

# CABELL COUNTY

## SBA Needs Project Evaluation Summary

### **Project Request:**

Cabell County requests up to \$4,059,207 in SBA funding for HVAC replacement and renovations to Salt Rock Elementary School. These funds will be used in partnership with a local contribution of \$1,353,069 for a total project cost of \$5,412,276.

### **Project Facts:**

- In approved CEFP: Yes.
- Number of Students affected: 228
- Annual Savings: \$
- Cost Avoidance: \$
- 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: No. (If no) Waiver request submitted: 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 no change to current curriculum delivery.

#### VI. Innovations in Education

This project does not propose innovative education offerings.

#### 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 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 10/1/24 with Tim Hardesty, Superintendent; Justin Boggs, Chip McMillion, and Randy Holley of Cabell County Schools, along with Patrick Elliott of the SBA Staff.
- On behalf of Cabell County Schools, a project budget and conceptual plan was established by Edward Tucker Architects.

**Project Comments by the SBA Staff:**

- Cabell County submitted this project several years ago and was partially funded by the Authority in the 2012 MIP funding cycle. At that time, Cabell County elected to install the newly introduced VRF system, which was not an SBA approved system.
- Each Variable Refrigerant Flow (VRF) unit serves five to six classrooms. Power outages, which are more prevalent in this rural setting, create surges that damage the control boards and compressors. Delivery of replacement parts is taking up to three months. All classrooms are currently using window air conditioning units and will switch over to window heating units for the winter as a supplemental source for conditioning the space. Cabell County Schools had discussions with the manufacturer, Mitsubishi, where it was revealed that the lifespan of the VRF system's compressor was ten years.
- The county proposes to replace the current VRF system with new roof top units and individual vertical units in each classroom; install a sprinkler system; and add new drop ceilings.

## Existing Building Evaluation Report

### Salt Rock Elementary School

- Year of Original Construction: 1938
- Number and Year of Major Additions: 0
- Grade Configuration: K-6
- Number of Classrooms: 21
- 2nd Month Enrollment (23-24 School Year): 228
- Building Program Capacity 460
- Building Program Utilization: 49.6%
- Building Total Square Footage 39,438 sq. ft.
- Site Size: 3.97 acres
- Site Adequacy: Adequate
- Site Access: Adequate
- Parking Adequacy: Adequate
- Flood Plain: No
- HVAC System Type: VRF
- 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

Project Finance Report

Cabell County

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

<b>Funding Sources</b>	<b>County Proposal</b>	<b>Percent</b>
SBA Funds:	\$4,059,207	75%
Local Funds:	\$1,353,069	25%
Other Funds: _____	\$ 0	0%
<b>Total Funds:</b>	<b>\$5,412,276</b>	<b>100%</b>

**County Budget Information as of June 30, 2023:**

Unrestricted Fund Balance: \$52,503,842      State Rank: 1<sup>st</sup>      Distressed County: No

**Bonding and Levy Capacities:**

Bonding Capacity: \$216,482,988      Available Bonding Capacity: \$138,777,988  
Excess Levy Capacity: \$32,094,051      Available Levy Capacity: \$0

**History of SBA Funding:**

- Net: \$ 5,832,871.13
- NEEDS: \$ 81,635,912.84
- MIP: \$ 5,406,610.00
- Emergency: \$ 0
- SAS Funds: \$ 1,390,242.36
- **TOTAL: \$94,265,636.33**

**List of Needs Projects Funded:**

- New Central City ES
- New Guyandotte ES
- New Village of Barboursville ES
- New Martha ES
- Beverly Hills MS Renovations
- Culloden ES A/R
- New Huntington East MS
- New Highlawn ES
- New Meadows ES
- Altizer Es A/R

**Ongoing SBA Project(s): New Ona ES, Cabell Midland HS STEM Add./Cafeteria Expansion (Needs 2024); New Meadows ES (Needs 2022)**