

Lincoln County Schools 2020-2029 CEFPP



14 – December - 2020

Volumes 1-3



Lincoln County Schools 2020-2029 CEFPP

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Executive Summary

Long-term goals and objectives must be anticipated, and strategic planning established to perform comprehensive systemic planning. Minimally, curriculum delivery models, grade configurations, maximum and minimum school sizes, community expectations, optimal student populations and the number of facilities that can be effectively maintained given limited resources available to the county should be addressed.

Upon successful development and adoption of the Comprehensive Educational Facilities Plan (CEFP) goals and objectives, summarize the specifics of the plan in an Executive Summary. These goals and objectives must consider all aspects of the educational and facility needs of the county.

Instructions

Provide goals and objectives under each category below. Use the example goals to help structure your goals and objectives. Upon completion, please provide an executive summary of the county's 2020 CEFP goals and objectives.

Goal: Lincoln County Schools shall be organized with a grade configuration that is consistent with current and futuristic accepted educational practices through 2030.

Objective: Lincoln County Schools will continue offering a pre-kindergarten program through 2030.

- A. Goals for Curriculum Delivery Models: Lincoln County Schools will utilize a curriculum delivery model that is described in the Educational Plan of the Comprehensive Educational Facilities Plan and that is consistent with state laws, rules, regulations and policies through the year 2030.

Objective: Given the student populations in grades Pre K-8, Lincoln County Schools will deliver the early learning program as set forth in WVBE Policy 2510 and other requirements in instructional spaces that have been tailored to meet the needs of students and that are adequately maintained, equipped and staffed through 2030.

- B. Goals for Grade Configurations: Lincoln County Schools will be organized with a grade configuration model that is consistent with accepted educational practices through the year 2030.

Objective: Lincoln County Schools will continue to operate 3 elementary schools according to a PreK-5 organizational structure through 2030.

Objective: Lincoln County Schools will continue to operate 3 elementary schools according to a PreK-8 organizational structure through 2030.

Objective: Lincoln County Schools will continue to operate 1 middle school serving students in grades 6-8 through 2030.

Objective: Lincoln County Schools will continue to operate 1 high school serving students in grades 9-12 through 2030.

- C. Goals for Maximum/ Minimum School Sizes, Optimal Student Populations: Lincoln County Schools will give consideration to attendance zones, school enrollment, class size, and financial resources in determining the maximum and minimum school sizes it will operate through 2030.

Objective: Given sufficient enrollment, Lincoln County Schools will operate no more than 3 elementary schools serving students in their designated attendance areas in grades PreK-5 and operate no more than 3 elementary schools serving grades PreK-8.

Objective: Given sufficient enrollment, Lincoln County Schools will operate no more than 1 middle school serving students in their designated attendance area in grades 6-8.

Objective: Given sufficient enrollment, Lincoln County Schools will operate no more than 1 high school serving students in their designated attendance area in grades 9-12.

Objective: CTE and the Adult Basic Education centers will continue to provide career and technical education services to the secondary and adult populations.

- D. Goals for the Number of Facilities that can be Effectively Maintained given Resources Available: Lincoln County Schools will continue to give consideration to school attendance zones, distance of travel, geographic barriers, condition of facilities, and financial resources in determining the number of schools it can afford to operate through 2030.

Objective: Given adequate financial resources, Lincoln County Schools will operate no more than 3 elementary schools serving students in their designated attendance areas in grades PreK-5 and operate no more than 3 elementary schools serving grades PreK-8.

Objective: Given adequate financial resources, Lincoln County Schools will operate no more than 1 middle school serving students in their designated attendance area in grades 6-8.

Objective: Given adequate financial resources, Lincoln County Schools will operate no more than 1 high school serving students in their designated attendance area in grades 9- 12.

Objective: CTE and the Adult Basic Education centers will continue to provide career and technical education services to the secondary and adult populations.

- E. Goals for Community Expectations: Lincoln County Schools will provide school facilities that support them.

What are the Parental expectations of the school: What are the citizen attitudes and aspirations in general?

Objective: Lincoln County Schools will provide increased measures to strengthen school safety and security.

Objective: Lincoln County Schools will provide facilities that support student and staff learning.

Objective: Lincoln County Schools will provide learning opportunities to prepare college- and/or career-ready graduates.

Objective: Lincoln County Schools will provide increased opportunities for students to explore and apply STEAM concepts as the district prepares innovative and creative thinking activities for learning.

Executive Summary

Long-term goals and objectives must be anticipated, and strategic planning established to perform comprehensive systemic planning. Minimally, curriculum delivery models, grade configurations, maximum and minimum school sizes, community expectations, optimal student populations and the number of facilities that can be effectively maintained given limited resources available to the county should be addressed.

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Objective: Given the student populations in grades Pre K-8, Lincoln County Schools will deliver the early learning program as set forth in WVBE Policy 2510 and other requirements in instructional spaces that have been tailored to meet the needs of students and that are adequately maintained, equipped and staffed through 2030.

Objective: Given the student populations in grades 6-8, Lincoln County Schools will deliver the early learning program as set forth in WVBE Policy 2510 and other requirements in instructional spaces that have been tailored to meet the needs of students and that area adequately maintained ,equipped and staffed through 2030.

Objective: Given the student populations in grades 9-12, Lincoln County Schools will deliver the early learning program as set forth in WVBE Policy 2510 and other requirements in instructional spaces that have been tailored to meet the needs of students and that area adequately maintained ,equipped and staffed through 2030.

- B. Goals for Grade Configurations: Lincoln County Schools will be organized with a grade configuration model that is consistent with accepted educational practices through the year 2030

Objective: Lincoln County Schools will continue to operate 3 elementary schools according to a PreK-5 organizational structure through 2030.

Objective: Lincoln County Schools will continue to operate 1 middle schools serving students in grades 6-8 through 2030.

Objective: Lincoln County Schools will continue to operate 1 high school serving students in grades 9-12 through 2030.

- C. Goals for Maximum/ Minimum School Sizes, Optimal Student Populations: Lincoln County Schools will give consideration to attendance zones, school enrollment, class size, and financial resources in determining the maximum and minimum school sizes it will operate through 2030.

Objective: Given sufficient enrollment, Lincoln County Schools will operate no more than 3 elementary schools serving students in their designated attendance areas in grades PreK-8.

Objective: Given sufficient enrollment, Lincoln County Schools will operate no more than 1 middle schools serving students in their designated attendance areas in grades 6-8.

Objective: Given sufficient enrollment, Lincoln County Schools will operate no more than 1 high school serving students in their designated attendance areas in grades 9-12.

Objective: The Academy of Careers and Technology and the Adult Basic Education centers will continue to provide career and technical education services to the secondary and adult populations.

- D. Goals for the Number of Facilities that can be Effectively Maintained given Resources Available: Lincoln County Schools will continue to give consideration to school attendance zones, distance of travel, geographic barriers, condition of facilities, and financial resources in determining the number of schools it can afford to operate through 2030.

Objective: Given adequate financial resources, Lincoln County Schools will operate no more than 3 elementary schools serving students in their designated attendance areas in grades PreK-5.

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Objective: Lincoln County Schools will provide learning opportunities to prepare college- and/or career-ready graduates.

Objective: Lincoln County Schools will provide increased opportunities for students to explore and apply STEAM concepts as the district prepares innovative and creative think

Lincoln County Schools

CEFP 2020100.011 Community Analysis

Lincoln County Schools

100 011 Community Analysis

Executive Summary

A. Population characteristics and density patterns.

Lincoln County has experienced a consistent decline in population since 2012, ranging from a -0.19% decrease in 2012 to a -2.19% decrease in 2017. During this time period, Lincoln County lost a total of 858 persons. While the resident population has decreased from 2012 to 2017, the number of students qualifying for Free and Reduced Lunch has decreased from 2,301 in 2009 to 1,637 in 2017 for a total decrease of 664 students.

Based upon the 2010 US Census and 2018 US Census Population Estimate, 26.2% of persons living in Lincoln County were under the age of 18 while 20.6% of persons were 65 years of age or older. Lincoln County's racial makeup is 98% Caucasian and 1% African American with 1% Hispanic.

Table 1. County Population and Growth Rates by Year, 2011 through 2017

Year	Population	Change
2011	21,683	-0.50%
2012	21,616	-0.19%
2013	21,462	-0.71%
2014	21,532	0.33%
2015	21,292	-1.11%
2016	21,096	-0.92%
2017	20,825	-2.19%

Source: U.S. Department of Commerce, Bureau of the Census, Population Estimates Branch.

*Population projections were not available through the US Census. The projections are based upon "unpublished" population projections from the Bureau of Business and Economic Research.

<https://censusreporter.org/profiles/05000US54043-lincoln-county-wv/>

B. Population changes due to migration patterns and to fluctuations in the birth rate.

As noted in Table 3, the number of births in Lincoln County has decreased from 246 in 2011 to 229 in 2017 with a peak of 274 in 2015. In contrast, the number of deaths has risen from 278 in 2011 to 307 in 2017, peaking at 307 in 2017. The net migration has experienced a steady decrease from -70 in 2012 to -193 in 2017.

Table 3. State Migration of Residents Including Births and Deaths

Year	Population Change	Number of Births	Number of Deaths	International Migration	Domestic Migration	Net Migration	Percent Change
2011	-159	246	278	-2	-549	-551	
2012	30	233	273	0	70	-59	
2013	-99	277	281	0	-94	-94	
2014	41	258	285	1	63	64	
2015	-181	274	288	1	-183	-182	
2016	-138	254	304	0	-90	-90	
2017	-271	229	307	-4	-189	-193	

Source: U.S. Census Bureau

C. Changes in land usage (residential, commercial and industrial)

Lincoln County's topography is varied ranging from plateau land to rugged mountainous areas. The land area of the county is approximately 437 square miles. A maximum percentage of the land area is developed.

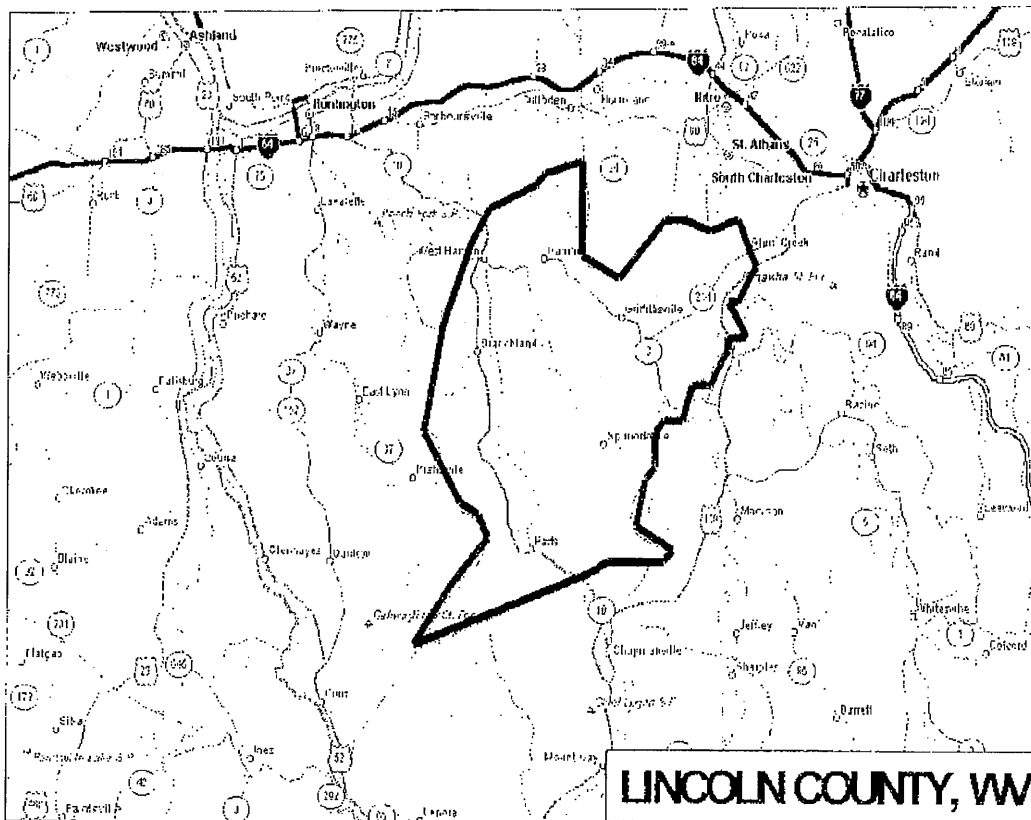
There are few indications that the current proportions of the various uses of the available land will significantly change in the near future. The mix of residential, commercial, industrial, agricultural, and park service will likely remain fairly stable. Residential housing occupies the largest percentage of the developed land with much of the land not suitable for future development.

D. Major highways and street networks and their probable future development

The Lincoln County Schools (LCS) comprises all sectors of Lincoln County, West Virginia. The County is bound on the north by Cabell, Kanawha, and Putnam Counties, on the east by Boone County, on the south by Logan and Mingo Counties and the west by Wayne County. Figure I-1 shows the general location of Lincoln County. This region is characterized by rural development, both residential and commercial. US Route 119 (Corridor G) and West Virginia Routes 214, 37, 34, 10 and 3 intersect the county thoroughfares through the county.

Figure I-1

LOCATION OF LINCOLN COUNTY SCHOOLS



Population Characteristics and Density Patterns

The following chart illustrates the general characteristics of the people living in Lincoln County and in West Virginia in the year 2008 as compared to the year 2000.

