

School Building Authority of West Virginia
SCHOOL CONSTRUCTION FUND NEEDS PROJECT
EXECUTIVE SUMMARY
SBA FORM 201

NOTE: In order to provide the best information to the SBA, this form must be filled out completely and with clarity. Please consult with the SBA staff if you have any questions regarding required information on this form.

PROJECT: New Ranson and Shepherdstown Elementary Schools
COUNTY: Jefferson **COUNTY PRIORITY:** Highest Priority

PROPOSED FUNDING SOURCES FOR THIS PROJECT

SBA Funds Request	\$ 7,508,668
Local Funds Commitment	\$ 32,505,000 (<i>\$16,087,500 for New Shepherdstown ES and \$16,417,500 for new Ranson Elementary School</i>)
Federal Funds	\$ 0
Other Funds (_____)	\$ 0
Total Project Cost	\$ 40,013,668

PROJECT DESCRIPTION:

The New Ranson Elementary School project consists of building a new elementary school for 450 students (with a building core capacity of 600) to replace the existing outdated Ranson Elementary School. Jefferson County Schools currently owns property to build the new school. The new school will be designed to be energy efficient, easy to maintain and will feature innovative and multi-use instructional areas. Innovations designed to serve the largest ELL population in the state of West Virginia as well as meet the vastly increased social emotional support needs of children are incorporated in the design. New programming and design features are intended to serve as state wide training facilities for school staff facing similar challenges in other districts.

The New Shepherdstown Elementary School project consists of building a new elementary school for 450 students (with a building core capacity of 600) to replace the existing outdated Shepherdstown Elementary School. Jefferson County Schools currently owns property to build the new school. The new school will be designed to be energy efficient, easy to maintain and will feature innovative and multi-use instructional areas. Innovations designed to serve the increased sensory and service needs of an increased special needs population as well as to meet the vastly increased community/family social emotional support needs are incorporated in the design. New programming and design features are intended to serve as state wide training facilities for school staff facing similar challenges in other districts.

COUNTY FINANCE INFORMATION:

Bonding Capacity	\$193,951,787	Available Bonding Capacity	\$193,951,787
Excess Levy Capacity	\$23,956,963	Remaining Levy Capacity	\$0

Financially Distressed County by the WVDE? Yes ___ No X
If you have an Excess Levy:
What percentage are you currently collecting? 100%
What amount of the excess levy is dedicated to capital improvements annually? \$0
What is the expiration date of your levy? June 30, 2026

PROJECT STATUS:

Site Selected: Yes: No: New Site: Yes N/A
 Flood Elevation Certification Received: Yes: No
 Geotechnical: Yes: No
 Existing Board Owned Property: Yes: No Option to Purchase
 Survey Performed: Yes: No

Describe all Site Programming / Preliminary Building Design Completed at this time:
 Jefferson County Schools has purchased property for the New Ranson and Shepherdstown Elementary Schools. The size and location of each property is large enough to create a multi-school campus. At the proposed Ranson site, the property will be master planned to house a future middle school and high school. At the Shepherdstown site, the property will be master planned to accommodate a future new middle school. The proposed new Shepherdstown Elementary School will be designed so that a central HVAC Plant and Kitchen could be expanded to serve a future new middle school connected to the new elementary school

SCHOOL CLOSURE STATUS:

School Closure Required Yes No:
 County Hearing Complete Yes No
 County BOE Approved Yes No
 WV BOE Approved Yes No If No, Date Scheduled: _____

OPERATIONAL AND FINANCIAL IMPACTS OF THIS PROPOSED PROJECT

Describe the Anticipated Annual Savings: The two new proposed schools will be significantly larger and offer more programs than the two older schools which are not energy efficient. Due to these factors, it is not anticipated that there will be any significant annual savings.

Describe the Projected Cost Avoidance: \$6,974,606

COMPLIANCE WITH SBA REQUIREMENTS AS DESCRIBED IN WV CODE §18-9D-16

Describe how the current facilities do not meet *and* how the project grant request proposes to address the following criteria:

I. HEALTH AND SAFETY

Is the facility located in the flood plain: Yes No:
 If the facility has previously been damaged by a flooding event, please indicate the year in which the event occurred, and the dollar amount of damage sustained.

Describe how the project addresses student health and safety including, but not limited to, critical health and safety needs.

The new buildings will be designed to meet all current health and safety standards. Due to the age and condition of the existing buildings, new facilities will be designed to provide a healthy learning environment with energy efficient indoor climate control. Safety features will include a mantrap/secure entrance waiting area with transaction window. An access control system will be included at all major exterior access doors. Exterior windows will be insulated and tinted to reduce heat gain and light glare. Solar shades will be installed on windows to allow natural daylighting to be reduced for audio visual needs. Dimmable LED lighting will allow for lighting levels to be adjusted for comfort. The new

schools will be designed to have fully functional nurse's area that will include a separate waiting room, exam room, secure medicine dispensing room, segregated rest areas and a fully accessible restroom with sink, toilet and shower. Students with special needs will have spaces that include a separate fully accessible restroom area that includes a sink, toilet, shower and changing table. Sensory areas will be incorporated into the design as de-escalation spaces for students that may need a distraction free calming environment.

II. ECONOMIES OF SCALE

Using the grade configuration described, the proposed facility will X will not _____ meet the SBA Economies of Scale Guidelines as set forth in Section 207 of the Policy & Procedures Handbook. The proposed two new schools will each house 450 students while 330 students are required to meet Economies of Scale Guidelines for this grade configuration.

Describe how the proposed project proposes to achieve economies of scale, including compatibility with similar schools that have achieved the most economical organization, facility use and pupil-teacher ratios.

