

MORGAN COUNTY

SBA Needs Project Evaluation Summary

Project Request:

Morgan County requests up to \$5,930,101 in SBA funding for roof replacements at three (3) Morgan County Schools. These funds will be used in partnership with a local contribution of \$658,900 for a total project cost of \$6,589,001.

Project Facts:

- In approved CEFP: Yes
- Number of Students affected: 1395
- Annual Savings: \$30,000
- Cost Avoidance: \$16,000
- Project in Floodway / Flood Plain: No (Warm Springs Int./MS), Yes, (Berkeley Springs HS)

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 proposes no change to current curriculum delivery.

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 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 10/10/24 with David Banks, Superintendent, and Jeremy Duelle, Director of Facilities of Morgan County Schools, along with Joyce VanGilder of the SBA Staff.
- On behalf of Morgan County Schools, a project budget and conceptual plan was established by Williamson and Shriver Architects.

Project Comments by the SBA Staff:

- There is a need for roof replacements at Berkeley Springs High School (Building A), Warm Springs Middle School and Warm Springs Intermediate School. The existing roofs have exceeded their life expectancy and are showing signs of water infiltration and pose a threat to the structural integrity of the buildings as well as the health of the students and staff.
- Maintenance staff have repaired several seams and metal flashing over the years where water infiltrates the facilities. However, due to the age of the roofs, the county continues to have ongoing issues during snow and rain seasons. This project proposes to remove and replace the existing roofs with fully adhered Ethylene Propylene Diene Monomer (EPDM) rubber systems with tapered insulation that meets all current building codes and standards.
- With this proposed project, the county anticipates cost savings in labor and materials for the continuous preventative maintenance that is spent on the current roofs. Based on deterioration the high school, then the intermediate and lastly the middle were ranked by priority of need.

Existing Building Evaluation Report

Warm Springs Intermediate School

- Year of Original Construction: 2002
- Number and Year of Major Additions: 0
- Grade Configuration: 3-5
- Number of Classrooms: 26
- 2nd Month Enrollment (23-24 School Year): 352
- Building Program Capacity 611
- Building Program Utilization: 58%
- Building Total Square Footage 50,554 sq. ft.
- Site Size: 21 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
Warm Springs Middle School

- Year of Original Construction: 1998
- Number and Year of Major Additions: 1
- Grade Configuration: 6-8
- Number of Classrooms: 30
- 2nd Month Enrollment (23-24 School Year): 440
- Building Program Capacity 737
- Building Program Utilization: 60%
- Building Total Square Footage 71,931 sq. ft.
- Site Size: 21 acres
- Site Adequacy: Adequate
- Site Access: Adequate
- Parking Adequacy: Adequate
- Flood Plain: Yes. If Yes Flood Insurance: Yes.
- 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
Berkeley Springs High School

- Year of Original Construction: 1939
- Number and Year of Major Additions: 2 – 2000, 2007
- Grade Configuration: 9-12
- Number of Classrooms: 42
- 2nd Month Enrollment (23-24 School Year): 603
- Building Program Capacity 1094
- Building Program Utilization: 55%
- Building Total Square Footage 135,395 sq. ft.
- Site Size: 12 acres
- Site Adequacy: Adequate
- Site Access: Adequate
- Parking Adequacy: Adequate
- Flood Plain: Yes. If Yes Flood Insurance: Yes.
- 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 0
- Overall Condition of the Building: Good

Project Finance Report

Morgan County

County’s Proposed Finance Plan for this Project:

| Funding Sources | County Proposal | Percent |
|------------------------|------------------------|----------------|
| SBA Funds: | \$5,930,101 | 90% |
| Local Funds: | \$ 658,900 | 10% |
| Other Funds: _____ | \$ 0 | 0% |
| Total Funds: | \$6,589,001 | 100% |

County Budget Information as of June 30, 2023:

Unrestricted Fund Balance: \$9,061,034 State Rank: 22nd Distressed County: No

Bonding and Levy Capacities:

Bonding Capacity: \$61,476,121 Available Bonding Capacity: \$61,476,121
Excess Levy Capacity: \$7,601,283 Available Levy Capacity: \$2,275,417

History of SBA Funding:

- Net: \$ 844,537.95
- NEEDS: \$26,082,651.91
- MIP: \$ 2,226,031.65
- Emergency: \$ 0
- SAS: \$ 299,904.07
- **Total:** **\$29,453,125.58**

List of Needs Projects Funded:

- New North Berkeley Intermediate
- Pleasant View ES HVAC Reno.
- New Warm Springs MS
- Widmyer ES Renovations
- Berkeley Springs HS Renovations
- Berkeley Spring HS A/R
- Berkeley Springs HS Windows/Roof
- Widmyer ES Roof
- Berkeley Spring HS Bldg. C Reno.

Ongoing SBA Project(s): Widmyer ES HVAC Replacement (NEEDS 2024); Berkeley Springs HS HVAC (NEEDS 2024)