E. Changes in socio-economic patterns resulting in population shifts within the community

The population of Lincoln County has not fluctuated much in the past ten years. The elderly population is the main group on the rise. The under nineteen group has been on the decline. This has led to a stability of overall population. Furthermore, population density has been steady with only a slight increase in the US Route 119 area.

Table 4. Socio-economic patterns within the community 2009-2017

Year	Median Income (Dollars)	Free & Reduced Lunch (# of students)
2009	19,904	2,301
2010	21,882	2,746
2011	24,632	2,818
2012	25,789	2,563
2013	26,332	1,838
2014	26,594	0
2015	25,969	1,853
2016	27,008	1,974
2017	27,418	1,637

Source: U.S. Census Bureau and National Center for Education Statistics

F. Condition and value based upon current property assessments

The median value of homes in Lincoln County has risen a total of \$16,900 from 2010 to 2017 with the percent increase ranging from a low of 0.49% in 2017 to a high of 5.07% in 2013.

Table 5. Median Home Value 2010-2017

Year	Home Value	Percent Change
2010	65,100	0.00%
2011	69,500	6.76%
2012	73,000	5.04%
2013	76,700	5.07%
2014	78,300	2.09%
2015	81,000	3.45%
2016	82,400	1.73%
2017	82,000	0.49%

Source: U.S. Census Bureau

G. Availability of community services - libraries, recreational areas, health services, public assembly space and emergency response services including the support of Homeland Security .

Lincoln County contains libraries in Hamlin, Branchland, and Midway that are available to the public. There is no public library available in the Harts area. Health services are available throughout the county including several school-based centers at Lincoln County High School, Harts PreK-8, Duval PreK-8 and Guyan Valley Middle School. Emergency response center is available in Hamlin with emergencies services located in Hamlin, Duval, and Harts area. There are assembly areas available for emergency shelters located at Lincoln Primary Care and the local area gymnasiums. Homeland security has also been active in Lincoln County with a plan in place. The following table summarizes the availability of community services within Lincoln County.

The following is a list of cultural and recreational facilities and events available in Lincoln County.

Hamlin Lions Club Field
Mud River Dam and Lake
Lincoln County Fair Grounds

Lincoln County Schools cooperates with other agencies and the Department of Homeland Security to provide emergency preparedness for its students and staff. The Lincoln County Office of Emergency Services provides contact information for a variety of available services in the event of an emergency. All schools have developed crisis response plans that are shared with emergency responders.

Law Enforcement:

Sheriff's Office 1 State Police Detachment 1

Health Care:

Hospitals 0 Licensed Nursing Homes 1 Doctors 9 Dentists 2

Physicians Assistants 5 Nurse Practitioners 4

Fire Protection:

Fire Departments (volunteer) 7

Emergency Medical Services:

EMS Stations 3

Wellness Center: 1 Hamlin

Libraries: 3 Hamlin, Midway, Branchland

Colleges: (within 50 miles) 4

Municipal Officers: Hamlin, West Hamlin

H. Employment opportunities

Employers Lincoln County

1. Lincoln County Board of Education
2. Lincoln County Opportunity Company
3. Lincoln County Commission
4. Lincoln County Primary Care Center
5. Lincoln County Nursing and Rehabilitation Center, INC.
6. Chesapeake Appalachia, LLC
7. WVDOH

As provided in Table 6, the civilian labor force of Lincoln County declined by 660 persons, or 9.1%, from 2010 to 2017. During this same period of time, the unemployment rate decreased from 11.7% to 6.9% for a total of 4.9%. As provided by the US Census (2016), the five leading sectors of employment in Lincoln County included retail trade, health care and social assistance, other services (except public administration), construction, and accommodation and food services. As further provided by the US Census (2013-2017), 79.2% of persons living in Lincoln County had a high school diploma or higher while 8.9% had a bachelor's degree or higher.

Table 6. Civilian Labor Force, Employment & Unemployment 2010-2017

Year	Civilian Labor Force	Employment	Unemployment	Unemployment Rate
2010	7,870	6,950	930	11.70%
2011	7,680	6,860	820	10.70%
2012	7,710	6,910	800	10.30%
2013	7,550	6,820	730	9.60%
2014	7,520	6,800	720	9.60%
2015	7,340	6,620	720	9.80%
2016	7,280	6,660	620	8.50%
2017	7,210	6,720	490	6.80%

Source: Workforce West Virginia

I. Parental expectations of the school

The main parental expectation of the school is to provide a safe learning environment. Secondly, parents are concerned with travel and busing to schools. More specifically, they are concerned with the time spent in travel to and from school as well as extracurricular events. Parents support the schools with attendance at open houses, PTO meetings and school functions. In general, parents are content with the overall education being provided.

J. Citizen attitudes and aspirations in general

Generally speaking, citizens have not been supportive of consolidation and have expressed dissatisfaction with some aspects of the school system. This has been seen with difficulty passing levy bonds in the past. However, local businesses have partnered with schools to provide for activities, reward opportunities and learning experiences at various grade levels. Also, athletic events at Lincoln County Schools are always well attended. Parents and students show their support at home and away games through the regular season schedules.

K. Study of school attendance zones as they relate to the dispersion of the county school population

If the county is broken down into areas: Duval, Hamlin, Guyan Valley, and Harts. The majority of school attendance is in the Duval and Guyan Valley areas. The Harts area has seen a decline in enrollment. The Hamlin area has seen a decline in enrollment. The Guyan Valley area has seen a decline in enrollment. The Duval area has seen a decline in enrollment.

Feeder Schools:

Midway Elementary to Duval PK-8

Duval PK-8 to Lincoln County High School

Hamlin PK-8 to Lincoln County High School

Harts PK-8 to Lincoln County High School

Ranger Elementary to Guyan Valley Middle

West Hamlin Elementary to Guyan Valley Middle

Guyan Valley Middle to Lincoln County High School

Lincoln County Schools
100.012 Population and Enrollment Study

100.0121

The following statistics are essential components of the enrollment projections:

Population trends.

Lincoln County

Lincoln County has experienced a consistent decline in population since 2012, ranging from a -0.19% decrease in 2012 to a -2.19% decrease in 2017. During this time period, Lincoln County lost a total of 858 persons. While the resident population has decreased from 2012 to 2017, the number of students qualifying for Free and Reduced Lunch has decreased from 2,301 in 2009 to 1,637 in 2017 for a total decrease of 664 students.

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2017	20,825	-2.19%

Source: U.S. Department of Commerce, Bureau of the Census, Population Estimates Branch.

Each school community

The enrollment of the county's schools is reflected in Table 2. As provided in Table 2, From 2010 to 2017 the number of students enrolled has decreased by 385 students. Guyan Valley Middle School saw an increase of 36 students

Table 2. School Community Enrollment by Year, 2010 through 2017.

School:	2010	2011	2012	2013	2014	2015	2016	2017
Duval PK-8	607	589	552	544	551	543	519	521
Guyan Valley Middle	275	278	260	261	247	273	271	283
Hamlin PK-8	557	537	537	553	554	535	526	505
Harts PK-8	0	0	450	462	432	413	388	375
Midway Elementary	292	289	310	307	319	330	322	304
Ranger Elementary	141	126	137	128	130	119	122	108
Lincoln County High School	891	892	907	877	918	871	855	855
West Hamlin Elementary	524	522	557	559	560	543	537	511

Birth rates and the number of births.

From 2011 to 2017 the number of resident births decreased by a total of 48 children. During the same period of time, the number of deaths increased by 29 persons. See Table 3 for a breakdown of these births and deaths.

Table 3. County vs State Rate of Births by Year, 2011 through 2017.

Year	Population Change	Number of Births	Number of Deaths
2011	-159	246	278
2012	30	233	273
2013	-99	277	281
2014	41	258	285
2015	-181	274	288
2016	-138	254	304
2017	-271	229	307

Source: U.S. Department of Commerce, Bureau of the Census, Population Estimates Branch.

Public school enrollment figures and trends for the past ten years.

From 2010 to 2017 the number of students enrolled has decreased by 385 students. Guyan Valley Middle School saw an increase of 36 students See Table 4 for a breakdown of data by school.

Table 4. County's Enrollment Rates by School, by year 2010 through 2017.

Schools:

	2010	2011	2012	2013	2014	2015	2016	2017
Duval PK-8	607	589	552	544	551	543	519	521
Guyan Valley Middle	275	278	260	261	247	273	271	283
Hamlin PK-8	557	537	537	553	554	535	526	505
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West Hamlin Elementary	524	522	557	559	560	543	537	511

Historic non-public school enrollment figures, as available.

Non-public school enrollment	2018	2019	2020
Homeschool	185	230	233

Trends of dropout and attrition rates for the past ten years.

From 2011 to 2018, the number of school dropout rates has decreased by 0.2% from 1.7% in 2011 to 1.5% in 2018. The dropout rate peaked in 2012 at 2.3% followed by a low of .9% in 2016. See Table 5 for the 2011-2018 trend data.

Table 5. County 's Dropout Rates by School, by year 2011 through 2018.

School	2011	2012	2013	2014	2015	2016	2017	2018
Lincoln County	1.7%	2.3%	1.9%	1.6%	1.1%	.9%	1.5%	1.5%

Ten-year enrollment projections per school calculated by an approved method which considers the above components.

Table 6 provides enrollment projections for the public schools located in Lincoln County (2020-2029). Based upon the projections, the student population of Lincoln County Schools is expected to decrease 130 students from 2020 to 2029, peaking at 3,398 students in 2022.

Table 6. Enrollment Projections, 2020-2029.

School :	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Duval PK-8	504	504	606	503	497	487	480	470	466	465
West Hamlin	503	500	498	498	501	508	512	513	513	513
Guyan Valley	281	272	266	266	268	275	274	270	265	267
Hamlin PK-8	478	467	463	461	457	452	449	449	451	454
Harts PK-8	357	358	356	354	352	352	353	353	352	349
Ranger	99	99	99	99	99	100	100	100	101	101
Midway	301	294	292	293	294	298	301	302	303	304
Lincoln HS	841	837	818	799	778	760	764	760	776	781
Total	3,364	3,331	3,398	3,273	3,246	3,232	3,233	3,217	3,227	3,234

Note: Pursuant to the West Virginia Board of Education (WVBE) Policy 6200, the population and enrollment study was completed using a cohort survival model. The cohort survival model is an empirically vetted and statistically robust methodology that has been used by researchers and practitioners for decades in projecting enrollment counts. The method creates 10-year enrollment projections that can be used to inform the Comprehensive Educational Facilities Plan for each school facility. For scenarios where census-based birth data is not available (e.g., West Virginia Schools for the Deaf and Blind, Vocational Centers), an autoregressive model was specified. Specifically, vocational center projections include information from feeder schools to further inform the predictions. All the aforementioned projections should be interpreted with more caution as time progresses within the prediction (e.g., the value for the 10th year enrollment projection for a school is less certain than the 1st year enrollment projection). Uncertainty bonds (i.e., standard errors) are included for each year of the projection to illustrate potential variability that theoretically could be observed. In general, the uncertainty bonds tend to widen as the projection extends further into the future. The 10-year projections are expected to be updated annually and using more recent data points will mitigate uncertainty in estimates as they gradually become near-term projections.

Lincoln County Schools

100 013 Educational Plan – Educational System Plan

100.0131

The Educational Plan proposed for this ten-year planning period provides a standard against which existing facilities can be measured (e.g., how well do the facilities support the goals defined in the plan). This includes an analysis of the current educational program and projections of the planned educational program.

A. Educational System Plan

Provide a description of the educational system proposed for this ten-year planning CEFP and how it will improve instructional delivery.

1. Describe how the existing plan does not meet statutory law, WVBE and county policies, goals and objectives and how the new plan will meet these requirements.

Lincoln County Schools is unaware of any components of its educational plan that do not meet statutory law, WVBE and county policies or goals and objectives except for the requirement that all students master the expected content knowledge and skills for their respective grade level. This educational plan will continue to move students in the direction of demonstrating mastery.

2. Determine whether the school system will be organized on a K-5, 6-8, 9-12, or some other pattern.

Lincoln County Schools will be organized with a grade configuration model that is consistent with accepted educational practices through the year 2030. The school system will be organized on a PreK-5, PreK-8, 6-8 and 9-12 pattern.

3. Determine whether the typical one-teacher-per-class pattern will be followed, or whether teaching teams will be utilized.

Lincoln County Schools will continue to follow the traditional one-teacher-per-class pattern. However, teaching teams will be used in identified classrooms such as those settings that are inclusive. Also, EL teachers co-teach in classrooms for students at levels 2-3 and pull students out at level 1. Title I teachers work with small groups both within and outside the classroom.

4. Determine whether there will be self-contained or departmentalized classroom instruction.

Both self-contained and departmentalized classroom instruction will be utilized in Lincoln County. Departmentalization is a school decision based on individual/classroom data at each of the district's elementary schools. Most of the third-fifth grades in Lincoln County are departmentalized.

5. Determine whether there will be typical grade pattern, or will there be an ungraded or flexible grouping of students.

The district will continue the use of typical grade patterns of students. Flexible grouping will continue to be used within intervention groups.

6. Determine the maximum or minimum enrollment and total number of instructional areas in each building.

School	Number of Instructional Areas	Maximum Enrollment
Duval PK-8	42	1017
Guyan Valley	26	700
Hamlin PK-8	65	1604
Harts PK-8	35	775
Lincoln County HS	55	1241
Midway	15	331
Ranger	11	208
West Hamlin	32	742

7. Determine the method of scheduling to be utilized in each building (traditional, block, flexible, year-round, or other). Indicate the number of periods in each instructional day.

Elementary schools are scheduled traditionally in nature. Middle school classrooms are presently traditional in nature with a seven-period day. The classes will continue to be primarily departmentalized, as teacher's styles and backgrounds dictate. Graduation requirements for Lincoln County students will continue to comply with state policy.

