930,213.51
- Emergency: \$ 0
- SAS: \$ 1,892,574.81
- **Total: \$106,543,569.83**

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): None