

MONONGALIA COUNTY

SBA Needs Project Evaluation Summary

Project Request:

Monongalia County requests up to \$16,982,966 in SBA funding for a new Suncrest Middle School. These funds will be used in partnership with a local contribution of \$16,982,966 for a total project cost of \$33,965,932.

Project Facts:

- In approved CEFP: Yes
- Number of Students affected: 469
- Annual Savings: \$500,000
- Cost Avoidance: \$10,000,000
- Project in Floodway / Flood Plain: No.

Evaluation Criteria in W.Va. Code §18-9D-16:

I. Student Health & Safety

This project addresses critical student and teacher health and safety needs.

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 that could accept students from other counties.

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 a fully immersed innovative curriculum.

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 has proposed a bond issue and/or special levy on limited occasions.

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 10/1/24 with Chris Gillespie, Director of Facilities of Monongalia County Schools, along with Joyce VanGilder of the SBA Staff.
- On behalf of Monongalia County Schools, a project budget and conceptual plan was established by Williamson Shriver Architects.

Project Comments by the SBA Staff:

- The original three-story building was built in 1939. The 1994 major renovation doubled the school's square footage. An annex wood framed building which houses the 6th Grade was built in 2016. Over the last few years, there has been a significant number of stress cracks formed throughout the building. A visual condition assessment began in 2023 by Arrow Engineering. The most recent report from October, shows significant movement in the past three months which has resulted in a recommendation from Arrow Engineering to remove students from this area of the main building and provide temporary shoring and diagonal bracing to prevent any additional movement.
- In addition, the 6th Grade class has been displaced off-site due to water damage that required a \$1.6 million dollar roof replacement on the annex building. Students should return by the end of the year.
- Monongalia County proposes a new Suncrest Middle School that was listed as the county's #2 priority in their CEFPP. A new building will be designed to not only address structural concerns, but also to offer modernized facilities that will significantly enhance the learning environment for the students and staff. A new facility will enable the expansion of the curriculum with new STEM spaces, fine arts (art/band) classrooms, academic classrooms to meet evolving educational needs of the students.
- The county is negotiating on a property with WVU for the new location in the enrollment area and will have a contract in place soon.

Existing Building Evaluation Report
Suncrest Middle School

- Year of Original Construction: 1939
- Number and Year of Major Additions: 6–1953, 1984, 1994, 1995, 2000, 2016
- Grade Configuration: 6-8
- Number of Classrooms: 37
- 2nd Month Enrollment (23-24 School Year): 499
- Building Program Capacity 836
- Building Program Utilization: 60%
- Building Total Square Footage 84,626 sq. ft.
- Site Size: 4 acres
- Site Adequacy: Limited
- Site Access: Limited
- Parking Adequacy: Limited
- Flood Plain: No
- HVAC System Type: Electric RTU, Gas Boiler
- HVAC System Overall Condition: Adequate
- 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

Monongalia County

County's Proposed Finance Plan for this Project:

Funding Sources	County Proposal	Percent
SBA Funds:	\$16,982,966	50%
Local Funds:	\$16,982,966	50%
Other Funds: _____	\$ 0	0%
Total Funds:	\$33,965,932	100%

County Budget Information as of June 30, 2023:

Unrestricted Fund Balance: \$34,885,443 State Rank: 3^{5th} Distressed County: No

Bonding and Levy Capacities:

Bonding Capacity: \$350,332,748 Available Bonding Capacity: \$324,698,563
Excess Levy Capacity: \$50,369,291 Available Levy Capacity: \$13,607,390

History of SBA Funding:

- Net: \$ 3,945,252.85
- NEEDS: \$61,684,854.50
- MIP: \$ 4,576,768.00
- Emergency: \$ 0
- SAS: \$ 1,151,742.01
- **Total: \$71,358,617.36**

List of Needs Projects Funded:

New Eastwood ES
New Westwood ES
Suncrest MS Renovations
Morgantown HS A/R
New University HS
University MS HVAC Rep.
New Suncrest ES
Brookhaven ES A./R
South MS A/R
Monongalia CTC STEM Addition
Mountainview ES Safe Entrance

Ongoing SBA Project(s): Monongalia County Technical Education Center STEM Addition, Mountainview ES Safe School Entrance (NEEDS 2024); Morgantown HS Outdoor Learning Space/Kitchen Reno. (MIP 2025); North Elementary Addition (MIP 2023)