Lincoln County Schools

100 013 Educational Plan Curriculum Delivery Plan

100.0131

The Educational Plan proposed for this ten-year planning period provides a standard against which existing facilities can be measured (e.g., how well do the facilities support the goals defined in the plan). This includes an analysis of the current educational program and projections of the planned educational program.

B. Curriculum Delivery Plan

Provide a description of the curriculum plan including the knowledge, understanding, attitudes, skills and habits of life that should be developed through the experiences provided for children.

1. Determine the general characteristics of a high-quality school program.

Early Learning Programs (Grades PreK-5).

A comprehensive approach to early learning is inclusive of a balanced focus on knowledge and skill- building as well as the development of positive dispositions to learning. This approach also provides potential to improve child outcomes and close achievement gaps. Early Learning Programs in prekindergarten through second grade promote a comprehensive approach to strengthening individual student's literacy proficiency and number sense throughout each school, specifically regarding the integration of formal language and communication skills, mechanics of reading and mathematics, and content knowledge in developmentally appropriate contexts. During the intermediate years (third through fifth grades), the focus moves from recall and building skills in literacy and mathematics to strategically using these skills to build a fluid mathematical and literacy foundation. To increase student eagerness for and interest in the process of learning that leads to proficiency in literacy and mathematics, our early learning programs focus not only on academic skills, but also social and emotional skills needed at each stage of a child's life. Social workers, counselors, and community members work in concert with other school staff members to ensure all students can work both collaboratively and independently while intelligently reading, writing and calculating in all subject areas; who are ready for the rigorous demands of secondary education.

Middle Childhood Education (Grades 6-8).

Middle childhood builds upon the results of early learning in a safe and orderly environment. A desire for academic excellence will provide opportunities for students to extend their mastery of basic skills and to broaden their academic skills in order to make a smooth transition to adolescent education.

Required core offerings include English/Language Arts, Mathematics, Science, Social Studies, Music, Visual Art, Wellness Education, Physical Activity, Diversity and Multicultural Education, World Languages, and Technology/Computer Science. Emphasis on Writing will continue in order to assure growth in achievement in students' disciplinary literacy and writing skills.

Adolescent Education (Grades 9-12).

In accordance with WVBE Policy 2510, Lincoln County Schools will ensure an adolescent education program is provided that meets the following required guidelines. The WVBE requires 22 credits to graduate while the Lincoln County Board of Education requires 24. As another avenue to graduation the Option Pathway Program is being offered at Lincoln County High School through a grant from the WVDE.

Students will complete 4 units of English/Language Arts, 4 units of mathematics, 3 units of science, 4 units of social studies, 1 Physical Education, 1 Health, 1 Arts, and 4 courses that support the student's Personalized Education Plan as well as 2 additional offerings selected by the student. Core courses address general learning, remediation, special interests and career preparation experiences so that students will have opportunities to select course offerings that lead to further education or future careers. The continuing emphasis on post-secondary options has resulted in advanced course opportunities as well (AP, Dual Credit, Advanced Career). Schools are required to develop a master schedule based on student need and create schedules that maximize instructional time, limit out of class activities and minimize classroom disruptions.

All Grade Levels. Through a comprehensive STEM curriculum, students are provided an opportunity to use their creative, collaborative, and inquiry skills to solve rigorous and relevant real-world problems in an engaging environment. Students will continue to use technology to create and innovate.

2. Determine whether there are any students whose needs are not being adequately accommodated. (e.g., students with exceptionalities, gifted, etc.)

Lincoln County Schools has a tiered intervention system in place to support students both academically and behaviorally. Seven Title I schools have additional assistance in providing the tiered system. Non-Title I schools use their support staff to assist with Tier 2. Tier 3 is very difficult to provide at the non-Title I schools. Early Literacy funds are used to support non-Title I schools in grades K-3.

The number of students who are English learners has decreased in Lincoln County Schools. The district will continue to employ teachers who support English learners as needed.

Lincoln County Schools is concerned about its ability to recruit and retain certified teachers. The district has experienced an increase in the number of vacant teaching positions which can affect the adequate accommodation of student needs.

Lincoln County Schools

100.013 Educational Plan – Instructional Delivery Plan

100 0131

The Educational Plan proposed for this ten-year planning period provides a standard against which existing facilities can be measured (e.g., how well do the facilities support the goals defined in the plan). This includes an analysis of the current educational program and projections of the planned educational program.

C. Instructional Delivery Plan

Provide a description of the instruction plan including the program description and methods of instruction.

1. Determine the major components of the instructional program (e.g., general course of study; career and technical and adult or community education; special education; driver education; physical education; co-curricular activities; computerization and technology; or advanced courses in science, math, language arts, and social studies, etc.).

General Course of Study. Lincoln County Schools ensures the requirements set forth in West Virginia Board of Education Policy 2510 are met such as the specific type and number of courses, necessary minutes, required assessments, and appropriate interventions.

Career and Technical and Adult or Community Education. Lincoln County Schools is served by a strong career-technical education program. Students complete most of their elective courses from the CTE classes offered in grades 9 and 10 and then complete a CTE for program of concentration in grades 11 and 12, primarily at Careers and Technology. CTE completer's earn an industrial credential.

Special Education. Special education services are provided to all students in accordance with federal and state guidelines. The philosophy of the program for exceptional students does not differ fundamentally from that provided for general education students. Lincoln County Schools ensures adjustments in materials and techniques as well as the addition of support services are provided to meet a student's individual needs.

Driver Education. Driver education is provided to eligible students at the district's high school. The district ensures that the driver education cars are well-maintained and cycled appropriately to ensure a quality driver education fleet.

Physical Education. All students complete physical education requirements as set forth in WVBE Policy 2510. Elective courses in this area are also provided for students at the high school level. In many elementary schools, classroom teachers must provide movement in the classroom to fulfill the physical education minute requirement set forth in WVBE Policy 2510.

STEM. Some elementary schools located in Lincoln County Schools include a STEM class in after school. Through the STEM courses, students interact with a variety of technologies that support innovative and creative thinking as well problem solving.

Advanced Placement, Dual Credit, Advanced Careers. Advanced courses are available for enrichment and acceleration based upon the interest and need of students. An exemption to the four-year attendance requirement is available so that students may enter college during their senior year.

Technology. Students are provided opportunities to use what they already know to construct new understandings through the use of technology. Learning centers and student-initiated activities allow students to demonstrate their creative and innovative ideas. Technology provides students with a medium to use mathematics and measurement to code their favorite robot, create a video that demonstrates concepts learned, create an augmented reality world that encourages students to seek answers using their investigative skills, and use virtual reality glasses to learn about places both inside and outside of West Virginia.

2. Determine whether the instructional program will be organized into semester subject matter units, mini-courses, core programs, experimental learning units, or some other basis?

At the elementary programmatic level, Lincoln County Schools is focused on project-based learning with an emphasis on the integration of mathematics, reading and writing across the curriculum. Middle schools will continue to operate as teams where students complete core courses and complete multiple experiences in related arts. Lincoln County Schools offers a technical education program to the middle school environment to expose students to a variety of careers.

Lincoln County Schools

100.013 Educational Plan – Operations Plan

100 0131

The Educational Plan proposed for this ten-year planning period provides a standard against which existing facilities can be measured (e.g., how well do the facilities support the goals defined in the plan). This includes an analysis of the current educational program and projections of the planned educational program.

D. Operations Plan

A description of the operations plan including the design and conduct of the teaching and learning environment.

1. Explain how instructional and learning needs will drive new facility design.

As Lincoln County Schools constructs new facilities and renovates others, the district will ensure necessary infrastructure is provided to support new and emerging technologies. Instructional and learning spaces which support STEM, innovation and entrepreneurship will also be incorporated in any new facility design or renovation.

2. Determine whether the educational environment will extend beyond the classroom (e.g., into the community).

Schools throughout Lincoln County take educational field trips to provide students an opportunity to discover endless career opportunities that exist outside of their communities.

In addition to the partnerships incorporating students into the community, students are also growing through outdoor learning opportunities. The WVU-Extension office as well as Marshall University Nutrition Program has been a key partner of schools in providing student-grown gardens and wellness activities. Marshall University Behavioral Health provides services to Lincoln County students.

Many schools throughout Lincoln County provide afterschool learning opportunities for students including tutoring and clubs.

3. Determine what, if any, major changes in the teaching-learning environment are anticipated to more fully achieve the county's/state's educational goals.

In order to more fully achieve the county's and state's educational goals, Lincoln County Schools will provide more opportunities for students to be engaged and challenged in their learning while also mastering basic fundamentals. Student learning will incorporate tools to support student growth and knowledge/skill development, project-based learning, and social/emotional learning.

4. Determine whether and how technology will be utilized for integration and/or instruction.

Lincoln County schools will provide up to date mobile lab carts with mobile devices in all grade levels K-12 as well as stationary computer labs in all schools available for instruction and delivery of technology-based lessons. All teachers are provided with a laptop for classroom instruction as well as portability for professional development and home use to support instruction and planning. Videoconferencing units are provided for each school and are used for distance learning and professional development activities. Lincoln County Schools has provided at least one 3D printer to each school for integration with STEM initiatives and cross-curricular instructional units. A maker space is provided and maintained at Lincoln County High School to support innovative activities in regular education and Career Technical Education classrooms. Stations of devices in classrooms are provided to support blended learning activities and technology-based resources to support higher level thinking in the classroom. Interactive projectors and boards are provided by Lincoln County Schools in all classrooms teachers have hardware available to project their computer screen in the classroom to support student learning objectives.

Lincoln County Schools

100.013 Educational Plan – Support Plan

100 0131

The Educational Plan proposed for this ten-year planning period provides a standard against which existing facilities can be measured (e.g., how well do the facilities support the goals defined in the plan). This includes an analysis of the current educational program and projections of the planned educational program.

E. Support Plan

Provide a description of the support plan.

1. Determine the kinds of support services that are essential to carry out the instructional plans (e.g., cafeteria/food service, health services, library/media center, transportation, guidance, educational technology support, Alternative Learning Center).

Lincoln County Schools partners with Valley Health and Lincoln Primary Care to provide school-based health clinics in eight schools. Given the increased need for physical and mental health care, the school district plans to expand to school-based health clinics to other locations. Social workers have been hired to serve all schools.

Careers and Technology continues to expand its programs in service to the students and community of Lincoln County.

Lincoln County Schools is committed to advancing the purposeful use of technology by both students and staff. To support student and staff integration of technology, the district employs Technology Support Specialist and Technology Integration Specialist to support student creativity, innovation and entrepreneurship

Transportation to and from school is a necessary support to ensure student success for all students, including those with exceptionalities who require unique services. Unique services include, but are certainly not limited to, the use of specialized safety equipment for students, ages 3 to Adult and the use of medical equipment for students who need oxygen or suffer from acute allergies. It is critical that personnel are trained to safely secure and transport mobility devices for students who require them.

Lincoln County Schools is fortunate to partner with the Hamlin Police Department to provide a school resource officer for Lincoln County High School. The school district envisions continuation of this partnership and will continue to provide adequate space for the resource officers. As resources for the school system and police departments allow, the school system would like to expand this partnership to include elementary schools. The Juvenile Justice Program is providing services to at-risk LCHS students.

2. Determine how these services will be more operationally efficient in the new plan.

Statistics indicate that access to school-based health centers increase student and staff attendance. The schools in Lincoln County who have these centers have reported the same. Lincoln County Schools will continue to work with Valley Health and Lincoln Primary Care to expand services to support increased student and staff attendance. The district also hopes to expand the incorporation of mental health services through the health centers.

The district will continue to plan and provide quality professional development to support the implementation of the school system's educational technology plan. Lincoln County Schools will continue to employ TISs and TSSs to support the purposeful use and integration of technology and STEM-resources into the learning process.

Lincoln County Schools

100.013 Educational Plan – Personnel Plan

100.0131

The Educational Plan proposed for this ten-year planning period provides a standard against which existing facilities can be measured (e.g., how well do the facilities support the goals defined in the plan). This includes an analysis of the current educational program and projections of the planned educational program.

F. Personnel Plan

Describe the personnel plan including professional and support services staff.

Lincoln County Schools believes that the educational program and plan directly affects its personnel plan. Working within its available resources, the district believes it is obligated to prepare each learner to successfully fulfill the responsibilities of citizenship, to maximize his/her intellectual, physical, social and emotional potential, and to pursue life-long learning. The educational program should be flexible and evolving as it seeks to assist students in preparing for the daily challenges of a continually changing world. In order to provide a quality educational program, Lincoln County Schools must provide and maintain a quality professional and support services staff.

1. Determine what allocation of staff will be made (to each building) to implement the educational plan.

The following table provides the number of professional and support staff that currently serves each of the schools within the Lincoln County school district

School	Enrollment	Administrators	Teachers	Student Support	Aides	Cooks	Custodians	Secretaries
Lincoln County Schools								
Ranger	106	1	13	1.5	3	1	1	1
West Hamlin	453	2	39	1.5	7	5	2.5	1.5
Harts PK-8	358	2	33	2	6	3.5	3	2
Guyan Valley Middle	262	2	22	2	5	2.5	2.5	1.5
Lincoln County High	882	4	63	4.5	5	8	7	4
Hamlin PK-8	457	2	38	2	4	4.5	3.5	2.5
Duval PK-8	491	2	48	2	5	4.5	3	2.5
Midway	282	1	26	1.5	4	2.5	1.5	1
Total	3,291	16	282	17	39	31.5	24	16

2. Describe how professional staff efficiency will be addressed in this plan (for example, teacher-pupil ratio, itinerant teachers, teachers traveling within the building).

