

FAYETTE COUNTY

SBA Needs Project Evaluation Summary

Project Request:

Fayette County requests up to \$15,625,860 in SBA funding for a new Midland Trail Elementary School. These funds will be used in partnership with a local contribution of \$6,000,000 for a total project cost of \$21,625,860. Upon completion of this project, the existing Ansted Elementary and Divide Elementary Schools will be donated to the community and students will attend the newly constructed facility.

Project Facts:

- In approved CERP: Yes
- Number of Students affected: 410
- Annual Savings: \$264,585
- Cost Avoidance: \$9,923,346
- 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.

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 some innovative curriculum and/or breakout STEM education.

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 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 10/2/22 with Gary Hough, Superintendent, Anna Kincaid Cline, Assistant Superintendent, Tim Payton, Facilities Director of Fayette County Schools, and Mark Miller of the SBA Staff.
- On behalf of Fayette County Schools, a project budget and conceptual plan was established by McKinley Architecture and Engineering.

Project Comments by the SBA Staff:

- Ansted Elementary was built in 1954. There is no secure entrance to the school. The three-story building is not ADA accessible. The site is very small and lacks adequate space for vehicular ingress, egress, and parking. There is no sprinkler system. A now-defunct coal-fired furnace was used to heat the building until last year. The entire HVAC system needs to be replaced. Several classrooms are damaged from water intrusion and carry a constant smell of mold and mildew. The building is well past its useful life and the threat of an emergency closure due to student health and safety draws closer each school year.
- Divide Elementary was built in 1953. The school needs a new fire alarm system, including sprinklers. Door and window replacement is needed. Modular classrooms attached to the original building are outdated and present safety concerns. Site access and parking are limited, and vehicles must drive through open playground areas to reach the rear parking lot.
- Fayette County proposes to build a new Midland Trail Elementary to consolidate the student populations at Ansted and Divide into a safe and modern PK-5 facility, centrally located on the Midland Trail High School campus. The new school would replace two underutilized facilities that currently present multiple health and safety concerns. The new, modern facility would allow enhanced educational opportunities for students with an enriched curriculum including STEM, agriscience outdoor spaces, multi-disciplinary learning, and access to an existing onsite health and wellness center.
- This project is the final step in a multi-year plan devised by Fayette County Schools in its previous CEFPP to revitalize its school system and create safe, modern facilities for all students. Fayette County has worked with the SBA throughout this process and has contributed a significant amount of local funds to help usher the other projects to completion.

Existing Building Evaluation Report

Ansted Elementary School

- Year of Original Construction: 1954
- Number and Year of Major Additions: 3-1960, 1974, 1991
- Grade Configuration: PK-5
- Number of Classrooms: 14
- 2nd Month Enrollment (22-23 School Year): 180
- Building Program Capacity: 310
- Building Program Utilization: 57%
- Building Total Square Footage: 28,269 sq. ft.
- Site Size: 2.8 acres
- Site Adequacy: Inadequate
- Site Access: Limited
- Parking Adequacy: Limited
- Flood Plain: No
- HVAC System Type: Electric Heaters (Ceiling Mounted)
- HVAC System Overall Condition: Poor
- Restroom Facilities: Inadequate
- Food Service Facilities: Inadequate
- On-site Review Conducted:
 - Fire Safety Deficiencies: 1
 - Sanitation Reports: 0
 - State Board of Risk/Insurance: 8
- Overall Condition of the Building: Poor

Existing Building Evaluation Report

Divide Elementary School

- Year of Original Construction: 1953
- Number and Year of Major Additions: 3-1982, 1987, 2013
- Grade Configuration: PK-5
- Number of Classrooms: 10
- 2nd Month Enrollment (22-23 School Year): 209
- Building Program Capacity: 385
- Building Program Utilization: 57%
- Building Total Square Footage: 21,902 sq. ft.
- Site Size: 3.59 acres
- Site Adequacy: Inadequate
- Site Access: Limited
- Parking Adequacy: Limited
- Flood Plain: No
- HVAC System Type: Electric
- HVAC System Overall Condition: Fair
- Restroom Facilities: Adequate
- Food Service Facilities: Inadequate
- On-site Review Conducted:
 - Fire Safety Deficiencies: 1
 - Sanitation Reports: 0
 - State Board of Risk/Insurance: 8
- Overall Condition of the Building: Fair

Project Finance Report

Fayette County

County's Proposed Finance Plan for this Project:

Funding Sources	County Proposal	Percent
SBA Funds:	\$15,625,860	72%
Local Funds:	\$ 6,000,000	28%
Other Funds: _____	\$ 0	0%
Total Funds:	\$21,625,860	100%

County Budget Information as of June 30, 2022:

Total County Budget: \$65,097,792 State Rank: 15th Distressed County: No

Bonding and Levy Capacities:

Bonding Capacity: \$76,434,500 Available Bonding Capacity: \$76,434,500
Excess Levy Capacity: \$11,107,511 Available Levy Capacity: \$0

History of SBA Funding:

- Net: \$ 3,804,995.82
- NEEDS: \$66,950,658.79
- MIP: \$ 8,397,697.56
- Emergency: \$ 0
- SAS \$ 750,371.99
- **Total:** **\$79,903,724.16**

List of Needs Projects Funded:

New Oak Hill ES
Valley HS A/R
Valley ES Classroom Addition
Midland Trail HS Addition
New Oakhill PK-2/Oakhill MS
Fayetteville PK-8 Renovations
Oak Hill HS A/R
New Meadow Bridge PK-12

Ongoing SBA Project(s): New Meadow Bridge Regional School (Needs 2020)