Using the grade configuration, the two proposed schools will meet the SBA Economies of Scale guidelines as set forth in Section 207 of the Policies and Procedures Handbook. Each facility will be designed to house 450 students initially but will be planned for future classroom additions for an additional 150 students as enrollment increases. This meets the minimum of 330 students required to meet Economies of Scale guidelines of this grade configuration.

III. REASONABLE TRAVEL TIME

Describe any proposed changes to student travel time and the practical means of addressing other demographic considerations.

The proposed New Ranson Elementary School is located near the existing Ranson Elementary School so there would not be any significant change in student travel time.

The proposed New Shepherdstown Elementary School is located near the existing Shepherdstown Elementary School so there would not be any significant change in student travel time.

IV. MULTI-COUNTY PROJECT

As a part of this project proposal, describe any considerations given include any multi-county and regional planning aspects to achieve the most effective and efficient instructional delivery system.

Neither the New Ranson Elementary School or the New Shepherdstown Elementary School are multi-county projects.

V. CURRICULUM IMPROVEMENT AND DIVERSIFICATION

Describe any considerations given in this project toward curriculum improvement and diversification, including the use of instructional technology, distance learning and access to advanced courses in science, mathematics, language arts and social studies

Jefferson County Schools is making a commitment to better serve all students in Jefferson County Schools, including those that are home schooling or virtual learning. STEAM activities are critical to collaborative and hands-on learning activities and should be available to all students. The new Ranson and Shepherdstown Elementary Schools will be designed to include STEAM Labs that will include

collaboration areas that students and their parents will be able to schedule for use to conduct experiments, assemble projects, utilize resources, etc. The STEAM Lab will have a direct outside entrance so that these spaces could be available for use after hours.

Language labs designed for use by ELL students during the day and their families after hours to improve the collective outcomes for the large ELL population. Digital instructional supports and a library of materials to support continued language learning in the home are incorporated for county wide use.

VI. EDUCATIONAL INNOVATIONS

Describe any provisions within this project proposal that strive to achieve innovations in education.

The proposed Ranson and Shepherdstown Elementary Schools will be designed to accommodate new and innovative trends in education instruction and delivery. The new schools will include flexible use spaces within a new STEAM Lab. The STEAM Lab will be designed to accommodate the following types of activities:

- Maker Space area for science experiments, art projects, robotics assembly, etc.
- Multimedia Space for reading, on-line research, video conferencing/resource sharing, distant learning, etc. with other schools/students in other parts of the county, state, country or world.
- STEAM Activity Space that allows for multi-sensory activities/projects that combine elements of Science, Technology, Engineering, Art and Math.

It is also critical that students learn about the importance of healthy eating and keeping physically active. Equipment will be included in the new school that will allow students to read and exercise simultaneously by using interactive stationary bikes. These reading/activity stations will be located in the library which will also house the expanded language lab for ELL students and their families.

Outdoor Learning Classroom areas will be incorporated into both school designs to allow students the ability to experience nature and understand the importance of each weather season.

VII. ADEQUATE SPACE

Describe how this proposal affects the ability to provide adequate space for the projected student enrollment.

The proposed Ranson and Shepherdstown Elementary Schools will be designed to accommodate 450 students. The core spaces of these schools will be designed for 600 students which will allow for future classroom additions in the future.

VIII. LOCAL BOND HISTORY EFFORTS

Describe the history of efforts taken by the county board to propose or adopt local school bond issues or special levies to the extent Constitutionally permissible

Jefferson County Schools has received very good support for their previous and current bond efforts. In November 2020, Jefferson County residents voted in support of the Bond Call for School Improvements and the Excess Levy. Both passed by decisive majorities.

IX. PREVENTATIVE MAINTENANCE

Describe how the proposed project impact's the County's regularly scheduled Preventative Maintenance program.

The existing Ranson and Shepherdstown Elementary School buildings are both aging facilities that were initially constructed in the 1950's. The proposed New Ranson and Shepherdstown Elementary Schools will allow preventative maintenance resources that would have been spent on the existing aging buildings to be re-allocated to other aging school facilities in Jefferson County. The new schools will be designed to be low maintenance and environmentally friendly. Energy efficient construction, such as the use of insulated concrete form (ICF) walls and a geo-thermal heating system will help to reduce energy and annual operating expenses so that these resources can be used for other purposes.

ADDITIONAL COMMENTS:

#1 DESCRIPTION OF EXISTING FACILITIES

- Existing Ranson Elementary School currently houses grades PK-5
- Constructed on a 4.29-acre site in 1957 which is adequate ___ inadequate X
- Existing single-story facility contains 35,401 sq. ft.
- Is the existing facility located in the flood plain Yes ___ No: X
- Current enrollment: 382
- 8th Year Projected Enrollment: 400
- Building utilization is 69%
- Utilities: Public Water: X On-Site Well ___ Public Sewage: X
- Package Plant ___ Other: Rooftop Units
- HVAC: Gas ___ Electric: X Coal ___ Other ___
- What is the facility's Energy Usage Index (EUI)? 72.97
- Cost to upgrade to current standard is \$2,781,962
- Existing facility contains no major structural problems
- Health, safety and building accessibility, comments: Conditions are detailed in the CEFP Building assessment (attached). The need to have a facility that resolves the Energy Usage and creates a better environment for our students and teachers is detailed in the Facility Information Assessment Reports.

