

KANAWHA COUNTY

SBA Needs Project Evaluation Summary

Project Request:

Kanawha County requests up to \$20,323,602 in SBA funding for a new Upper Kanawha Valley Consolidated Dupont Elementary School. These funds will be used in partnership with a contribution of \$10,000,000 for a total project cost of \$30,323,602. Upon completion of this project, the existing Mary Ingles Elementary, Malden Elementary, Belle Elementary and Midland Trail Elementary will close.

Project Facts

- In approved CEFP: Yes
- Number of Students affected: 678
- Annual Savings: \$1,810,442.63
- Cost Avoidance: \$19,696,459
- 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 proposes to meet 80-85% utilization factor.

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 9/18/24 with Andrew Crawford, Facilities Director of Kanawha County Schools, along with Mark Miller of the SBA Staff.
- On behalf of Kanawha County Schools, a project budget and conceptual plan was established by ZMM Architects and Engineers.

Project Comments by the SBA Staff:

- Mary Ingles Elementary, Malden Elementary, Belle Elementary, and Midland Trail Elementary are four aging schools within the Upper Kanawha Valley that present numerous challenges to Kanawha County staff. The schools struggle to deliver a modern, technology-based curriculum due to outdated infrastructure and limited access to resources. There are numerous high cost maintenance issues that compromise student health and safety, including poor indoor air quality and limited accessibility for students with disabilities. The aging buildings present high operational costs and inefficient use of resources.
- Kanawha County proposes to construct a new Upper Kanawha Valley (DuPont) Elementary to consolidate the student populations at the aging and inadequate Mary Ingles Elementary, Malden Elementary, Belle Elementary, and Midland Trail Elementary into a safe and modern PK-5 facility, centrally located on the former DuPont Middle School site. The new school would replace four underutilized facilities that currently present multiple concerns. The new, modern facility would offer a technology-driven learning environment to support the educational needs of students.
- Kanawha County has begun the process of closure proceedings and will present the plan to the WV Board of Education for approval on 11/13/24.

Existing Building Evaluation Report

Mary Ingles Elementary School

- Year of Original Construction: 1953
- Number and Year of Major Additions: 2 – 1962, 1968
- Grade Configuration: PK-5
- Number of Classrooms: 13
- 2nd Month Enrollment (23-24 School Year): 148
- Building Program Capacity: 310
- Building Program Utilization: 48%
- Building Total Square Footage: 17,780 sq. ft.
- Site Size: 2.05 acres
- Site Adequacy: Adequate
- Site Access: Adequate
- Parking Adequacy: Limited
- Flood Plain: Yes, If Yes, Floor Insurance: Y
- HVAC System Type: Gas & Electric
- HVAC System Overall Condition: Fair
- Restroom Facilities: Adequate
- Food Service Facilities: Adequate
- On-site Review Conducted:
 - Fire Safety Deficiencies: 39
 - Sanitation Reports: 0
 - State Board of Risk/Insurance: 17
- Overall Condition of the Building: Good

Existing Building Evaluation Report

Malden Elementary School

- Year of Original Construction: 1953
- Number and Year of Major Additions: 2 – 1961, 1969
- Grade Configuration: PK-5
- Number of Classrooms: 14
- 2nd Month Enrollment (23-24 School Year): 171
- Building Program Capacity: 316
- Building Program Utilization: 54%
- Building Total Square Footage: 21,932 sq. ft.
- Site Size: 1.38 acres
- Site Adequacy: Inadequate
- Site Access: Limited
- Parking Adequacy: Limited
- Flood Plain: No
- HVAC System Type: Gas & Electric
- HVAC System Overall Condition: Poor
- Restroom Facilities: Adequate
- Food Service Facilities: Inadequate
- On-site Review Conducted:
 - Fire Safety Deficiencies: 54
 - Sanitation Reports: 1
 - State Board of Risk/Insurance: 10
- Overall Condition of the Building: Good

Existing Building Evaluation Report

Belle Elementary School

- Year of Original Construction: 1951
- Number and Year of Major Additions: 2–1966, 1980
- Grade Configuration: PK-5
- Number of Classrooms: 17
- 2nd Month Enrollment (23-24 School Year): 277
- Building Program Capacity: 386
- Building Program Utilization: 72%
- Building Total Square Footage: 33,581 sq. ft.
- Site Size: 1.4 acres
- Site Adequacy: Inadequate
- Site Access: Adequate
- Parking Adequacy: Limited
- Flood Plain: Yes, If Yes, Floor Insurance: Y
- HVAC System Type: Gas & Electric
- HVAC System Overall Condition: Poor
- Restroom Facilities: Adequate
- Food Service Facilities: Adequate
- On-site Review Conducted:
 - Fire Safety Deficiencies: 42
 - Sanitation Reports: 1
 - State Board of Risk/Insurance: 6
- Overall Condition of the Building: Fair

Existing Building Evaluation Report

Midland Trail Elementary School

- Year of Original Construction: 1967
- Number and Year of Major Additions: 0
- Grade Configuration: PK-5
- Number of Classrooms: 15
- 2nd Month Enrollment (23-24 School Year): 164
- Building Program Capacity 296
- Building Program Utilization: 55%
- Building Total Square Footage 27,450 sq. ft.
- Site Size: 8.2 acres
- Site Adequacy: Adequate
- Site Access: Adequate
- Parking Adequacy: Limited
- Flood Plain: No
- HVAC System Type: Gas & Electric
- HVAC System Overall Condition: Poor
- Restroom Facilities: Adequate
- Food Service Facilities: Adequate
- On-site Review Conducted:
 - Fire Safety Deficiencies 16
 - Sanitation Reports 0
 - State Board of Risk/Insurance 4
- Overall Condition of the Building: Fair

Project Finance Report

Kanawha County

County's Proposed Finance Plan for this Project:

Funding Sources	County Proposal	Percent
SBA Funds:	\$20,323,602	67%
Local Funds:	\$10,000,000	23%
Other Funds: Bond	\$ 0	0%
Total Funds:	\$30,323,602	100%

County Budget Information as of June 30, 2023:

Unrestricted Fund Balance: \$45,436,266 State Rank: 2nd Distressed County: No

Bonding and Levy Capacities:

Bonding Capacity: \$516,465,637 Available Bonding Capacity: \$516,465,637
Excess Levy Capacity: \$75,965,084 Available Levy Capacity: \$0

History of SBA Funding:

- Net: \$ 13,542,418.42
- NEEDS: \$ 68,682,471.20
- MIP: \$ 5,999,739.00
- Emergency: \$ 1,621,292.64
- SAS: \$ 3,165,734.37
- **Total:** \$ **93,011,655.73**

List of Needs Projects Funded:

Andrews Heights A/R
New Mary C. Snow ES
New Edgewood ES
New Dunbar Primary/Int. Schools
Piedmont ES A/R
Elkview MS A/R
New Sissonville MS
New Riverside HS
St. Albans HS A/R
Ben Franklin HVAC/Roof
Cedar Grove ES Renovations

Ongoing SBA Project(s): Cedar Grove A/R (2022 NEEDS); Herbert Hoover HS and Clendenin ES (FEMA)