The district will continue to keep the teacher-pupil ratio as low as possible, being mindful of the district's finances as well as federal/state mandates. Lincoln County Schools will also seek to provide adequate and appropriate space to itinerant staff such as speech-language therapists, school nurses and other therapists.

3. Describe how support staff efficiency will be addressed in this plan.

Considering district's finances and federal/state requirements, Lincoln County Schools will continue to provide student support staff to meet the needs of students, grades PreK-12.

4. Describe how a Technology Integration Specialist (TIS) will be integrated into the instructional delivery system.

Lincoln County Schools will continue to support its schools as they expand their use of technology to support the district's innovation initiative. While the Technology Integration Specialist (TIS) credential is being phased out in the state of West Virginia, Lincoln County Schools will continue to employ TISs who visit schools weekly to work with the teachers and students. In turn, those who receive training will train their peers on what they learn.

School Building Authority of West Virginia
EVALUATION INSTRUMENT
Previous Ten Year Comprehensive Educational Facility
From 2010 To 2020
SBA FORM 149

West Virginia Code 18-9D-16(g) and State Board Policy 6200, Article 100.19 requires all county boards of education to submit an objective evaluation of the ten year Comprehensive Educational Facilities Plan (CEFP). This evaluation shall be completed by the CEFP committee established by the local board to plan the upcoming ten-year plan consisting of community members and professional staff from each high school attendance area. The committee will familiarize themselves with the state board requirements of the plan and the current county CEFP prior to completing this evaluation form. All amendments to the plan since the inception of the previous ten year plan will be objectively evaluated for its effectiveness and completeness of projects within that plan. The following should be used to effectuate this evaluation of the 2000 ten year plan and also be used as a means to improve future plans. Goals to be evaluated include WV Code 18-9D-16(g):

- | | |
|---|------------------------------------|
| 1. Student Health and Safety | 5. Curricular Improvements |
| 2. Economies of Scale | 6. Educational Innovations |
| 3. Demographic Circumstances and Travel | 7. Adequacy of Space for Projected |
| 4. Multi-County Projects | Enrollments |

(1 – Poor Rating; 3 – Adequately met the need or requirement; 5 – Excellent Rating)

1. Did the CEFP contain all data required in State Board Policy 6200?
1 2 3 4 (5)
2. Was the data sufficient to allow prudent long-range planning decisions to be made regarding the educational direction and facility needs necessary to accomplish the desired goals of the ten-year plan?
1 2 3 4 (5)
3. Was the original plan significantly amended during the ten-year cycle?
Yes _____ No ✓
If the original plan was altered:
(a) Did alternations in the plan generally prove to be positive changes?
1 2 3 4 5
(b) Did the amended plan effectively improve the county's ability to deliver the curriculum?
1 2 3 4 5
(c) Were the amendments generally politically initiated rather than educationally motivated?
1 2 3 4 5
4. Were local and SBA funds used effectively for individual school projects that further the overall goals of the county plan and the goals of the SBA as defined in 18-9D-16(d)?
1 2 3 4 (5)
5. To what degree has/will the projects identified in the ten year plan be effectively completed during this planning period?
25% 50% 70% 80% 85% (90%) 95% 100%

Page Two

Comments relative to the major issues (positive and negative) that led to the conclusion of the evaluation committee in Items 1 thru 5. (Additional comments may be attached)

Upon review of Policy 6200, the CEF P contains all the required data. Data has been sufficient to make decisions to accomplish the goals and objectives of the CEF P. No revisions have been made to the 10 yr plan since its development 9 yrs ago. Funding has not been an issue and used effectively in carrying out the goals of the CEF P.

Comments relative to improving the plan to be developed for the upcoming ten year planning cycle.

Taking a deeper look at the various types of data to make informed decisions in prioritizing the needs of our facilities.

List Committee Members below:

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Committee Chairperson

Date

[Lincoln County Schools]

100.014.2 Criteria for Evaluating Existing Buildings

100.014.2

Instructions

Provide a description of the criteria for evaluating existing buildings

ZMM Architects and Engineers visited each facility with a team of one (1) architect and two (2) engineers (one mechanical and one electrical). The following criteria were utilized to evaluate each building.

- A. The disposition of abandoned/surplus buildings must be identified in the CEFP and include accommodation for security, sanitation, health and safety to minimize the facility as an attractive nuisance to the community.

The 2020-2029 CEFP does not indicate the need for the closure of any existing school.

- B. Health and safety considerations must be identified as required by the regulatory agencies and will be used as criteria for determining prioritization of projects for SBA funding. Regulatory agencies include, but are not limited to the offices of the West Virginia Fire Marshal, West Virginia Department of Health and Human Resources, West Virginia Division of Highways, Office of School Facilities of the WVDE and SBA. The principles of Crime Prevention through Environmental Design (CPTED) should also be included during the evaluation

The building evaluation team considered all relevant building and life safety code standards when evaluating the facilities. The Community Goals and Objectives also included the following objective related to safety:

Objective E-3:

Lincoln County Schools will focus resources on upgrading existing facilities to improve school and student security and safety. Student safety will be a critical consideration on all future school improvement projects.

- C. The need for facility improvements and new facilities must be identified and must accommodate the educational programs by design. Building design will be dictated by the curriculum as defined in an approved educational specification and new facilities must meet regulations of the state Handbook on Planning School Facilities Policy 6200.

New facilities are planned as part of the 2020-2029 CEFP. The New Facilities and any major renovation project designs will be dictated by the curriculum as required

- D. Facilities must comply with state policies; federal and state laws; all federal, state, and local regulatory agency requirements; and when applicable, guidelines of the SBA and WVDE. Modular and detached classrooms/facilities specifications must be added to the CEFP. Building modifications that are necessary to meet these requirements must be indicated.

Lincoln County Schools does currently utilize modular classrooms.

- E. Economies of scale include compatibility with similar schools that have achieved the most economical organization, facility utilization, and pupil-teacher ratios. Economies of scale shall not be the single determining factor in evaluating existing building.

Due to geographical and projected enrollment Lincoln County Schools intends to maintain their current configuration throughout the 2020-2029 CEFP.

- F. Economies of scale (EOS):

1. Shall be established by the SBA.
2. Geographic or other considerations may require exceptions to be considered and a waiver of the EOS can be requested. Regional planning should also be considered to achieve these minimum enrollment standards.

As noted above and elsewhere in the CEFP, Lincoln County Schools intends to maintain the current configuration through 2029. Current out of district requests, and students transferring to other counties from Lincoln County demonstrates that additional study on inter-county attendance areas/schools is not warranted.

- G. A description of Energy Usage including any probable causes of inefficiencies must be included

EUI

Duval PK-8 School	55,719
Guyan Valley MS	48,896
Hamlin PK-8 School	45,019
Harts PK-8 School	65,981
Lincoln Co HS	62,713
Midway ES	99,585
Ranger ES	46,810
West Hamlin ES	53,920

- H. An appraisal of how each facility supports or fails to support the educational program, including the technology infrastructure must be included.

A discussion of how each school supports the educational program was considered when developing the goals and objectives, and when prioritizing the projects included in the 2020-2029 CEFP

I. A calculation of the program utilization for each facility in accordance with the guidelines of the SBA for educational specifications.

Utilization (%)

Duval PK-8 School	48
Guyan Valley MS	37
Hamlin PK-8 School	28
Harts PK-8 School	46
Lincoln Co HS	71
Midway ES	85
Ranger ES	51
West Hamlin ES	61

J. A site analysis describing each school site using the criteria in Section 200 of this handbook must be included.

An evaluation of each site was undertaken during the CEFP process.

Lincoln County

100.015 Major Improvement Plan

Completed Projects

Listed below are proposed capital improvement projects completed since January 1 of the previous calendar year. These projects are currently in the Major Improvement Plan or are being amended into the plan with this action.

School Name	Project	Cost	In Current Plan	Status
Midway	Sewer Plant	369,153.00	Yes	Completed
Duval	Sewer Plant	385,942.50	Yes	Completed

Proposed Projects

Listed below are proposed capital improvement projects completed since January 1 of the previous calendar year. These projects are currently in the Major Improvement Plan or are being amended into the plan with this action.

School Name	Project	Cost	In Current Plan	Status
West Hamlin	HVAC System and Controls	874,240.00	No	Proposed
Ranger	HVAC System	548,205.00	No	Proposed
Hamlin PK-8	New Fire Alarm	481,675.00	No	Proposed
Lincoln County High School	New Roof		No	Proposed
Midway	HVAC System /Controls	840,000.00	No	Proposed
Duval	HVAC System / Controls	553,770.00	No	Proposed
Guyan Valley	HVAC Systems / controls	2,080,800.00	No	

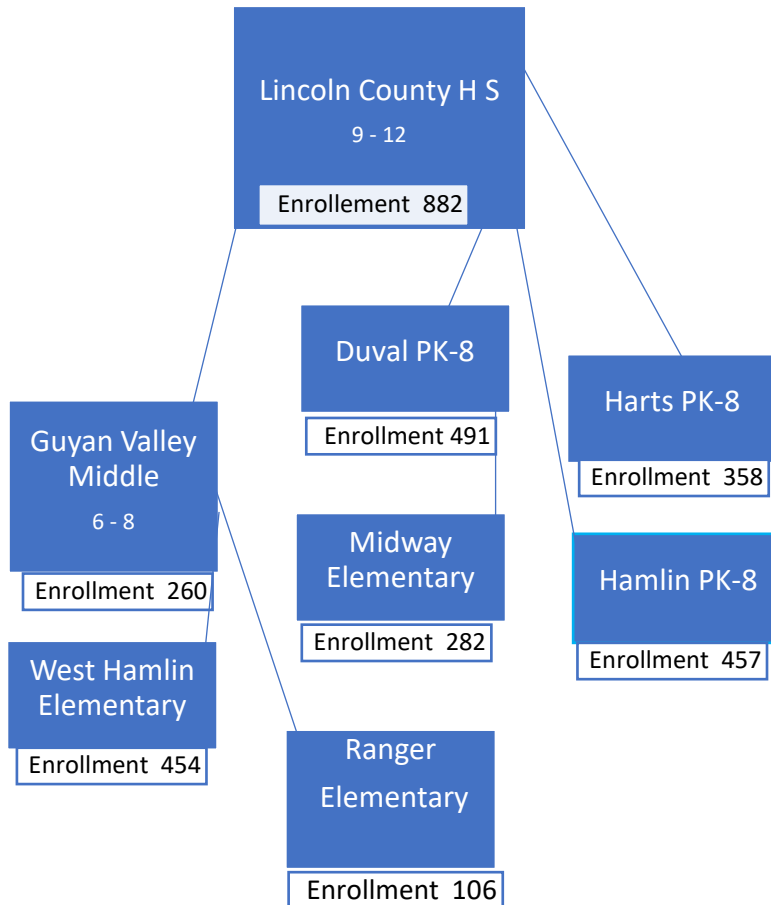
Lincoln County

100.016.1 Translating Educational Needs Overview

Executive Summary

The county shall use the data collected in the community analysis, the population and enrollment study, the educational plan, the evaluation and inventory of existing facilities, and the intercountry facility feasibility study to make decisions that will determine the future facility needs of the county. This plan will ensure that facilities are in compliance with state and local requirements and address the educational needs of the county.

Current High School Attendance Area Overview



Lincoln County High Duval Pk-8 Guyan Valley Middle Hamlin PK-8 Harts PK-8

Data		Lincoln County High
School Number	506	
Date of Original Construction		
Number of Additions	0	
5 th Year Projected Enrollment		
Building Program Capacity	1000	
Program Utilization (%)	71%	
Cost to Bring Facility up to Current Codes & Standards (\$)	0	
Replacement Cost (SBA Formula \$)	46,305,000.00	
Facility Condition Index (FCI)		
Energy Usage Index (EUI)	62	

Data		Guyan Valley Middle
School Number	301	
Date of Original Construction		
Number of Additions	0	
5 th Year Projected Enrollment		
Building Program Capacity	695	
Program Utilization (%)	37%	
Cost to Bring Facility up to Current Codes & Standards (\$)	3,675,800.00	
Replacement Cost (SBA Formula \$)	12,092,080	
Facility Condition Index (FCI)		
Energy Usage Index (EUI)	48	

Data	Ranger	Midway
School Number	214	
Date of Original Construction		
Number of Additions	0	1
5 th Year Projected Enrollment		
Building Program Capacity	183	328
Program Utilization (%)	51%	85%
Cost to Bring Facility up to Current Codes & Standards (\$)	1,488,240.00	2,830,800.00
Replacement Cost (SBA Formula \$)	15,610,336.00	12,986,100.00
Facility Condition Index (FCI)		
Energy Usage Index (EUI)	46	99

Data	West Hamlin Elementary	Hamlin PK-8
School Number	215	102
Date of Original Construction		
Number of Additions	1	0
5 th Year Projected Enrollment		
Building Program Capacity	515	765
Program Utilization (%)	61%	28%
Cost to Bring Facility up to Current Codes & Standards (\$)	1,488,240	2,701,625.00
Replacement Cost (SBA Formula \$)	15,610,336.00	21,465,290.00
Facility Condition Index (FCI)		
Energy Usage Index (EUI)	119	45

Data	Harts PK-8	Duval PK-8
School Number	103	101
Date of Original Construction		
Number of Additions	0	3
5 th Year Projected Enrollment		
Building Program Capacity	500	600
Program Utilization (%)	46%	48%
Cost to Bring Facility up to Current Codes & Standards (\$)	0	2,971,487.00
Replacement Cost (SBA Formula \$)	16,925,524.00	23,062,270.00
Facility Condition Index (FCI)		
Energy Usage Index (EUI)	65	55

Lincoln County

100.016.2 Translating Educational Needs-Building Review

Building Review and Recommendations Report

Lincoln County High School

Describe Existing Facility: Newer facility in excellent condition.