#2 DESCRIPTION OF EXISTING FACILITIES

- Existing Shepherdstown Elementary School currently houses grades PK-5
- Constructed on a 7.9-acre site in 1956 which is adequate ___ inadequate: X
- Existing single-story facility contains 52,000 sq. ft.
- Is the existing facility located in the flood plain Yes ___ No: X
- Current enrollment: 414
- 8th Year Projected Enrollment: 414
- Building utilization is 81%
- Utilities: Public Water: X On-Site Well ___ Public Sewage: X
- Package Plant ___ Other: Rooftop Units and VRV
- HVAC: Gas X Electric ___ Coal ___ Other _____
- What is the facility's Energy Usage Index (EUI)? 44.64
- Cost to upgrade to current standards is \$4,192,644
- Existing facility contains some structural problems pertaining to the roof deck
- Health, safety and building accessibility, comments: Conditions are detailed in the CEFP Building assessment (attached). The need to have a facility that resolves the Energy Usage and creates a better environment for our students and teachers is detailed in the Facility Information Assessment Reports.

Complete one of the above descriptions for each school affected.

SBA Form 134

Existing Shepherdstown Elementary
School

**School Building Authority of West Virginia
SBA Form 134 Data Collection Form
School Improvement Cost Summary Sheet**

LEA ID:	037205	Assessment Date:	01/23/19
County:	Jefferson	Total Gross Square Feet:	52400
Facility Name:	Shepherdstown Elementary School	Original Year of Construction:	1956
Design Capacity Enrollment:	566		

Please note, the current-year costs shown below are intended to provide a Rough Order of Magnitude (ROM) estimate of costs. While they are appropriate for high-level capital forecasting, they should not be relied upon for determining specific project funding values. Actual project costs will likely deviate from the presented values due to a variety of factors including, but not limited to, hard and soft cost fluctuations and the actual date of construction for the intended project. Therefore, detailed cost estimates are recommended to validate funding requirements prior to obligating funds for facility replacement or renovation.

Improvement Item

1. Site Work

Improvement Item	Unit	Quantity	Unit Cost	Item Cost	Remarks
Land Acquisition	Acres			\$ -	
Excavation/Grade	CUB FT			\$ -	
Drainage	LIN FT			\$ -	
Walks (6 ft wide)	SQ FT			\$ -	
Parking	SQ FT			\$ -	
Bus Loading	SQ FT			\$ -	
Roads	SQ FT			\$ -	
Playing Fields	SQ FT			\$ -	
Other (Describe in 'Remarks')				\$ -	
Other (Describe in 'Remarks')				\$ -	
Other (Describe in 'Remarks')				\$ -	

Sub-Total

\$ -

2. Renovations, Exterior

Improvement Item	Unit	Quantity	Unit Cost	Item Cost	Remarks
Wall Structure	SQ FT			\$ -	
Floor Structure	SQ FT			\$ -	
Roof Structure	SQ FT			\$ -	
Wall Facing	SQ FT			\$ -	
Windows	EACH	1	\$250,000.00	\$ 250,000.00	
Doors/Frames	EACH	1	\$ 50,000.00	\$ 50,000.00	
Roofing	SQ FT	52,400	\$ 14.31	\$ 749,844.00	
Coping/Parapet	LIN FT			\$ -	
Painting	SQ FT			\$ -	
Other (Describe in 'Remarks')				\$ -	
Other (Describe in 'Remarks')				\$ -	
Other (Describe in 'Remarks')				\$ -	

Sub-Total

\$ 1,049,844.00

3. Renovations, Interior

Improvement Item	Unit	Quantity	Unit Cost	Item Cost	Remarks
Floor Covering	SQ FT	52,400	\$ 8.00	\$ 419,200.00	
Patch & Painting	SQ FT	52,400	\$ 1.50	\$ 78,600.00	
Ceiling Finish	SQ FT	52,400	\$ 3.50	\$ 183,400.00	
Plumbing	SQ FT			\$ -	
Heating/Ventilating	SQ FT	52,400	\$ 14.50	\$ 759,800.00	
Air Conditioning	SQ FT	52,400	\$ 14.50	\$ 759,800.00	
Lighting	SQ FT	52,400	\$ 5.00	\$ 262,000.00	
Wiring	SQ FT	52,400	\$ 11.45	\$ 599,980.00	
Fire Alarm	SQ FT			\$ -	
Communication System	SQ FT			\$ -	
Technology				\$ -	
Interior Doors	EACH	50	\$ 1,000.00	\$ 50,000.00	
Other (Describe in 'Remarks')	EACH	1	\$150,000.00	\$ 150,000.00	Relocate Office for Security
Other (Describe in 'Remarks')	EACH	1	\$250,000.00	\$ 250,000.00	ADA Upgrades

7. Architectural/Engineering Fees

New Construction
Renovations

%	Quantity
6.5%	\$5,462,624.00

Item Cost **Remarks**

\$ 355,070.56	
\$ -	

Sub-Total

\$ 355,070.56

8. Miscellaneous

Survey
Soil Inv.
Other (Describe in 'Remarks')
Other (Describe in 'Remarks')

Unit	Quantity	Unit Cost
EACH		
EACH		

Item Cost **Remarks**

\$ -	
\$ -	
\$ -	
\$ -	

Sub-Total

\$ -

9. Contingencies

New Construction
Renovations

%	Quantity
4.0%	\$5,462,624.00
7.5%	\$5,462,624.00

Item Cost **Remarks**

\$ 218,504.96	
\$ 409,696.80	

Sub-Total

\$ 628,201.76

Grand Total Project Cost	\$ 6,445,896.32
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Worksheet Links:

- [Campus Information](#)
- [Building 1](#)
- [Building 2](#)
- [Building 3](#)
- [Building 4](#)
- [Building 5](#)
- [Building 6](#)
- [Building 7](#)
- [Building 8](#)
- [Building 9](#)
- [Building 10](#)
- [Site Evaluation](#)
- [Facility General Information](#)
- [Building Component Evaluation](#)
- [Facility Spaces Evaluation / Utilization Analysis](#)
- [School Improvement Cost Summary](#)

Reference Data from Prior Sheets (for WVDE Use Only):	
Energy Utilization Index:	44,645
Current Enrollment:	414
Program Capacity:	566
Utilization Calculation:	73%
Building(s) in Floodplain/Floodway:	0

School Building Authority of West Virginia
SBA Form 134 Data Collection Form
Facility Spaces Evaluation / Utilization Analysis Sheet

LEA ID:	037205	Assessment Date:	43488
County:	Jefferson	Total Gross Square Feet:	52400
Facility Name:	Shepherdstown Elementary School	Original Year of Construction:	1956

Individual School Utilization Analysis

Grade Config	K - 5	Age of Facility	65	No. of Renovations	3	Square Ft	52,400	Portables	0	Location (City, St)	SHEPHERSTOWN WV
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Lowest Grade Level:
Highest Grade Level:

Complete ONLY the column below associated with the highest grade level for this school.

Classroom Type	Number of Class Types		Number of Class Types (HS)	Max Students Per Room	X	=	Total Program Capacity	Utilization Calculation
	(ES)	(MS)						
Pre-Kindergarten (Full Day)				20			0	Current Enrollment
Kindergarten (Full Day)	3			20			60	414
General Purpose Classroom	20			25			500	
Computer Lab	n/a			25			0	
Art Lab	n/a			25			0	
Music Classroom	n/a			25			0	
Special Ed Pull-out	n/a		n/a	25			0	
Special Ed Level 1: (PK-5)				0			0	
Special Ed Level 1: (6-12)				6			0	
Special Ed Level 2: (PK-12)				12			0	
Special Ed Level 3: (PK-12)				8			0	
Special Education Classroom	1			6			6	Utilization Calculation
Technical Education/ Voc Ag	n/a			20			0	73%
Physical Education	n/a			50			0	
Science Classroom/Lab	n/a			25			0	Desirable Utilization
Business Education	n/a			25			0	85%
Family Liv/Cons Economics	n/a			25			0	
Totals	24	0	0				566	Difference

-1.2%

**School Building Authority of West Virginia
SBA Form 134 Data Collection Form
Building Component Evaluation Sheet**

LEA ID:	037205	Assessment Date:	01/23/19
County:	Jefferson	Total Gross Square Feet:	52,400
Facility Name:	Shepherdstown Elementary Schc	Original Year of Construction:	1956

3 - Building Component Evaluation Worksheet

Building Structures:

Type:	Load Bearing Masonry	
Building Structures Remarks:		
Overall Building Structure Condition:	3-Average	

Floor Structures:

Steel Joist/Concrete (floor area SF):		
Wood Joists (floor area SF):		
Slab on Grade (floor area SF):	52,400	
Other (specify) / Floor area SF:		
Floor Structure Remarks:		
Overall Floor Structure Condition:	3-Average	

Roof:

Roof Structure:	Steel Joists	
Roof Structures Remarks:		
Overall Roof Condition:	3-Average	

Building Systems:

The systems below are addressed in the FCA data collection tool.

- Roof Coverings
- Wall Finishes
- Ceiling Finishes
- Floor Finishes
- Doors
- Windows
- HVAC
- Electrical
- Fire Alarm

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Technology Infrastructure:

Sufficient Electrical Capacity:	Yes	
Power Receptacles Availability:	Yes	

ID Network Type (if available):
Inventory Records Hardware
Other (specify):

Yes	
Yes	

Deficiencies:

Technology Remarks:

Overall Technology Infrastructure Cond

3-Average

Technology Assessment:

Teacher Training:
Software Use:
Purchasing Practices:
Network Administration:
Inventory Records
Other (specify):

4-Above Average
3-Average
3-Average
3-Average
3-Average

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Deficiencies:

Technology Remarks:

Overall Technology Condition:

3-Average

School Access Safety Audit:

Planning:
Deterrence:
Detection:
Delay:
Communication:
Evacuation:

3-Average
3-Average
3-Average
3-Average
2-Below Average
3-Average

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Safety Remarks:

Overall Access Safety Condition:

3-Average

**School Building Authority of West Virginia
SBA Form 134 Data Collection Form
Site Evaluation Sheet**

LEA ID:	037205	Assessment Date:	01/23/19
County:	Jefferson	Total Gross Square Feet:	52,400
Facility Name:	Shepherdstown Elementary Schc	Original Year of Construction:	1956

2 - Site Evaluation Worksheet

Site

City or Rural:	City
Actual Acres:	7.98
Useable Acres:	4
Site adequate for expansion:	No
Are public parks/areas adjacent:	No
% site out of flood plain:	100%
% site in flood plain:	0%

Site Remarks:
Overall Site Condition:

Asphalt and concrete sidewalks are deteriorating and in fair condition. Flagpoles are rusting. Dumpster pad is undersized and in poor condition. Fencing is functional and in fair condition.

2-Below Average

Drainage

Drainage Remarks:
Overall Drainage Condition:

Minor erosion issues in front parking lot and playground area. Runoff drains toward school at front entrance with significant ponding.

2-Below Average

Parking

Parking Adequately Lit:
Adequacy of Parking:

No
2-Below Average

Parking Remarks:
Overall Parking Condition:

Faculty/staff park in undesignated spaces instead of lower parking lot. No separation between bus/parent dropoff and pickup. Faculty park at rear adjacent to playground.

