

PUTNAM COUNTY

SBA Needs Project Evaluation Summary

Project Request:

Putnam County requests up to \$25,000,000 in SBA funding for a new Hurricane Middle School. These funds will be used in partnership with a local bond contribution of \$39,628,344 for a total project cost of \$64,628,344.

Project Facts:

- In approved CEFP: Yes
- Number of Students affected: 821
- Annual Savings: \$
- Cost Avoidance: \$
- Project in Floodway / Flood Plain: No

Evaluation Criteria in WV Code §18-9D-16:

I. Student Health & Safety

This project address 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.

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 proposes bond issues and/or special levies regularly.

IX. Regularly Scheduled Preventative Maintenance

This project increase 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 10/10/24 with Mr. John Hudson, Superintendent, and Bruce McGrew, Assistant Superintendent of Putnam County Schools, along with Patrick Elliott of the SBA Staff.
- On behalf of Putnam County Schools, a project budget and conceptual plan was established by ZMM Architects and Engineers.

Project Comments by the SBA Staff:

- The current site/facility poses a safety risk to students as it is fronted by WV Route 34. Each day the principal and SRO direct traffic, helping students cross the road when they are dropped off/picked up by parents. There is no escape route from the property in the back of the school as it is completely fenced in. There are multiple entrances/exits when going from one end of the facility to the other causing the students to exit the building twice. Staff parking is also inadequate.
- The building was constructed in 1950 and is insufficient for educational programming as classrooms are inadequate for up-to-date STEM curriculum. The current facility is not ADA compliant as it is two-stories but has no elevator. The eighth-grade students have classes on both floors.
- The HVAC system is inadequate as rooms have PTAC units. Many of the units' controls are "rigged" to operate. Kitchen staff report that their AC units break down regularly.
- The kitchen does not have enough space for the required coolers, refrigerators and freezers. Due to their ages, there are constant breakdowns of the ovens, warming cabinets and milk cooler.
- The sewage system is outdated and in constant need of repair. The pipes are terra cotta clay and frequently clog/back-up. Raw sewage smells infiltrate the building. The maintenance crew reportedly spends much time/money on repairs. The EPDM roof leaks in several areas throughout the building.
- Putnam County has proposed a \$50 million county-wide capital improvement bond which will provide funding to construct a state-of-the-art middle school. This new facility will offer a diverse and innovative curriculum, advanced technology systems, flexible learning spaces, and improved safety measures.
- A 25-acre site adjacent to Hurricane High School has been selected for the new school building.

Existing Building Evaluation Report
Hurricane Middle School

- Year of Original Construction: 1950
- Number and Year of Major Additions: 4
- Grade Configuration: 6-8
- Number of Classrooms: 58
- 2nd Month Enrollment (23-24 School Year): 821
- Building Program Capacity 1462
- Building Program Utilization: 56%
- Building Total Square Footage 105,550 sq. ft.
- Site Size: 11 acres
- Site Adequacy: Inadequate
- Site Access: Adequate
- Parking Adequacy: Inadequate
- Flood Plain: No
- HVAC System Type: Gas , Electric
- HVAC System Overall Condition: Poor
- Restroom Facilities: Inadequate
- 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: Poor

Project Finance Report

Putnam County

County's Proposed Finance Plan for this Project:

| Funding Sources | County Proposal | Percent |
|---------------------|---------------------|-------------|
| SBA Funds: | \$25,000,000 | 39% |
| Local Funds: | \$ 0 | 0% |
| Other Funds: _____ | \$39,628,344 | 71% |
| Total Funds: | \$64,628,344 | 100% |

County Budget Information as of June 30, 2023:

Unrestricted Fund Balance: \$35,103,012

State Rank: 4th Distressed County: No

Bonding and Levy Capacities:

Bonding Capacity: \$193,323,357

Available Bonding Capacity: \$186,893,357

Excess Levy Capacity: \$26,338,020

Available Levy Capacity: \$0

History of SBA Funding:

- Net: \$ 3,161,384.25
- NEEDS: \$51,843,263.63
- MIP: \$ 6,353,861.32
- Emergency: \$ 0
- SAS: \$ 1,037,986.44
- **Total: \$62,396,495.64**

List of Needs Projects Funded:

Lakeside ES Additions/Roof
Scott Teays ES A/R
West Teays ES Addition
New Mountain View ES
Winfield ES A/R
Hurricane MS A/R
New Winfield MS
Hurricane HS HVAC/ Add. /Reno.
Poca HS HVAC Renovation
Winfield HS Media/Class Addition

Ongoing SBA Project(s): Eastbrook ES WWTP Replacement (MIP 2025)