Describe Existing Facility Site: Site location excellent with room to expand.

Recommendations for Future Use of Existing Facility: Continue utilization of the facility adding safe school entrance.

Cost Estimates for Recommendations: 300,000.00

Duval Middle School

Describe Existing Facility: Very old facility with structural issues on a continuous quarterly monitoring system.

Describe Existing Facility Site: no room for expansion no parking in a flood prone area water has been in the lower section of the school.

Recommendations for Future Use of Existing Facility: Closing and combining Midway elementary together locating a new location.

Cost Estimates for Recommendations: 27,770,860.00

Guyan Valley middle School

Describe Existing Facility: Oldest school in the county structural issues with the school, asbestos school no HVAC system old window air conditioners with electric heaters very bad air quality in the building.

Describe Existing Facility Site: Site would be available for construction with adequate land.

Recommendations for Future Use of Existing Facility: Replace existing school with new facility.

Cost Estimates for Recommendations: 12,092,080.00

Hamlin PK-8

Describe Existing Facility: Older school with older HVAC old floor bad asbestos in the building some structural issues.

Describe Existing Facility Site: Very limited no room for expansion parking and playground limited.

Recommendations for Future Use of Existing Facility: Complete renovation of school.

Cost Estimates for Recommendations: 2,701,625.00

Harts Pk-8

Describe Existing Facility: the newest facility in Lincoln County.

Describe Existing Facility Site: Setting by a very active narrow road and on a riverbank.

Recommendations for Future Use of Existing Facility: None

Cost Estimates for Recommendations: 0

Midway Elementary

Describe Existing Facility: Very poor bad air quality structurally the building is worn out no elevator for second floor no HVAC systems in this facility. Three outside modular classrooms one new the other two are rotten and falling in.

Describe Existing Facility Site: Terrible only access is to the back of the building narrow road parking is terrible no land for expansion.

Recommendations for Future Use of Existing Facility: Demolish combine with Duval Middle School build new facility to house both schools.

Cost Estimates for Recommendations: 27,770,860.00

Ranger Elementary

Describe Existing Facility: School located beside railroad tracks low enrollment older building.

Describe Existing Facility Site: No room for expansion parking limited very narrow run access.

Recommendations for Future Use of Existing Facility: Continue using

Cost Estimates for Recommendations: 0

West Hamlin Elementary

Describe Existing Facility: School is in great shape

Describe Existing Facility Site: Excellent site plenty of room for expansion

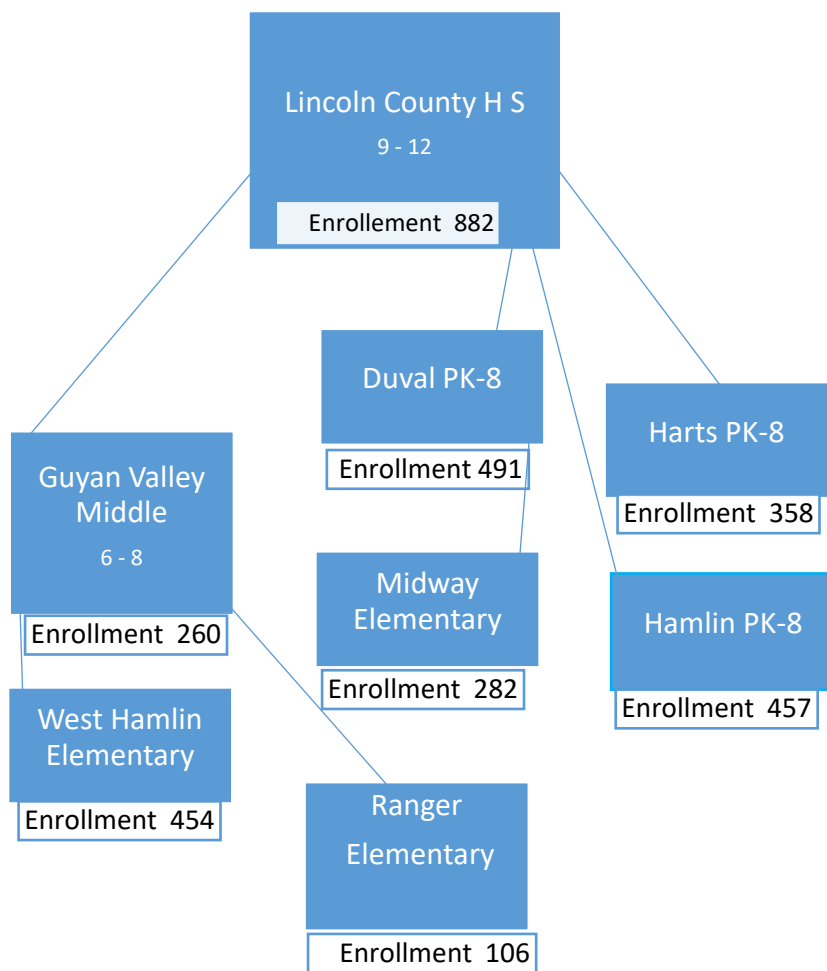
Recommendations for Future Use of Existing Facility: Safe Schools Entrance, New HVAC system and controls.

Cost Estimates for Recommendations: 1,488,240.00

Lincoln County

100.016.3 Translating Educational Needs into Facility Needs

A. A Feeder School Summary Report



B. A feeder school summary report narrative

Lincoln County High School feeder schools

Duval, Guyan Valley, Hamlin PK-8, Harts PK-8

Lincoln County High Attendance Area

Facility Name	Re-designation/Closure	Proposed Date Change
Duval PK-8		
Guyan Valley		
Harts PK-8		

C. A High School Attendance Area Facility Report

Lincoln County High Attendance Area

Building Use	Lincoln County High
Functional School	x
Continued School	x
Closed School	
Transitional School	
New School (Replacement	
Consolidated School	x
Building Improvements	
New Construction (Addition)	
Site Improvements	
Building Repair	
Building Envelope Renovation (New Comp)	
Interior Remodeling (Sp Imp)	
New Interior Finishes	
Window Replacement	
Doors & Frame Replacement	
Plumbing Renovations	
Heating/Ventilation Improvement	x
Air Conditioning	
Special Use Space Improvements (Technology, Media etc.)	
Roof Repair	x
Accessibility Improvements	
Health & Safety Improvements	x
Furnishing & Equipment Improvements	
Portable Replacement	

Building Use	Ranger Elementary	Midway Elementary
Functional School	x	x
Continued School	x	x
Closed School		
Transitional School		
New School (Replacement		
Consolidated School		x
Building Improvements		
New Construction (Addition)		
Site Improvements		
Building Repair		
Building Envelope Renovation (New Comp)		
Interior Remodeling (Sp Imp)		
New Interior Finishes		
Window Replacement	x	
Doors & Frame Replacement		
Plumbing Renovations		
Heating/Ventilation Improvement	x	
Air Conditioning		
Special Use Space Improvements (Technology, Media etc.)		
Roof Repair	x	x
Accessibility Improvements		
Health & Safety Improvements	x	x
Furnishing & Equipment Improvements		
Portable Replacement		x

Total Estimated Expenditures in This Attendance Area:

Building Use	Harts PK-8	Hamlin PK-8
Functional School	x	x
Continued School	x	x
Closed School		
Transitional School		
New School (Replacement		
Consolidated School	x	
Building Improvements		
New Construction (Addition)		x
Site Improvements		
Building Repair		x
Building Envelope Renovation (New Comp)		
Interior Remodeling (Sp Imp)		
New Interior Finishes		
Window Replacement		
Doors & Frame Replacement		
Plumbing Renovations		
Heating/Ventilation Improvement		
Air Conditioning		
Special Use Space Improvements (Technology, Media etc.)		
Roof Repair		x
Accessibility Improvements		
Health & Safety Improvements		x
Furnishing & Equipment Improvements		
Portable Replacement		

Total Estimated Expenditures in This Attendance Area:

Building Use	Guyan Valley Middle School
Functional School	x
Continued School	x
Closed School	
Transitional School	
New School (Replacement	x
Consolidated School	
Building Improvements	
New Construction (Addition)	
Site Improvements	
Building Repair	
Building Envelope Renovation (New Comp)	
Interior Remodeling (Sp Imp)	
New Interior Finishes	
Window Replacement	x
Doors & Frame Replacement	
Plumbing Renovations	
Heating/Ventilation Improvement	x
Air Conditioning	x
Special Use Space Improvements (Technology, Media etc.)	
Roof Repair	x
Accessibility Improvements	
Health & Safety Improvements	x
Furnishing & Equipment Improvements	
Portable Replacement	

Building Use	West Hamlin Elementary
Functional School	x
Continued School	x
Closed School	
Transitional School	
New School (Replacement	
Consolidated School	
Building Improvements	
New Construction (Addition)	
Site Improvements	x
Building Repair	
Building Envelope Renovation (New Comp)	
Interior Remodeling (Sp Imp)	
New Interior Finishes	
Window Replacement	
Doors & Frame Replacement	
Plumbing Renovations	
Heating/Ventilation Improvement	x
Air Conditioning	x
Special Use Space Improvements (Technology, Media etc.)	
Roof Repair	x
Accessibility Improvements	
Health & Safety Improvements	x
Furnishing & Equipment Improvements	
Portable Replacement	x

D. A countywide facility classification

List each facility within the county and its classification per the Building Review and Recommendation Report of this document.

Facility Name	Classification	If Transitional, Describe Future Use
Midway elementary	C	
Duval PK-8	C	
Hamlin PK-8	P	
Lincoln County High	P	
West Hamlin Elementary	P	
Guyan Valley Middle	P	
Ranger Elementary	T	
Harts PK-8	P	

School Classification Categories:

P = Permanent A School facility that is to be utilized throughout the ten-year planning period without a change in its present use or grade configuration.

T = Transitional A school facility that is projected to be utilized throughout the ten-year planning cycle but will experience a change in its configuration or use.

F = Functional A school facility that is projected for closure between the fifth and tenth year during the ten-year planning period

C = Closure A school facility that is projected for closure before the fifth year of the ten-year planning period.

E. School Safety

Provide a school access safety repair and renovation schedule for each school.

School	Repair / Renovations	Budgeted Cost	Anticipated Completion
Guyan Valley middle	Safe Schools Entrance	724,800.00	2030
Hamlin PK-8	Safe Schools Entrance	724,800.00	2030
Lincoln County High	Safe School Entrance	300,000.00	2025
West Hamlin Elementary	Safe School Entrance	614,000.00	2026

F. Project Priority List

Provide a prioritized list of projects from the facility recommendations above. Also include a ten-year timeline to indicate the anticipated completion of each of these projects.

Priority	Facility Name	Project Name	Budgeted Cost (\$)	Anticipated Completion (YR)
1	Duval/Midway	Duval/Midway	27,770,860.00	2030
2	Guyan Valley	Guyan Renovation	12,092,080.00	2030
3	Hamlin PK-8	Hamlin Renovation	21,465,290.00	2030
4				
5				
6				
7				

Use additional rows if necessary.

Lincoln County**100.017 Inter-County Facility Feasibility Study****Executive Summary**

Each county shall submit to the WVDE and the SBA a list of grouped, inter-county attendance areas where potential exists for cooperative utilization of a facility between or among counties. (This may include multi-county and inter-regional facilities, e.g., magnet schools, area career and technical education centers, etc.)

Currently Lincoln County has an agreement for Students (if desired) to go to Chapmanville HS from the Harts attendance area. No planning study has been conducted.

A planning study is to be completed to assure that an efficient and effective instructional delivery system will be utilized addressing each of the items indicated in the CEFP Goals and Objectives.

The results of the study and its impact on school facility needs for students in these attendance areas shall be included.

A. Compile a list of grouped, inter-county attendance areas:

N/A

SCHOOL	COUNTY

B. Planning Study Details

Provide details on the planning study conducted to address each of the items in the CEFP Goals and Objectives.

C. Summarize the results of the study and its impact: N/A

Lincoln County Schools

100.018 Financing Plan

The estimated costs for implementing all projects and improvements identified in the CEFP along with the Cost Improvement Summary shall be utilized in the development of the following finance plan.

Instructions: Please complete Section B and utilize the total sources of funding then complete Section A & Overall Summary with the totals of funding to complete Section A.

A. Source of Funding Summary

The charts below represent the sources identified to cover all identified project costs.

Overall Summary of Projects

Project Type	Cost
Elementary Schools	\$ 4,098,251.10
Intermediate Schools	\$ 6,129,310.90
Middles Schools	\$ 4,404,208.90
High Schools	\$ 2,046,995.00
New Schools	\$ -
TOTAL	\$ 16,678,765.00

Instructions: Please provide the funding sources and totals. Please document this for all of the following funding sources: Local bonding capacity and unencumbered potential, Excess levy funds, Federal aid funds, Sale of abandoned school sites and buildings, State funds (including SBA), Permanent improvement funds, Performance-based contracting and Lease-purchase arrangement.