2-Below Average

Bus Loading

Bus Loading Adequate:

No

Bus Loading Remarks:

Faculty/staff indicated major issues with bus separation from parents and safety. No sufficient space for bus loading.

Overall Bus loading Condition: 2-Below Average

Access Roads

Adequacy of On-Site Access Roads: 2-Below Average

Adequacy of Off-Site Access Roads: 2-Below Average

Access Roads Remarks:

Access to site is limited and not ideal. Onsite access is problematic to traffic flow. Major redesign necessary to ensure better efficiency.

Overall Access Road Condition: 2-Below Average

Playfields/Playcourts

Adequacy of Playfields: 2-Below Average

Adequacy of Playcourts: 3-Average

Playfields/Playcourts Remarks:

Sufficient playground equipment in fair condition, but dated. Lack of sufficient level playfields. Play area located too close to faculty/staff parking lot.

Overall Playfield/Playcourts Condition: 2-Below Average

Site Utilities

Electrical Services:

Phase: 3

Voltage: 120/208

Amps: 1600

Electric Utility Company: Allegheny Power

Main Service Feed into Building: Underground

Electrical Service Remarks:

Overall Electrical Service Condition: 3-Average

Fuel Sources:

Natural Gas:

Coal:

Fuel Oils: Yes

Propane:

Other (Specify):

Fuel Line Size (inches): 1

Fuel Utility Company: Community Oil Company

Fuel Sources Remarks:

Overall Fuel Sources Condition: 3-Average

Water Sources:

Public: Yes

Well:

Water Line Size (inches): 2.5

Water Utility Company: Shepherdstown Utilities

Water Sources Remarks: Insufficient fire hydrant coverage.

Overall Water Sources Condition: 3-Average

Sewage Systems:

Public: Yes

Septic:

Other (Specify):

Public Service District (PSD): Shepherdstown Service District

Sewage System Remarks: Faculty/staff indicated no issues.

Overall Sewage System Condition: 3-Average

School Building Authority of West Virginia
SBA Form 134 Data Collection Form
Building Information Sheet

Building	SES	Year Built	1956		
Gross Square Foot	52,400	Basement (Y/N)	N	# Floors (Incl. Base)	1

System	Material	Count	Year installed if different from Building	Condition	Notes	Messages
Conveying Systems				Not Present		Please confirm absence of system with Facility Manager.
Electrical - Branch Wiring			1995	3 - Average		
Electrical - Lighting	Fluorescent		2003	3 - Average		
Electrical - Emergency Lighting and Exit Signs			2003	3 - Average		
Electrical - Service and Distribution			2003	3 - Average		
Equipment & Furnishings - Institutional Equipment	Includes Commercial			3 - Average		
Exterior Enclosure - Exterior Doors	Aluminum			3 - Average		
Exterior Enclosure - Exterior Wall Finishes	Masonry			3 - Average		
Exterior Enclosure - Exterior Windows	Single Pane, Fixed All Bronze/Alu			2 - Below Average		
Fire Protection - Fire Alarm & Detection			1990	2 - Below Average		
Fire Protection - Sprinklers and Standpipes				Not Present		Please confirm absence of system with Facility Manager.
HVAC - Terminal & Package Units				3 - Average		If Terminal & Package Units are present, Cooling & Heat Generating Systems cannot be present.
HVAC - Distribution System				3 - Average		
HVAC - Heat Generating Systems				Not Present		Please confirm absence of system with Facility Manager.
HVAC - Cooling Generating Systems				Not Present		Please confirm absence of system with Facility Manager.
HVAC - Controls and Instrumentation				3 - Average		
Interior Construction - Interior Doors	Soft Core Wood			3 - Average		
Interior Construction - Specialties and Casework				2 - Below Average		
Interior Finishes - Ceiling Finishes	Acoustical Tile			2 - Below Average		
Interior Finishes - Floor Finishes	Vinyl Composition Tile			2 - Below Average	Asbestos tile may be present in this building	
Interior Finishes - Gymnasium Floor Finishes			1975	2 - Below Average	Vinyl Tile non floor	
Interior Finishes - Wall Finishes	Painted GCI			3 - Average		
Plumbing - Domestic Water Distribution				3 - Average		
Plumbing - Fixtures	Marble			2 - Below Average		
Plumbing - Raw Water Drainage				3 - Average		
Plumbing - Sanitary Sewer				3 - Average		
Roofing - Roof Coverings	Membrane, Ballasted			2 - Average		
Security System				3 - Average	Lacked entrance Cameras	
Technology Infrastructure				3 - Average		

SBA Form 134

Existing Ranson Elementary School

**School Building Authority of West Virginia
SBA Form 134 Data Collection Form
School Improvement Cost Summary Sheet**

LEA ID:	037204	Assessment Date:	01/24/19
County:	Jefferson	Total Gross Square Feet:	35401
Facility Name:	Ranson Elementary School	Original Year of Construction:	1957
Design Capacity Enrollment:	556		

Please note, the current-year costs shown below are intended to provide a Rough Order of Magnitude (ROM) estimate of costs. While they are appropriate for high-level capital forecasting, they should not be relied upon for determining specific project funding values. Actual project costs will likely deviate from the presented values due to a variety of factors including, but not limited to, hard and soft cost fluctuations and the actual date of construction for the intended project. Therefore, detailed cost estimates are recommended to validate funding requirements prior to obligating funds for facility replacement or renovation.

