

# MORGAN COUNTY

## SBA Needs Project Evaluation Summary

### **Project Request:**

Morgan County requests up to \$4,291,384 in SBA funding for HVAC replacement at Widmyer Elementary School and Berkeley Springs High School. These funds will be used in partnership with a local contribution of \$400,000 for a total project cost of \$4,691,384.

### **Project Facts:**

- In approved CEFP: Yes
- Number of Students affected: 452
- Annual Savings: \$25,500
- Cost Avoidance: \$40,000
- Project in Floodway / Flood Plain: No (Widmyer), 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 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 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 10/18/23 with Kristen Tuttle, Superintendent, and Jeremy Duellley, Facility Director of Morgan County Schools with Ken Hughart, WVDE Office of School Facilities, and 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:**

- At Berkeley Springs High School, one 20-ton Roof Top Unit (RTU) stopped cooling the cafeteria and the county had to order two 5-ton temporary units to pump air through the windows of the cafeteria. The existing RTU is still running for air ventilation but is not conditioning the space. This temporary solution is not adequate or efficient.
- Widmyer Elementary School has seven roof top units with a large amount of insulated ductwork extending across the roof to condition spaces. The system has reached the end of its life expectancy and replacement parts are becoming obsolete. The insulated weather proofing around the ductwork is separating and peeling.
- At Widmyer Elementary School, this project includes replacement of the rooftop units with an indoor air cleaning system. This project also proposes to reuse the existing ductwork and the new Variable Air Volume (VAV) boxes in the ceilings, which were installed within the last five years. New direct digital controls (DDC) and CO<sup>2</sup> controls will be included. New high-efficiency weatherproof insulation is proposed to cover the rooftop equipment and ducts.

Existing Building Evaluation Report  
Widmyer Elementary School

- Year of Original Construction: 1975
- Number and Year of Major Additions: 2–1995, 2004
- Grade Configuration: HeadStart, PK-2
- Number of Classrooms: 22
- 2nd Month Enrollment (22-23 School Year): 400
- Building Program Capacity 484
- Building Program Utilization: 79%
- Building Total Square Footage 47,200 sq. ft.
- Site Size: 12 acres
- Site Adequacy: Adequate
- Site Access: Adequate
- Parking Adequacy: Adequate
- Flood Plain: No
- 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

**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 (22-23 School Year): 621
- Building Program Capacity 1094
- Building Program Utilization: 57%
- 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:**

<b>Funding Sources</b>	<b>County Proposal</b>	<b>Percent</b>
SBA Funds:	\$4,291,384	91%
Local Funds:	\$ 400,000	9%
Other Funds: _____	\$ 0	0%
<b>Total Funds:</b>	<b>\$4,691,384</b>	<b>100%</b>

**County Budget Information as of June 30, 2022:**

Total County Budget: \$25,654,045      State Rank: 37<sup>th</sup>      Distressed County: No

**Bonding and Levy Capacities:**

Bonding Capacity:      \$58,992,233      Available Bonding Capacity:      \$58,992,233  
Excess Levy Capacity: \$7,243,096      Available Levy Capacity:      \$2,168,195

**History of SBA Funding:**

- Net:              \$ 844,537.95
- NEEDs:         \$21,791,267.91
- MIP:             \$ 2,226,031.65
- Emergency:    \$                0
- SAS:             \$ 299,904.07
- **Total:**         **\$25,161,741.58**

**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): None**