Funding Source:	Local Funds	State Funds
Funding Source Total:	\$	\$

Fiscal Obligations

Outstanding Bond Indebtedness	Total Obligation	As of Date	Amount encumbered Annually	Maturity date(s)
	\$			
	\$			
	\$			

Outstanding Levy Indebtedness	Total Obligation	As of Date	Amount encumbered Annually	Renewal date(s)
Excess Levy	\$			
	\$			
	\$			

Outstanding Contracts (Lease Purchase, Performance Based, Cert. of Participation)	Total Obligation	As of Date	Amount encumbered Annually	Maturity date(s)
Energy Savings Lease Purchase	\$			
	\$			
	\$			

B. Cost of Needed Improvements by Project

Please complete the funding for each project below. List each project in priority order. Utilize the highest grade to categorize the school. Also include the grade classification in the school name.

[illegible]

C. Multi-County Project Information

If a proposed project benefits more than one county in the region, provide the manner in which the cost and funding of the proposed project shall be apportioned among the counties.

If more than 2 Counties benefit, please insert a Cost and Funding Source column for each subsequent county.

N/A

School Name	County 1 Cost	Funding Source	Count 2 Cost	Funding Source	Total Cost
					\$
					\$
					\$
TOTAL					\$

D. Additional Information: *(no action required)*

While county financial conditions and bonding efforts will be considered and are strongly encouraged, they will not be the sole factors in determining eligibility for school projects to be funded, wholly or partially, by the SBA. Likewise, economies of scale, while an important aspect of efficiency and sound financial planning, should not be a deterrent for county school systems to seek funding from the SBA and shall not be a sole determining factor in awarding funding.

E. An accurate financial plan and proposed budget shall be required any time building projects are considered.

[Lincoln]

CEFP 2020100.019 Synopsis of Comments from Public Hearing(s)

[Lincoln]

100.019 Synopsis of Comments from Public Hearing(s)

Prior to submitting the CEF to the WVBE and the SBA for approval, a public hearing(s) must be advertised and conducted in accordance with WV Code §59-3-1 et. seq., to provide broad-based community input into the plan. Sufficient documentation, including verification of public notices from the local newspapers, a synopsis of all comments received during the hearing(s), and a formal comment from the local board must be included.

Instructions: Please provide all comments received during all hearings as well as the public notices published regarding the hearings. You may provide the text and publication information or scan and include the image of the publication.

Hearing Date:

Hearing Publication Information:

Hearing Comments:

[Lincoln]

100.020 Objective Evaluation of Implementation

Executive Summary

As part of the total CEFP, the county shall include the objective means to be utilized in evaluating implementation and effectiveness of the overall plan and each project included therein.

*Instructions: Please provide the following details on **how** you will complete the following for each project and then complete a chart to demonstrate the evaluation.*

A. Project Evaluation

Provide information on how each project furthers of the quality educational goals. This shall include: student health and safety, economies of scale, travel time and other demographics, achievements of effective and efficient instructional delivery system, curricular improvements, innovations in education, and adequate space for projected student enrollment

B. New Duval Midway PK-8 School

- a. Safety / Effective Efficient Instructional Delivery

C. New Guyan Valley Middle School

- a. Safety / Effective Efficient Instructional Delivery

D. Hamlin PK-8 School Renovations

- a. Safety / Effective Efficient Instructional Delivery

E. Ranger Elementary School Renovations

- a. Safety / Effective Efficient Instructional Delivery

F. West Hamlin Elementary School Renovations

- a. Safety / Effective Efficient Instructional Delivery

G. Priority

Provide the priority order of projects here as the prioritization of projects within the county serves as a basis for determining expenditure of available funds.

1. New Duval Midway PK-8 School
2. New Guyan Valley Middle School
3. Hamlin PK-8 School Renovations
4. Ranger Elementary School Renovations
5. West Hamlin Elementary School Renovations

H. Measurement of Success

Provide how the overall success of each project relates to the facilities plan of the county and the overall goals of the WVDE and SBA.

Projects listed by Priority	Project Evaluation Criteria	Measurement of Success
New Duval Midway PK-8 School	Safety / Instructional Delivery	Project Completion
New Guyan Valley Middle School	Safety / Instructional Delivery	Project Completion
Hamlin PK-8 School Renovations	Safety / Instructional Delivery	Project Completion
Ranger Elementary School Renovations	Safety / Instructional Delivery	Project Completion
West Hamlin Elementary School Renovations	Safety / Instructional Delivery	Project Completion

Volume 2

Full AE Firm Name	ZMM, Inc.
County Name	Lincoln
Campus Name	Duval PK-8
Campus Type	Middle School
School Code	043101

Original Construction Yr.	1953
Assessment Date	07/19/19
Current Enrollment	491



Pavements					Notes	Message
System	Material	Year Installed if different	Condition	SF		
Pedestrian Pavements	Concrete		3 - Average	3,475		
Parking	Asphalt		3 - Average	36500		
Site Pavements	Parking		3 - Average			

Permanent Buildings								
Record Building Name	Predominant Building Type	Include building in Assessment?	Year Built	Located in Floodplain or Floodway?	Basement (Y/N)	# Floors (incl. Bmt)	Message	Evaluation Status
1 Middle School	Classroom	Y	1993	No	N	2		28 of 29 systems have been evaluated.
2								
3								
4								
5								
6								
7								
8								
9								
10								
Total GSF:								
								55,377

Record Building Name		Portable Buildings		Message
		Year Installed	GSF	
1	Classroom Modular (Elementary)	2010	8,830	
2				
3				
4				
5				
6				
7				
8				
9				
10	Total GSF:		8,830	

[illegible]

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

Building Gross Square Feet	Middle School	Year Built Basement	1953	# Floors (Incl. Bsmt)	2
	55,377	(Y/N)	N		

System	Material	Count	Year Installed if different from Building	Condition	Notes
Conveying Systems	Elevator (2 Stops)	1		3 - Average	
Electrical - Branch Wiring				2 - Below Average	
Electrical - Lighting	Fluorescent			3 - Average	
Electrical - Emergency Lighting and Exit Signs				2 - Below Average	
Electrical - Service and Distribution				2 - Below Average	Two Services: 600A - 208Y/120V 3PH MLO and 600A - 480Y/277V 3PH
Equipment & Furnishings - Institutional Equipment	Includes Commercial			3 - Average	
Exterior Enclosure - Exterior Doors	Metal			3 - Average	Doors at Southwest corner of building show a large gap below doors due to building settlement.
Exterior Enclosure - Exterior Wall Finishes	Masonry			3 - Average	Some large cracks in brick masonry and stone/concrete trim due to building settlement (Mostly concentrated at southwest portion of building).
Exterior Enclosure - Exterior Windows	Double Pane, Fixed, All frame			3 - Average	Windows are operable.
Fire Protection - Fire Alarm & Detection				3 - Average	EST - Quick Start
Fire Protection - Sprinklers and Standpipes				Not Present	
HVAC - Terminal & Package Units				Not Present	
HVAC - Distribution System				2 - Below Average	
HVAC - Heat Generating Systems				2 - Below Average	Coal fired furnaces were modified for natural gas.
HVAC - Cooling Generating Systems				2 - Below Average	The PTAC window units installed do not have the capability to introduce outside air
HVAC - Controls and Instrumentation				2 - Below Average	
Interior Construction - Interior Doors	Solid Core Wood			3 - Average	
Interior Construction - Specialties and Casework				2 - Below Average	Casework in older portions of building is deteriorating.
Interior Finishes - Ceiling Finishes	Acoustical Tile			3 - Average	
Interior Finishes - Floor Finishes	Vinyl Composition Tile			3 - Average	
Interior Finishes - Gymnasium Floor Finishes				2 - Below Average	Wood gym floor is heaving in a couple of areas.
Interior Finishes - Wall Finishes	Painted CMU			3 - Average	
Plumbing - Domestic Water Distribution				2 - Below Average	
Plumbing - Fixtures	Manual			2 - Below Average	
Plumbing - Rain Water Drainage				3 - Average	
Plumbing - Sanitary Sewer				3 - Average	
Roofing - Roof Coverings	Membrane, Direct Glue			5 - Excellent	New roof being installed at time of walk-through.
Security System				3 - Average	
Technology Infrastructure				3 - Average	

29 of 29 systems have been evaluated

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

1 - Facility General Information Worksheet

LEA ID:	043101	Assessment Date:	07/19/19
County:	Lincoln	Total Gross Square Feet:	55,377
Facility Name:	Duval PK-8	Original Year of Construction:	1953

Energy Indexes

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

Source (Units)

Electric (Kilowatt-Hrs)
Natural Gas (MCF) --OR--
Natural Gas (Decotherms)
Coal (Tons)
#2 Fuel Oil (Gallons)
Propane (Pounds)
Used Oil (Gallons)
Wood Chips (Tons)
Other (specify)

Amount:

Units:

Consumption per Year

489,751
1,364

Conversion (BTU/Unit)

3,412
1,037,000
1,000,000
24,000,000
138,874
21,600
125,000
16,500,000

Total BTU

1,671,098,977
1,414,468,000
-
-
-
-
-
-

Worksheet Links:

Total BTU: 3,085,566,977
Energy Utilization Index (EUI): 55,719

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

LEA ID:	043101	Assessment Date:	07/19/19
County:	Lincoln	Total Gross Square Feet:	55,377
Facility Name:	Duval PK-8	Original Year of Construction:	1953

2 - Site Evaluation Worksheet

Site

City or Rural:	Rural
Actual Acres:	9
Useable Acres:	4
Site adequate for expansion:	No
Are public parks/areas adjacent:	No
% site out of flood plain:	99%
% site in flood plain:	1%

Site Remarks:

Overall Site Condition:

3-Average

Drainage

Drainage Remarks:

Overall Drainage Condition:

3-Average

Parking

Parking Adequately Lit:

Adequacy of Parking:

No

3-Average

Parking Remarks:

Overall Parking Condition:

3-Average

Bus Loading

Bus Loading Adequate:

Bus Loading Remarks:

Overall Bus loading Condition:

Yes

Bus loop circles the main building.

3-Average

Access Roads

Adequacy of On-Site Access Roads:

Adequacy of Off-Site Access Roads:

3-Average

3-Average

Access Roads Remarks:

Overall Access Road Condition:

3-Average

Playfields/Playcourts

Adequacy of Playfields:

4-Above Average

Adequacy of Playcourts:

3-Average

Playfields/Playcourts Remarks:

Basketball court. Newer playground equipment.

Overall Playfield/Playcourts Condition:

3-Average

Site Utilities

Electrical Services:

Phase:

Three

Voltage:

480Y/277V and 208Y/120V

Amps:

600A and 600A

Electric Utility Company:

Appalachian Power

Main Service Feed into Building:

Overhead

Electrical Service Remarks:

Both services are overhead. One service is overhead to the building and underground into the building.

Overall Electrical Service Condition:

2-Below Average

Fuel Sources:

Natural Gas:

Yes

Coal:

Fuel Oils:

Propane:

Other (Specify):

Fuel Line Size (inches):

4

Fuel Utility Company:

Mountaineer Gas

Fuel Sources Remarks:

Overall Fuel Sources Condition:

3-Average

Water Sources:

Public:

Yes

Well:

Water Line Size (inches):

1.5

Water Utility Company:

Alum Creek PSD

Water Sources Remarks:

Overall Water Sources Condition:

2-Below Average

Sewage Systems:

Public:

No

Septic:

Other (Specify):

Packaged Plant

Public Service District (PSD):

Sewage System Remarks:

Overall Sewage System Condition:

3-Average

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

LEA ID:	043101	Assessment Date:	07/19/19
County:	Lincoln	Total Gross Square Feet:	55,377
Facility Name:	Duval PK-8	Original Year of Construction:	1953

3 - Building Component Evaluation Worksheet

Building Structures:

Type:

Load Bearing Masonry

Building Structures Remarks:

Settlement currently being monitored at Southwest portion of building.

Overall Building Structure Condition:

3-Average

Floor Structures:

Steel Joist/Concrete (floor area SF):

21,382

Wood Joists (floor area SF):

Slab on Grade (floor area SF):

33,995

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

Technology Infrastructure:

Sufficient Electrical Capacity:

Yes

3-Average

Power Receptacles Availability:

Yes

3-Average

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

Yes	3-Average
Yes	3-Average

Deficiencies:

Technology Remarks:

Overall Technology Infrastructure Condition:

3-Average

Technology Assessment:

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

3-Average	
3-Average	
3-Average	
3-Average	
3-Average	

Deficiencies:

Technology Remarks:

Overall Technology Condition:

3-Average

School Access Safety Audit:

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

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

Safety Remarks:

Overall Access Safety Condition:

2-Below Average

LEA ID:	043101	Assessment Date:	43665
County:	Lincoln	Total Gross Square Feet:	55377
Facility Name:	Duval PK-8	Original Year of Construction:	1953

Individual School Utilization Analysis													
Lowest Grade Level: PK		Grade Config		Age of Facility		No. of Renovations		Square Ft		Portables		Location (City, St)	
Highest Grade Level: 8		PK - 8		67		2		55,377		1		Griffithsville, WV	
Complete ONLY the column below associated with the highest grade level for this school.													
Classroom Type	Number of Class Types (ES)	Number of Class Types (MS)	Number of Class Types (HS)	X	Max Students Per Room	=	Total Program Capacity	Utilization Calculation					
Pre-Kindergarten (Full Day)		2			20		40	Current Enrollment					
Kindergarten (Full Day)		2			20		40	491					
General Purpose Classroom		32			25		800						
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)	n/a				12		0						
Special Ed Level 2: (PK-12)					12		0						
Special Ed Level 3: (PK-12)					8		0						
Special Education Classroom		2			6		12	Utilization Calculation					
Technical Education/ Voc Ag	n/a				20		0	48%					
Physical Education	n/a	1			50		50						
Science Classroom/Lab	n/a	2			25		50	Desirable Utilization					
Business Education	n/a				25		0	85%					
Family Liv/Cons Economics	n/a	1			25		25						
Totals	0	42	0				1017	Difference					
								-37%					