Improvement Item

1. Site Work

Improvement Item	Unit	Quantity	Unit Cost	Item Cost	Remarks
Land Acquisition	Acres			\$ -	
Excavation/Grade	CUB FT			\$ -	
Drainage	LIN FT			\$ -	
Walks (6 ft wide)	SQ FT			\$ -	
Parking	SQ FT			\$ -	
Bus Loading	SQ FT			\$ -	
Roads	SQ FT			\$ -	
Playing Fields	SQ FT			\$ -	
Other (Describe in 'Remarks')				\$ -	
Other (Describe in 'Remarks')				\$ -	
Other (Describe in 'Remarks')				\$ -	

Sub-Total

\$ -

2. Renovations, Exterior

Improvement Item	Unit	Quantity	Unit Cost	Item Cost	Remarks
Wall Structure	SQ FT			\$ -	
Floor Structure	SQ FT			\$ -	
Roof Structure	SQ FT			\$ -	
Wall Facing	SQ FT			\$ -	
Windows	EACH	1	\$150,000.00	\$ 150,000.00	
Doors/Frames	EACH			\$ -	
Roofing	SQ FT	35,401	\$ 15.00	\$ 531,015.00	
Coping/Parapet	LIN FT			\$ -	
Painting	SQ FT			\$ -	
Other (Describe in 'Remarks')	EACH	1	\$ 50,000.00	\$ 50,000.00	Secure Entrance
Other (Describe in 'Remarks')				\$ -	
Other (Describe in 'Remarks')				\$ -	

Sub-Total

\$ 731,015.00

3. Renovations, Interior

Improvement Item	Unit	Quantity	Unit Cost	Item Cost	Remarks
Floor Covering	SQ FT			\$ -	
Patch & Painting	SQ FT			\$ -	
Ceiling Finish	SQ FT			\$ -	
Plumbing	SQ FT			\$ -	
Heating/Ventilating	SQ FT			\$ -	
Air Conditioning	SQ FT			\$ -	
Lighting	SQ FT			\$ -	
Wiring	SQ FT			\$ -	
Fire Alarm	SQ FT			\$ -	
Communication System	SQ FT			\$ -	
Technology				\$ -	
Interior Doors	EACH			\$ -	
Other (Describe in 'Remarks')	EACH	1	\$ 90,000.00	\$ 90,000.00	Restroom Renovations
Other (Describe in 'Remarks')	EACH	2	\$ 62,500.00	\$ 125,000.00	Roof Top Units

Other (Describe in 'Remarks')

--	--

 \$ -

Sub-Total \$ 215,000.00

4. Building Additions Including Furniture, Furnishings & Equipment

	Unit	Quantity	Unit Cost	Item Cost	Remarks
Administration (ES, MS, HS)	SQ FT			\$ -	
Student Services (ES, MS, HS)	SQ FT			\$ -	
Kindergarten (ES)	SQ FT			\$ -	
Primary (ES)	SQ FT			\$ -	
Media Center (ES)	SQ FT			\$ -	
Basic (MS, HS)	SQ FT			\$ -	
Reading (MS, HS)	SQ FT			\$ -	
Health Education (MS, HS)	SQ FT			\$ -	
Computer Lab (ES, MS, HS)	SQ FT			\$ -	
Inst. Mat. Center (MS, HS)	SQ FT			\$ -	
Home Economics (MS, HS)	SQ FT			\$ -	
Art (ES, MS, HS)	SQ FT			\$ -	
Ind. Technology (MS, HS)	SQ FT			\$ -	
Music (ES, MS, HS)	SQ FT			\$ -	
Physical Education (MS, HS)	SQ FT			\$ -	
Auditorium (MS, HS)	SQ FT			\$ -	
Special Education (ES, MS, HS)	SQ FT			\$ -	
Multi-Purpose (ES)	SQ FT			\$ -	
Kitchen (ES, MS, HS)	SQ FT			\$ -	
Dining (MS, HS)	SQ FT			\$ -	
Business Education (MS)	SQ FT			\$ -	
Co-Op Education (MS)	SQ FT			\$ -	
Drivers Education (MS)	SQ FT			\$ -	
Staff/Faculty (ES, MS, HS)	SQ FT			\$ -	
Toilets/Fixtures (ES, MS, HS)	SQ FT			\$ -	
Storage General (ES, MS, HS)	SQ FT			\$ -	
Storage Instructional (ES, MS, HS)	SQ FT			\$ -	
Custodial (ES, MS, HS)	SQ FT			\$ -	
Mechanical (MS, HS)	SQ FT			\$ -	
Other (Describe in 'Remarks')				\$ -	
Other (Describe in 'Remarks')				\$ -	
Other (Describe in 'Remarks')				\$ -	
Subtotal of Building Additions (SQ FT)		<u>0</u>			
Circulation	30%	0		\$ -	
Sub-Total				<u>\$ -</u>	

5. Special Construction

	Unit	Quantity	Unit Cost	Item Cost	Remarks
Elevator	EACH			\$ -	
Sprinkler Systems	SQ FT			\$ -	
Kitchen Equipment	ALL			\$ -	
Waste Treatment	EACH			\$ -	
Other (Describe in 'Remarks')				\$ -	
Other (Describe in 'Remarks')				\$ -	
Other (Describe in 'Remarks')				\$ -	
Sub-Total				<u>\$ -</u>	

6. Other Special Costs

	Quantity	Unit Cost	Item Cost	Remarks
			\$ -	
			\$ -	
			\$ -	

Sub-Total \$ -
Sub-Total of Items 1 through 6 \$ 946,015.00

7. Architectural/Engineering Fees

	%	Quantity	Item Cost	Remarks
New Construction	6.5%	\$946,015.00	\$ 61,490.98	
Renovations			\$ -	

