

WOOD COUNTY

SBA Needs Project Evaluation Summary

Project Request:

Wood County requests up to \$27,928,940 in SBA funding for a new Lubeck Elementary, a new Vienna Elementary, and a new North Parkersburg Elementary. These funds will be used in partnership with a local bond share of \$47,399,500 for a total project cost of \$75,328,440.

Project Facts:

- In approved CEFP: Yes.
- Number of Students affected: 1,710
- Annual Savings: \$223,727
- Cost Avoidance: \$9,106,494
- 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. (If no) Waiver request submitted:

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 has limited or indirect changes or improvements to curriculum delivery.

VI. Innovations in Education

This project includes some innovative curriculum and/or breakout STEM education.

VII. Adequate Space for Projected Student Enrollments

This project has a low utilization factor but proposes to address programmatic requirements.

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 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 9/26/23 with Christie Willis, Superintendent, Kaleb Lawrence and Martin Best of Wood County Schools, and Tommy Young of the SBA Staff.
- On behalf of Wood County Schools, a project budget and conceptual plan was established by McKinley Architects and Engineers.

Project Comments by the SBA Staff:

- Wood County has five schools consisting of Vienna Elementary, Neale Elementary, Criss Elementary, Emerson Elementary and Lubeck Elementary that were built between the years of 1925 through 1955. These antiquated buildings have many health and safety deficiencies and do not meet current indoor air quality standards, ADA requirements, or utility demands. The existing sites are in urban areas and are limited in size, and they do not provide adequate space for parking or efficient traffic patterns.
- Wood County proposes to construct three new elementary schools to replace the existing facilities. These new schools will allow the county to address low utilization issues, improve accessibility, and provide a better educational environment. The selected sites will allow for safe and separate drop-off/pick-up locations along with drive lanes for both parents and buses. In addition, the county will provide new ADA accessible playgrounds.
- Wood County Schools passed a \$81 million bond call in May 2022. As a result of declining enrollment, Wood County closed three schools in 2020, which reduced the number of elementary schools from 19 to 16. Enrollment has continued to decline resulting in the need for further consolidation. This project will assist Wood County in moving forward with addressing these needs.

Existing Building Evaluation Report

Lubeck Elementary School

- Year of Original Construction: 1934
- Number and Year of Major Additions: 6-1954, 1961, 1965, 1972, 1981, 1991
- Grade Configuration: PK-5
- Number of Classrooms: 26
- 2nd Month Enrollment (22-23 School Year): 379
- Building Program Capacity: 637
- Building Program Utilization: 59%
- Building Total Square Footage: 51,018 sq. ft.
- Site Size: 3.5 acres
- Site Adequacy: Inadequate
- Site Access: Limited
- Parking Adequacy: Limited
- Flood Plain: No
- HVAC System Type: Electric
- HVAC System Overall Condition: Poor
- Restroom Facilities: Inadequate
- Food Service Facilities: Inadequate
- On-site Review Conducted:
 - - Fire Safety Deficiencies 0
 - Sanitation Reports 0
 - State Board of Risk/Insurance 0
- Overall Condition of the Building: Poor

Existing Building Evaluation Report

Criss Elementary School

- Year of Original Construction: 1955
- Number and Year of Major Additions: 4-1959, 1960, 1964, 1972
- Grade Configuration: PK-5
- Number of Classrooms: 17
- 2nd Month Enrollment (22-23 School Year): 246
- Building Program Capacity: 412
- Building Program Utilization: 60%
- Building Total Square Footage: 32,177 sq. ft.
- Site Size: 3 acres
- Site Adequacy: Inadequate
- Site Access: Limited
- Parking Adequacy: Limited
- Flood Plain: No
- HVAC System Type: Electric
- HVAC System Overall Condition: Poor
- Restroom Facilities: Inadequate
- Food Service Facilities: Inadequate
- 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

Emerson Elementary School

- Year of Original Construction: 1950
- Number and Year of Major Additions: 6-1952, 1955, 1968, 1972, 1979, 1981
- Grade Configuration: PK-5
- Number of Classrooms: 27
- 2nd Month Enrollment (22-23 School Year): 427
- Building Program Capacity: 626
- Building Program Utilization: 68%
- Building Total Square Footage: 45,229 sq. ft.
- Site Size: 5.4 acres
- Site Adequacy: Adequate
- Site Access: Limited
- Parking Adequacy: Limited
- Flood Plain: No
- HVAC System Type: Electric
- HVAC System Overall Condition: Poor
- Restroom Facilities: Inadequate
- Food Service Facilities: Inadequate
- On-site Review Conducted:
 - Fire Safety Deficiencies: 0
 - Sanitation Reports: 0
 - State Board of Risk/Insurance: 0
- Overall Condition of the Building: Poor

Existing Building Evaluation Report

Neale Elementary School

- Year of Original Construction: 1925
- Number and Year of Major Additions: 4-1947, 1967, 1972, 1991
- Grade Configuration: PK-5
- Number of Classrooms: 25
- 2nd Month Enrollment (22-23 School Year): 381
- Building Program Capacity: 625
- Building Program Utilization: 61%
- Building Total Square Footage: 50,206 sq. ft.
- Site Size: 6.1 acres
- Site Adequacy: Adequate
- Site Access: Limited
- Parking Adequacy: Limited
- Flood Plain: No
- HVAC System Type: 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

Existing Building Evaluation Report

Vienna Elementary School

- Year of Original Construction: 1949
- Number and Year of Major Additions: 4-1955, 1959, 1973, 1991
- Grade Configuration: PK-5
- Number of Classrooms: 27
- 2nd Month Enrollment (22-23 School Year): 277
- Building Program Capacity: 575
- Building Program Utilization: 48%
- Building Total Square Footage: 48,976 sq. ft.
- Site Size: 6.26 acres
- Site Adequacy: Adequate
- Site Access: Limited
- Parking Adequacy: Limited
- Flood Plain: No
- HVAC System Type: Electric
- HVAC System Overall Condition: Poor
- Restroom Facilities: Inadequate
- Food Service Facilities: Inadequate
- 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

Wood County

County's Proposed Finance Plan for this Project:

Funding Sources	County Proposal	Percent
SBA Funds:	\$27,928,940	37%
Local Funds:	\$ 0	0%
Other Funds: Bond	\$47,399,500	63%
Total Funds:	\$75,328,440	100%

County Budget Information as of June 30, 2022:

Total County Budget: \$108,968,089

State Rank: 7th

Distressed County: No

Bonding and Levy Capacities:

Bonding Capacity: \$203,694,853

Available Bonding Capacity: \$173,794,853

Excess Levy Capacity: \$27,210,664

Available Levy Capacity: \$5,442,134

History of SBA Funding:

- Net: \$ 5,976,767.06
- NEEDS: \$33,732,896.90
- MIP: \$ 40,758.00
- Emergency: \$ 0
- SAS: \$ 1,509,088.67
- **Total: \$41,259,510.63**

List of Needs Projects Funded:

Caperton Technology Center
Parkersburg HS A/R
Parkersburg South HS A/R
Heating Renovations at 4 schools
Parkersburg South HS Elevator
Edison MS A/R
Wood Co Tech Center A/R

Ongoing SBA Project(s): None