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

LEA ID:	043101	Assessment Date:	07/19/19
County:	Lincoln	Total Gross Square Feet:	55377
Facility Name:	Duval PK-8	Original Year of Construction:	1953
Design Capacity Enrollment:	1017		

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

	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

	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			\$ -	
Doors/Frames	EACH			\$ -	
Roofing	SQ FT			\$ -	
Coping/Parapet	LIN FT			\$ -	
Painting	SQ FT			\$ -	
Other (Describe in 'Remarks')				\$ -	
Other (Describe in 'Remarks')				\$ -	
Other (Describe in 'Remarks')				\$ -	

Sub-Total

\$ -

3. Renovations, Interior

	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	55,377	\$ 40.00	\$ 2,215,080.00	
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')	LUMP SUM	1	\$ 150,000.00	\$ 150,000.00	WOOD GYM FLOOR
Other (Describe in 'Remarks')				\$ -	
Other (Describe in 'Remarks')				\$ -	

Sub-Total

\$ 2,365,080.00

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')	SQ FT	750	\$ 305.00	\$ 228,750.00	SAFE SCHOOL ENTRANCE
Other (Describe in 'Remarks')				\$ -	
Other (Describe in 'Remarks')				\$ -	
Subtotal of Building Additions (SQ FT)		750			
Circulation	30%	225	\$ 305.00	\$ 68,625.00	
Sub-Total				<u>\$ 297,375.00</u>	

5. Special Construction				
Unit	Quantity	Unit Cost	Item Cost	Remarks
Elevator			\$ -	
Sprinkler Systems	55,377	\$ 7.00	\$ 387,639.00	
Kitchen Equipment			\$ -	
Waste Treatment			\$ -	
Other (Describe in 'Remarks')			\$ -	
Other (Describe in 'Remarks')			\$ -	
Other (Describe in 'Remarks')			\$ -	
Sub-Total				<u>\$ 387,639.00</u>

6. Other Special Costs		Quantity	Unit Cost	Item Cost	Remarks
				\$ -	
				\$ -	
				\$ -	

Sub-Total	<u>\$ -</u>
Sub-Total of Items 1 through 6	<u>\$ 3,050,094.00</u>

7. Architectural/Engineering Fees		%	Quantity	Item Cost	Remarks
New Construction				\$ -	
Renovations		7.0%	\$ 3,050,094.00	\$ 213,506.58	
Sub-Total				\$ 213,506.58	

8. Miscellaneous				
Unit	Quantity	Unit Cost	Item Cost	Remarks
Survey			\$ -	
Soil Inv.			\$ -	
Other (Describe in 'Remarks')			\$ -	
Other (Describe in 'Remarks')			\$ -	
Other (Describe in 'Remarks')			\$ -	
Sub-Total				<u>\$ -</u>

9. Contingencies		%	Quantity	Item Cost	Remarks
New Construction				\$ -	

Renovations	6.0%	\$ 3,050,094.00	\$ 183,005.64	
Sub-Total			\$ 183,005.64	

Grand Total Project Cost	\$ 3,446,606.22
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Worksheet Links:

- [Campus Information](#)
- [Building 1](#)
- [Building 2](#)
- [Building 3](#)
- [Building 4](#)

Reference Data from Prior Sheets (for WVDE Use Only):	
Energy Utilization Index:	55,719
Current Enrollment:	491
Program Capacity:	1,017
Utilization Calculation:	48%
Building(s) in Floodplain/Floodway:	0

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

Building Gross Square Feet	Middle School	Year Built Basement	1926	# Floors (Incl. Bsmt)	3
	52,020	(Y/N)	Y		

System	Material	Count	Year Installed if different from Building	Condition	Notes
Conveying Systems	Elevator (3) Stops	1		3 - Average	
Electrical - Branch Wiring				2 - Below Average	
Electrical - Lighting	Fluorescent			3 - Average	
Electrical - Emergency Lighting and Exit Signs				2 - Below Average	
Electrical - Service and Distribution				2 - Below Average	
Equipment & Furnishings - Institutional Equipment	Includes Commercial			3 - Average	
Exterior Enclosure - Exterior Doors	Metal			3 - Average	Some exterior doors are rusting - especially if not covered or exiting the basement.
Exterior Enclosure - Exterior Wall Finishes	Masonry			3 - Average	
Exterior Enclosure - Exterior Windows	Double Pane, Fixed, All frame			3 - Average	Windows are operable.
Fire Protection - Fire Alarm & Detection				3 - Average	EST
Fire Protection - Sprinklers and Standpipes				Not Present	
HVAC - Terminal & Package Units				Not Present	
HVAC - Distribution System				2 - Below Average	
HVAC - Heat Generating Systems				3 - Average	Hot water coils were installed within the coal fired furnaces.
HVAC - Cooling Generating Systems				2 - Below Average	PTAC window units cannot introduce outside air to the space.
HVAC - Controls and Instrumentation				2 - Below Average	
Interior Construction - Interior Doors	Solid Core Wood			2 - Below Average	
Interior Construction - Specialties and Casework				2 - Below Average	
Interior Finishes - Ceiling Finishes	Acoustical Tile			3 - Average	
Vinyl Composition Tile				3 - Average	Some areas have carpet and the carpet is worn (2 - Below Average).
Interior Finishes - Floor Finishes				Not Present	
Interior Finishes - Gymnasium Floor Finishes					
Interior Finishes - Wall Finishes	Painted CMU			3 - Average	
Plumbing - Domestic Water Distribution				3 - Average	
Plumbing - Fixtures	Manual			3 - Average	
Plumbing - Rain Water Drainage				3 - Average	
Plumbing - Sanitary Sewer				3 - Average	
Roofing - Roof Coverings	Membrane, Direct Glue			3 - Average	Recent partial re-roof.
Security System				2 - Below Average	The facility does have a means to qualify a visitor prior to entry.
Technology Infrastructure				3 - Average	

29 of 29 systems have been evaluated

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

Building Gross Square Feet	Field House	Year Built Basement (Y/N)	15,400	1962	# Floors (Incl. Bsmt)	1
				N		

System	Material	Count	Year Installed if different from Building	Condition	Notes
Conveying Systems				Not Present	
Electrical - Branch Wiring				3 - Average	
Electrical - Lighting	Fluorescent			3 - Average	
Electrical - Emergency Lighting and Exit Signs				3 - Average	
Electrical - Service and Distribution				3 - Average	
Equipment & Furnishings - Institutional Equipment	Typical Equipment			3 - Average	
Exterior Enclosure - Exterior Doors	Metal			3 - Average	
Exterior Enclosure - Exterior Wall Finishes	Masonry			3 - Average	Staining from moisture at the base of the wall and around downspouts.
Exterior Enclosure - Exterior Windows	Double Pane, Fixed, All Frame			2 - Below Average	
Fire Protection - Fire Alarm & Detection				3 - Average	
Fire Protection - Sprinklers and Standpipes				Not Present	
HVAC - Terminal & Package Units				3 - Average	
HVAC - Distribution System				Not Present	
HVAC - Heat Generating Systems				Not Present	
HVAC - Cooling Generating Systems				Not Present	
HVAC - Controls and Instrumentation				3 - Average	
Interior Construction - Interior Doors	Solid Core Wood			3 - Average	
Interior Construction - Specialties and Casework				Not Assessed	
Interior Finishes - Ceiling Finishes	Exposed			3 - Average	
Interior Finishes - Floor Finishes	Vinyl Composition Tile			2 - Below Average	
Interior Finishes - Gymnasium Floor Finishes				5 - Excellent	New wood gym floor.
Interior Finishes - Wall Finishes	Painted CMU			3 - Average	
Plumbing - Domestic Water Distribution				3 - Average	
Plumbing - Fixtures				Not Assessed	
Plumbing - Rain Water Drainage				3 - Average	
Plumbing - Sanitary Sewer				3 - Average	
Roofing - Roof Coverings	Membrane, Direct Glue			4 - Above Average	
Security System				2 - Below Average	
Technology Infrastructure				Not Present	

29 of 29 systems have been evaluated

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

1 - Facility General Information Worksheet

LEA ID:	043301	Assessment Date:	07/18/19
County:	Lincoln	Total Gross Square Feet:	69,290
Facility Name:	Guyan Valley Middle	Original Year of Construction:	1926

Energy Indexes

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

Source (Units)

Electric (Kilowatt-Hrs)
Natural Gas (MCF) --OR--
Natural Gas (Decotherms)
Coal (Tons)
#2 Fuel Oil (Gallons)
Propane (Pounds)
Used Oil (Gallons)
Wood Chips (Tons)
Other (specify)

Amount:

Units:

Consumption per Year

	395,124
	1,967

Conversion (BTU/Unit)

	3,412	Total BTU	1,348,218,405
	1,037,000		2,039,779,000
	1,000,000		-
	24,000,000		-
	138,874		-
	21,600		-
	125,000		-
	16,500,000		-

--

Total BTU: 3,387,997,405
Energy Utilization Index (EUI): 48,896

Worksheet Links:

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

LEA ID:	043301	Assessment Date:	07/18/19
County:	Lincoln	Total Gross Square Feet:	69,290
Facility Name:	Guyan Valley Middle	Original Year of Construction:	1926

2 - Site Evaluation Worksheet

Site

City or Rural:	Rural
Actual Acres:	5
Useable Acres:	5
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:

2-Below Average

Drainage

Drainage Remarks:

Overall Drainage Condition:

3-Average

Parking

Parking Adequately Lit:

Adequacy of Parking:

No

2-Below Average

Parking Remarks:

Overall Parking Condition:

2-Below Average

Bus Loading

Bus Loading Adequate:

Bus Loading Remarks:

Overall Bus loading Condition:

No

Bus loading takes place on a public street and is shared with parent drop-off and is congested.

2-Below Average

Access Roads

Adequacy of On-Site Access Roads:

Adequacy of Off-Site Access Roads:

2-Below Average

3-Average

Access Roads Remarks:

Overall Access Road Condition:

3-Average

Playfields/Playcourts

Adequacy of Playfields:

3-Average

Adequacy of Playcourts:

1-Inadequate

Playfields/Playcourts Remarks:

On-site football field. No outdoor playcourts.

Overall Playfield/Playcourts Condition:

2-Below Average

Site Utilities

Electrical Services:

Phase:

Three

Voltage:

120/240

Amps:

600

Electric Utility Company:

American Electric Power

Main Service Feed into Building:

Underground

Electrical Service Remarks:

Overall Electrical Service Condition:

2-Below Average

Fuel Sources:

Natural Gas:

Yes

Coal:

Fuel Oils:

Propane:

Other (Specify):

Fuel Line Size (inches):

4

Fuel Utility Company:

Moutaineer Gas Company

Fuel Sources Remarks:

Overall Fuel Sources Condition:

3-Average

Water Sources:

Public:

Yes

Well:

Water Line Size (inches):

1.5

Water Utility Company:

Branchland Midkiff PSD

Water Sources Remarks:

Overall Water Sources Condition:

3-Average

Sewage Systems:

Public:

No

Septic:

Other (Specify):

Public Service District (PSD):

Packaged Plant

Sewage System Remarks:

Overall Sewage System Condition:

3-Average

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

LEA ID:	043301	Assessment Date:	07/18/19
County:	Lincoln	Total Gross Square Feet:	69,290
Facility Name:	Guyan Valley Middle	Original Year of Construction:	1926

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):

24,680

Wood Joists (floor area SF):

10,000

Slab on Grade (floor area SF):

34,610

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

Technology Infrastructure:

Sufficient Electrical Capacity:

Yes

3-Average

Power Receptacles Availability:

Yes

3-Average

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

Yes	3-Average
Yes	3-Average

Deficiencies:

Technology Remarks:

Overall Technology Infrastructure Condition:

3-Average

Technology Assessment:

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

3-Average	
3-Average	
3-Average	
3-Average	
3-Average	

Deficiencies:

Technology Remarks:

Overall Technology Condition:

3-Average

School Access Safety Audit:

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

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

Safety Remarks:

Overall Access Safety Condition:

2-Below Average

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

LEA ID:	043301	Assessment Date:	43664
County:	Lincoln	Total Gross Square Feet:	69290
Facility Name:	Guyan Valley Middle	Original Year of Construction:	1926

Individual School Utilization Analysis									
Classroom Type	Grade Config		Age of Facility	No. of Renovations	Square Ft	Portables	Location (City, St)	Utilization Calculation	
	Number of Class Types (ES)	Number of Class Types (MS)						Max Students Per Room	Total Program Capacity
Pre-Kindergarten (Full Day)			94		69,290	0	Branchland, WV	20	0
Kindergarten (Full Day)								20	0
General Purpose Classroom		15						25	375
Computer Lab	n/a							25	0
Art Lab	n/a	3						25	75
Music Classroom	n/a	2						25	50
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)	n/a							12	0
Special Ed Level 2: (PK-12)								12	0
Special Ed Level 3: (PK-12)								8	0
Special Education Classroom								6	0
Technical Education/ Voc Ag	n/a							20	0
Physical Education	n/a	2						50	100
Science Classroom/Lab	n/a	3						25	75
Business Education	n/a							25	0
Family Liv/Cons Economics	n/a	1						25	25
Totals	0	26	0						700
Difference									-48%

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

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

LEA ID:	043301	Assessment Date:	07/18/19
County:	Lincoln	Total Gross Square Feet:	69290
Facility Name:	Guyan Valley Middle	Original Year of Construction:	1926
Design Capacity Enrollment:	700		

