

# MASON COUNTY

## SBA Needs Project Evaluation Summary

### **Project Request:**

Mason County requests up to \$1,975,026 in SBA funding for a chiller replacement at Point Pleasant Intermediate School and a roof replacement at Point Pleasant High School. These funds will be used in partnership with a local contribution of \$658,342 for a total project cost of \$2,633,368.

### **Project Facts:**

- In approved CEFP: Yes.
- Number of Students affected: 340 Int./1002 HS
- Annual Savings: \$4,000
- Cost Avoidance: \$0
- 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 the 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 educational 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 has proposed a bond issue and/or special levy on limited occasions.

#### 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 10/9/24 with Melissa Farmer, Superintendent, and Cameron Moffett, Director of Maintenance of Mason County Schools, along with Patrick Elliott of the SBA Staff.
- On behalf of Mason County Schools, a project budget and conceptual plan was established by McKinley Architects and Engineers.

**Project Comments by the SBA Staff:**

- The mechanical chiller at Point Pleasant Intermediate School dates back to the school's construction in 2002. It has surpassed its 20-year optimal lifespan. It is subject to frequent breakdowns, with maintenance staff averaging bi-weekly visits for repairs. Due to an air pressure imbalance created by the improperly operating HVAC system, the school's doors are not closing completely.
- The Ethylene Propylene Diene Monomer (EPDM) roof at Point Pleasant High School is 18 years old. There have been multiple leaks throughout the building, resulting in displacement of classes.
- Mason County proposes to replace the mechanical chiller and associated mechanical equipment at Point Pleasant Intermediate, thereby increasing efficiency, reducing costs and increasing security. Mason County also proposes to replace the roof at Point Pleasant High School, which will prevent water infiltration and associated damages.

## Existing Building Evaluation Report

### Point Pleasant Intermediate School

- Year of Original Construction: 2002
- Number and Year of Major Additions: 0
- Grade Configuration: 3-6
- Number of Classrooms: 23
- 2nd Month Enrollment (23-24 School Year): 340
- Building Program Capacity 436
- Building Program Utilization: 78%
- Building Total Square Footage 41,816 sq. ft.
- Site Size: 12 acres
- Site Adequacy: Adequate
- Site Access: Adequate
- Parking Adequacy: Adequate
- Flood Plain: No
- HVAC System Type: Gas, Electric
- 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 0
- Overall Condition of the Building: Good

## Existing Building Evaluation Report

### Point Pleasant Middle/High School

- Year of Original Construction: 1963
- Number and Year of Major Additions: 1 - 2009
- Grade Configuration: 7-12
- Number of Classrooms: 70
- 2nd Month Enrollment (23-24 School Year): 1002
- Building Program Capacity 1437
- Building Program Utilization: 70%
- Building Total Square Footage 171,930 sq. ft.
- Site Size: 23 acres
- Site Adequacy: Adequate
- Site Access: Adequate
- Parking Adequacy: Adequate
- Flood Plain: No
- HVAC System Type: Gas, Electric
- 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

Mason County

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

<b>Funding Sources</b>	<b>County Proposal</b>	<b>Percent</b>
SBA Funds:	\$1,975,026	75%
Local Funds:	\$ 658,342	25%
Other Funds: _____	\$ 0	0%
<b>Total Funds:</b>	<b>\$2,633,368</b>	<b>100%</b>

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

Unrestricted Fund Balance: \$16,333,993      State Rank: 14<sup>th</sup>      Distressed County: No

**Bonding and Levy Capacities:**

Bonding Capacity:      \$59,486,900      Available Bonding Capacity:      \$56,486,900  
Excess Levy Capacity: \$8,659,173      Available Levy Capacity:      \$0

**History of SBA Funding:**

- Net:              \$ 1,931,308.38
- NEEDS:         \$36,175,036.15
- MIP:             \$ 3,084,427.65
- Emergency:    \$                 0
- SAS:             \$ 490,055.70
- **Total:**         **\$41,680,827.88**

**List of Needs Projects Funded:**

- New Ashton ES
- New Pt. Pleasant Intermediate
- North Point ES A/R
- New Haven ES A/R
- Career Center Renovations
- Beale ES A/R
- Pt. Pleasant MS/HS Consolidation
- Fire Alarm System Rep. 2 Schools

**Ongoing SBA Project(s): Roosevelt ES Upgrades (NEEDS 2024); Safe School Entrances at 4 Schools (MIP 2024)**