Sub-Total \$ 61,490.98

8. Miscellaneous

	Unit	Quantity	Unit Cost	Item Cost	Remarks
Survey	EACH			\$ -	
Soil Inv.	EACH			\$ -	
Other (Describe in 'Remarks')				\$ -	
Other (Describe in 'Remarks')				\$ -	
Other (Describe in 'Remarks')				\$ -	

Sub-Total \$ -

9. Contingencies

	%	Quantity	Item Cost	Remarks
New Construction	4.0%	\$946,015.00	\$ 37,840.60	
Renovations	7.5%	\$946,015.00	\$ 70,951.13	

Sub-Total \$ 108,791.73

Grand Total Project Cost \$ 1,116,297.70

Worksheet Links:

- [Campus Information](#)
- [Building 1](#)
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- [Facility General Information](#)
- [Building Component Evaluation](#)
- [Facility Spaces Evaluation / Utilization Analysis](#)
- [School Improvement Cost Summary](#)

Reference Data from Prior Sheets (for WVDE Use Only):	
Energy Utilization Index:	72,974
Current Enrollment:	382
Program Capacity:	556
Utilization Calculation:	69%
Building(s) in Floodplain/Floodway:	0

School Building Authority of West Virginia
SBA Form 134 Data Collection Form
Facility Spaces Evaluation / Utilization Analysis Sheet

LEA ID:	037204	Assessment Date:	4/3/89
County:	Jefferson	Total Gross Square Feet:	35,401
Facility Name:	Ranson Elementary School	Original Year of Construction:	1957

Individual School Utilization Analysis										
Classroom Type	Grade Config		Age of Facility	No. of Renovations	Square Ft	Portables	Location (City, St)	Max Students Per Room	X	Total Program Capacity
	Class Types (ES)	Class Types (MS)								
Pre-Kindergarten (Full Day)			64	4	35,401	4	RANSON WV	20		0
Kindergarten (Full Day)								20		0
General Purpose Classroom	22							25		550
Computer Lab	n/a							25		0
Art Lab	n/a							25		0
Music Classroom	n/a							25		0
Special Ed Pull-out	n/a	n/a	n/a					0		0
Special Ed Level 1: (PK-5)								6		0
Special Ed Level 1: (6-12)								12		0
Special Ed Level 2: (PK-12)								12		0
Special Ed Level 3: (PK-12)								8		0
Special Education Classroom	1							6		6
Technical Education/ Voc Ag	n/a							20		0
Physical Education	n/a							50		0
Science Classroom/Lab	n/a							25		0
Business Education	n/a							25		0
Family Liv/Cons Economics	n/a							25		0
Totals	23	0	0							556

Complete ONLY the column below associated with the highest grade level for this school.

Utilization Calculation	Current Enrollment	382
Utilization Calculation	Total Program Capacity	556
Utilization Calculation		
69%		
Desirable Utilization		
85%		
Difference		
-16%		

School Building Authority of West Virginia
SBA Form 284 Data Collection Form
Building Information Sheet

Building	RES	Year Built	1957		
Gross Square Feet	35,401	Basement (Y/N)	N	# Floors (incl. Basmt)	1

System	Material	Count	Year Installed if different from Building	Condition	Notes	23 of 29 systems have been evaluated	Messages
Conveying Systems				Not Present			Please confirm absence of system with Facility Manager.
Electrical - Branch Wiring				3 - Average			
Electrical - Lighting	Fluorescent		2000	3 - Average			
Electrical - Emergency Lighting and Exit Signs			1990	3 - Average			
Electrical - Service and Distribution			1975	3 - Average			
Equipment & Furnishings - Institutional Equipment	Institutes Commercial			3 - Average			
Exterior Enclosure - Exterior Doors	Aluminum		1975	4 - Above Average			
Exterior Enclosure - Exterior Wall Finishes	Masonry			3 - Average			
Exterior Enclosure - Exterior Windows	Double-Pane, Fixed, All-Frame			3 - Average			
Fire Protection - Fire Alarm & Detection			2015	3 - Average			
Fire Protection - Sprinklers and Standpipes				Not Present			Please confirm absence of system with Facility Manager.
HVAC - Terminal & Package Units				3 - Average			If Terminal & Package Units are present, Cooling & Heat Generating Systems cannot be present.
HVAC - Distribution System				2 - Average			
HVAC - Heat Generating Systems				Not Present			Please confirm absence of system with Facility Manager.
HVAC - Cooling Generating Systems				Not Present			Please confirm absence of system with Facility Manager.
HVAC - Controls and Instrumentation				3 - Average			
Interior Construction - Interior Doors	Solid Core/Wood			3 - Average			
Interior Construction - Specularities and Casework				2 - Below Average			
Interior Finishes - Ceiling Finishes	Acoustical Tile			2 - Below Average			
Interior Finishes - Floor Finishes	Carpet			3 - Average			
Interior Finishes - Gymnasium Floor Finishes				1 - Below Average	wood tile gym floor		
Interior Finishes - Wall Finishes	Painted GBN			3 - Average			
Plumbing - Domestic Water Distribution				3 - Average			
Plumbing - Fixtures	Metal			3 - Average			
Plumbing - Rain Water Drainage				3 - Below Average	isolated instances of defective drainage systems		
Plumbing - Sanitary Sewer				3 - Average			
Roofing - Roof Coverings	Asphalt/Flt			2 - Below Average			
Security System			2015	3 - Average			
Technology Infrastructure			2015	3 - Average			

**School Building Authority of West Virginia
SBA Form 134 Data Collection Form
Building Component Evaluation Sheet**

LEA ID:	037204	Assessment Date:	01/24/19
County:	Jefferson	Total Gross Square Feet:	35,401
Facility Name:	Ranson Elementary School	Original Year of Construction:	1957

3 - Building Component Evaluation Worksheet

Building Structures:

Type:

Load Bearing Masonry

Building Structures Remarks:

Overall Building Structure Condition:

3-Average

Floor Structures:

Steel Joist/Concrete (floor area SF):

Wood Joists (floor area SF):

Slab on Grade (floor area SF):

Other (specify) / Floor area SF:

35,401

Floor Structure Remarks:

Overall Floor Structure Condition:

3-Average

Roof:

Roof Structure:

Steel Joists

Roof Structures Remarks:

Overall Roof Condition:

3-Average

Building Systems:

The systems below are addressed in the FCA data collection tool.

Roof Coverings

Wall Finishes

Celling Finishes

Floor Finishes

Doors

Windows

HVAC



Electrical
Fire Alarm

--

--

Technology Infrastructure:

Sufficient Electrical Capacity:
Power Receptacles Availability:
ID Network Type (if available):
Inventory Records Hardware
Other (specify):

Yes
Yes
Yes
Yes

Deficiencies:

--

Technology Remarks:

Overall Technology Infrastructure Cond

3-Average

Technology Assessment:

Teacher Training:
Software Use:
Purchasing Practices:
Network Administration:
Inventory Records
Other (specify):

4-Above Average
4-Above Average
4-Above Average
4-Above Average
4-Above Average

--

Deficiencies:

--

Technology Remarks:

Overall Technology Condition:

3-Average

School Access Safety Audit:

Planning:
Deterrence:
Detection:
Delay:
Communication:
Evacuation:

3-Average
3-Average
3-Average
2-Below Average
2-Below Average

Safety Remarks:

Overall Access Safety Condition:

2-Below Average

Worksheet Links:

[Campus Information](#)

**School Building Authority of West Virginia
SBA Form 134 Data Collection Form
Site Evaluation Sheet**

LEA ID:	037204	Assessment Date:	01/24/19
County:	Jefferson	Total Gross Square Feet:	35,401
Facility Name:	Ranson Elementary School	Original Year of Construction:	1957

2 - Site Evaluation Worksheet

Site

City or Rural:	City
Actual Acres:	4.29
Useable Acres:	4
Site adequate for expansion:	No
Are public parks/areas adjacent:	No
% site out of flood plain:	100%
% site in flood plain:	0%

Site Remarks:

Overall Site Condition:

Asphalt and concrete sidewalks are in fair condition. Flagpoles are in good condition.

3-Average

Drainage

Drainage Remarks:

Overall Drainage Condition:

Front of school drains to corner of property and causes flooding. Some downspouts to splash blocks.

2-Below Average

Parking

Parking Adequately Lit:

Adequacy of Parking:

No

2-Below Average

Parking Remarks:

Overall Parking Condition:

Majority of students walk to school. Some parents pickup and faculty/staff indicated no issues.

3-Average

Bus Loading

Bus Loading Adequate:

Bus Loading Remarks:

No

No buses - students walk to school.

Overall Bus loading Condition: 1-Inadequate

Access Roads

Adequacy of On-Site Access Roads: 3-Average

Adequacy of Off-Site Access Roads: 3-Average

[Empty box for Access Roads Remarks]

Access Roads Remarks:

Overall Access Road Condition: 3-Average

Playfields/Playcourts

Adequacy of Playfields: 3-Average

Adequacy of Playcourts: 3-Average

Playground equipment is a mixture of old and new in good condition. Walking track is new and in good condition. Playfield backstop is in good condition. Playcourt is adequate with basketball goals in fair condition.

Playfields/Playcourts Remarks:

Overall Playfield/Playcourts Condition: 3-Average

Site Utilities

Electrical Services:

Phase: 3

Voltage: 208/120

Amps:

Electric Utility Company: Allegheny Energy

Main Service Feed into Building: Underground

[Empty box for Electrical Service Remarks]

Electrical Service Remarks:

Overall Electrical Service Condition: 3-Average

Fuel Sources:

Natural Gas:

Coal:

Fuel Oils:

Propane:

Other (Specify):

Fuel Line Size (inches): 0.5; 0.75

[Empty box for Fuel Utility Company and Fuel Sources Remarks]

Fuel Sources Remarks:

Overall Fuel Sources Condition: 3-Average

**School Building Authority of West Virginia
SBA Form 134 Data Collection Form
Facility General Information Sheet**

1 - Facility General Information Worksheet

LEA ID:	037204	Assessment Date:	01/24/19
County:	Jefferson	Total Gross Square Feet:	35,401
Facility Name:	Ranson Elementary School	Original Year of Construction:	1957

Energy Indexes

(List the total amount of each fuel source used for one year)

<u>Source (Units)</u>	<u>Consumption per Year</u>	<u>Conversion (BTU/Unit)</u>	<u>Total BTU</u>
Electric (Kilowatt-Hrs)	757,111	3,412	2,583,368,728
Natural Gas (MCF) --OR--		1,037,000	-
Natural Gas (Decotherms)		1,000,000	-
Coal (Tons)		24,000,000	-
#2 Fuel Oil (Gallons)		138,874	-
Propane (Pounds)		21,600	-
Used Oil (Gallons)		125,000	-
Wood Chips (Tons)		16,500,000	-
Other (specify)			-
Amount:			
Units:			

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Site Evaluation

- [Facility General Information](#)
- [Building Component Evaluation](#)

Facility Spaces Evaluation / Utilization Analysis

School Improvement Cost Summary

Total BTU: 2,583,368,728
Energy Utilization Index (EUI): 72,974