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

	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

	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			\$ -	
Doors/Frames	EACH			\$ -	
Roofing	SQ FT			\$ -	
Coping/Parapet	LIN FT			\$ -	
Painting	SQ FT			\$ -	
Other (Describe in 'Remarks')				\$ -	
Other (Describe in 'Remarks')				\$ -	
Other (Describe in 'Remarks')				\$ -	

Sub-Total

\$ -

3. Renovations, Interior

	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	69,290	\$ 40.00	\$ 2,771,600.00	
Air Conditioning	SQ FT			\$ -	
Lighting	SQ FT			\$ -	
Wiring	SQ FT	69,290	\$ 5.00	\$ 346,450.00	
Fire Alarm	SQ FT			\$ -	
Communication System	SQ FT			\$ -	
Technology				\$ -	
Interior Doors	EACH			\$ -	
Other (Describe in 'Remarks')				\$ -	
Other (Describe in 'Remarks')				\$ -	
Other (Describe in 'Remarks')				\$ -	

Sub-Total

\$ 3,118,050.00

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')	SQ FT	750	\$ 302.00	\$ 226,500.00	SAFE SCHOOL ENTRANCE
Other (Describe in 'Remarks')				\$ -	
Other (Describe in 'Remarks')				\$ -	
Subtotal of Building Additions (SQ FT)		750			
Circulation	30%	225	\$ 302.00	\$ 67,950.00	
Sub-Total				<u>\$ 294,450.00</u>	

5. Special Construction				
Unit	Quantity	Unit Cost	Item Cost	Remarks
Elevator			\$ -	
Sprinkler Systems	69,290	\$ 7.00	\$ 485,030.00	
Kitchen Equipment			\$ -	
Waste Treatment			\$ -	
Other (Describe in 'Remarks')			\$ -	
Other (Describe in 'Remarks')			\$ -	
Other (Describe in 'Remarks')			\$ -	
Sub-Total				<u>\$ 485,030.00</u>

6. Other Special Costs				
	Quantity	Unit Cost	Item Cost	Remarks
			\$ -	
			\$ -	
			\$ -	

Sub-Total	<u>\$ -</u>
Sub-Total of Items 1 through 6	<u>\$ 3,897,530.00</u>

7. Architectural/Engineering Fees				
%	Quantity		Item Cost	Remarks
New Construction			\$ -	
Renovations	7.0%	\$ 3,897,530.00	\$ 272,827.10	
Sub-Total				<u>\$ 272,827.10</u>

8. Miscellaneous				
Unit	Quantity	Unit Cost	Item Cost	Remarks
Survey			\$ -	
Soil Inv.			\$ -	
Other (Describe in 'Remarks')			\$ -	
Other (Describe in 'Remarks')			\$ -	
Other (Describe in 'Remarks')			\$ -	
Sub-Total				<u>\$ -</u>

9. Contingencies				
%	Quantity		Item Cost	Remarks
New Construction			\$ -	

Renovations	6.0%	\$ 3,897,530.00	\$ 233,851.80	
Sub-Total			\$ 233,851.80	

Grand Total Project Cost	\$ 4,404,208.90
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Worksheet Links:


- [Campus Information](#)
- [Building 1](#)
- [Building 2](#)
- [Building 3](#)
- [Building 4](#)

Reference Data from Prior Sheets (for WVDE Use Only):	
Energy Utilization Index:	48,896
Current Enrollment:	260
Program Capacity:	700
Utilization Calculation:	37%
Building(s) in Floodplain/Floodway:	0

Full AE Firm Name	ZMM, Inc.
County Name	Lincoln
Campus Name	Hamlin Pk-8
Campus Type	Middle School
School Code	043102

Original Construction Yr.	1954
Assessment Date	07/18/19
Current Enrollment	457



Full AE Firm Name ZMM, Inc. County Name Lincoln Campus Name Franklin Rk-8 Campus Type Middle School School Code 043102		Original Construction Yr. 1954 Assessment Date 07/18/19 Current Enrollment 457			
Insert Photo Here					
Payments					
System	Material	Year Installed if different from Default	Condition		Notes
			1 - Average	SE	
Pedestrian Pavements	Concrete		1 - Average	8.000	
Site Pavements - Parking	Asphalt		2 - Below Average	275.000	

Permanent Buildings								
Record Building Name	Predominant building Type	Include building in Assessment	Your Build Floodway?	Floodplain or Floodway? GSF	Basement (Y/N)	# Floors (incl. basement)	Message	Evaluation Status
1 Middle School	Classroom	Y	199-1	No	96,335 Y	3		29 of 29 systems have been evaluated
2								
3								
4								
5								
6								
7								
8								
9								
Total GSF:					96,335			

Record Buildings				
Record Building Name	Year Installed	GSF	Message	
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
Total GSF:		-		

[illegible]

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

Building Gross Square Feet	Middle School	Year Built Basement	1954	# Floors (Incl. Bsmt)	3
	96,335	(Y/N)	Y		

System	Material	Count	Year Installed if different from Building	Condition	Notes
Conveying Systems	Elevator (3) Stops	1		3 - Average	
Electrical - Branch Wiring				2 - Below Average	
Electrical - Lighting	LED			3 - Average	
Electrical - Emergency Lighting and Exit Signs				2 - Below Average	
Electrical - Service and Distribution				2 - Below Average	Five Electrical Service Entrances. Electrical services were added when the chillers were added.
Equipment & Furnishings - Institutional Equipment	Includes Commercial			3 - Average	
Exterior Enclosure - Exterior Doors	Metal			3 - Average	
Exterior Enclosure - Exterior Wall Finishes	Masonry			3 - Average	Additions at East end of building have metal panel (3 - Average).
Exterior Enclosure - Exterior Windows	Double Pane, Fixed, All frame			3 - Average	Egress windows are operable.
Fire Protection - Fire Alarm & Detection				2 - Below Average	
Fire Protection - Sprinklers and Standpipes				Not Present	
HVAC - Terminal & Package Units				Not Present	
HVAC - Distribution System				3 - Average	
HVAC - Heat Generating Systems				3 - Average	
HVAC - Cooling Generating Systems				3 - Average	
HVAC - Controls and Instrumentation				3 - Average	
Interior Construction - Interior Doors	Solid Core Wood			3 - Average	
Interior Construction - Specialties and Casework				3 - Average	Casework in original building/basement is damaged and deteriorating.
Interior Finishes - Ceiling Finishes	Acoustical Tile			3 - Average	
Interior Finishes - Floor Finishes	Vinyl Composition Tile			3 - Average	
Interior Finishes - Gymnasium Floor Finishes				2 - Below Average	Wood gymnasium floor
Interior Finishes - Wall Finishes	Painted CMU			3 - Average	
Plumbing - Domestic Water Distribution				3 - Average	
Plumbing - Fixtures	Manual			2 - Below Average	
Plumbing - Rain Water Drainage				3 - Average	
Plumbing - Sanitary Sewer				3 - Average	
Roofing - Roof Coverings	Membrane, Direct Glue			3 - Average	Much of building has been re-roofed recently.
Security System				3 - Average	
Technology Infrastructure				3 - Average	

29 of 29 systems have been evaluated

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

1 - Facility General Information Worksheet

LEA ID:	043102	Assessment Date:	07/18/19
County:	Lincoln	Total Gross Square Feet:	96,335
Facility Name:	Hamlin PK-8	Original Year of Construction:	1954

Energy Indexes

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

Source (Units)

Electric (Kilowatt-Hrs)
Natural Gas (MCF) --OR--
Natural Gas (Decotherms)
Coal (Tons)
#2 Fuel Oil (Gallons)
Propane (Pounds)
Used Oil (Gallons)
Wood Chips (Tons)
Other (specify)

Amount:

Units:

Consumption per Year

636,148
2,089

Conversion (BTU/Unit)

3,412
1,037,000
1,000,000
24,000,000
138,874
21,600
125,000
16,500,000

Total BTU

2,170,626,037
2,166,293,000
-
-
-
-
-
-

--

Total BTU: 4,336,919,037
Energy Utilization Index (EUI): 45,019

Worksheet Links:

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

LEA ID:	043102	Assessment Date:	07/18/19
County:	Lincoln	Total Gross Square Feet:	96,335
Facility Name:	Hamlin PK-8	Original Year of Construction:	1954

2 - Site Evaluation Worksheet

Site

City or Rural:	City
Actual Acres:	3
Useable Acres:	3
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:

3-Average

Drainage

Drainage Remarks:

Overall Drainage Condition:

3-Average

Parking

Parking Adequately Lit:

Adequacy of Parking:

Yes

2-Below Average

Parking Remarks:

Overall Parking Condition:

Off-street parking, some of which is in gravel.

2-Below Average

Bus Loading

Bus Loading Adequate:

Bus Loading Remarks:

Overall Bus loading Condition:

Yes

3-Average

Access Roads

Adequacy of On-Site Access Roads:

Adequacy of Off-Site Access Roads:

2-Below Average

3-Average

Access Roads Remarks:

Overall Access Road Condition:

3-Average

Playfields/Playcourts

Adequacy of Playfields:

3-Average

Adequacy of Playcourts:

1-Inadequate

Playfields/Playcourts Remarks:

No outdoor courts.

Overall Playfield/Playcourts Condition:

3-Average

Site Utilities

Electrical Services:

Phase:

Three

Voltage:

480 and 240

Amps:

Electric Utility Company:

Appalachian Power

Main Service Feed into Building:

Overhead

Electrical Service Remarks:

There are multiple electrical service entrances, overhead and underground.

Overall Electrical Service Condition:

2-Below Average

Fuel Sources:

Natural Gas:

Yes

Coal:

Fuel Oils:

Propane:

Other (Specify):

Fuel Line Size (inches):

4 and 1.5

Fuel Utility Company:

Mountaineer Gas

Fuel Sources Remarks:

There are multiple gas sources from the same supplier.

Overall Fuel Sources Condition:

3-Average

Water Sources:

Public:

Yes

Well:

No

Water Line Size (inches):

Water Utility Company:

WV American Water

Water Sources Remarks:

There are multiple water sources from the same supplier.

Overall Water Sources Condition:

3-Average

Sewage Systems:

Public:

Yes

Septic:

No

Other (Specify):

Public Service District (PSD):

Hamlin

Sewage System Remarks:

Overall Sewage System Condition:

3-Average

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

LEA ID:	043102	Assessment Date:	07/18/19
County:	Lincoln	Total Gross Square Feet:	96,335
Facility Name:	Hamlin PK-8	Original Year of Construction:	1954

3 - Building Component Evaluation Worksheet

Building Structures:

Type:

Load Bearing Masonry

Building Structures Remarks:

Additions at East end are steel framed.

Overall Building Structure Condition:

3-Average

Floor Structures:

Steel Joist/Concrete (floor area SF):

29,600

Wood Joists (floor area SF):

Slab on Grade (floor area SF):

66,735

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

Technology Infrastructure:

Sufficient Electrical Capacity:

Yes

3-Average

Power Receptacles Availability:

Yes

3-Average

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

Yes	3-Average
Yes	3-Average

Deficiencies:

Technology Remarks:

Overall Technology Infrastructure Condition:

3-Average

Technology Assessment:

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

3-Average	
3-Average	
3-Average	
3-Average	
3-Average	

Deficiencies:

Technology Remarks:

Overall Technology Condition:

3-Average

School Access Safety Audit:

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

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

Safety Remarks:

Overall Access Safety Condition:

2-Below Average

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

LEA ID:	043102	Assessment Date:	43664
County:	Lincoln	Total Gross Square Feet:	96335
Facility Name:	Hamlin PK-8	Original Year of Construction:	1954

Individual School Utilization Analysis

Grade Config		Age of Facility	No. of Renovations	Square Ft	Portables	Location (City, St)
Lowest Grade Level:	PK	66	3	96,335	0	Hamlin, WV
Highest Grade Level:	8					

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

Classroom Type	Number of Class Types (ES)	Number of Class Types (MS)	Number of Class Types (HS)	X	Max Students Per Room	=	Total Program Capacity	Utilization Calculation
Pre-Kindergarten (Full Day)		2			20		40	Current Enrollment 457
Kindergarten (Full Day)		2			20		40	
General Purpose Classroom		50			25		1250	
Computer Lab	n/a	1			25		25	
Art Lab	n/a				25		0	
Music Classroom	n/a	1			25		25	
Special Ed Pull-out	n/a	n/a	n/a		0		0	Total Program Capacity 1604
Special Ed Level 1: (PK-5)					6		0	
Special Ed Level 1: (6-12)	n/a				12		0	
Special Ed Level 2: (PK-12)					12		0	
Special Ed Level 3: (PK-12)					8		0	
Special Education Classroom		4			6		24	Utilization Calculation 28%
Technical Education/ Voc Ag	n/a				20		0	
Physical Education	n/a	3			50		150	
Science Classroom/Lab	n/a	2			25		50	Desirable Utilization 85%
Business Education	n/a				25		0	
Family Liv/Cons Economics	n/a				25		0	
Totals	0	65	0				1604	Difference -57%

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

LEA ID:	043102	Assessment Date:	07/18/19
County:	Lincoln	Total Gross Square Feet:	96335
Facility Name:	Hamlin PK-8	Original Year of Construction:	1954
Design Capacity Enrollment:	1604		

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

	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

	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			\$ -	
Doors/Frames	EACH			\$ -	
Roofing	SQ FT			\$ -	
Coping/Parapet	LIN FT			\$ -	
Painting	SQ FT			\$ -	
Other (Describe in 'Remarks')				\$ -	
Other (Describe in 'Remarks')				\$ -	
Other (Describe in 'Remarks')				\$ -	

Sub-Total

\$ -

3. Renovations, Interior

	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	96,335	\$ 8.00	\$ 770,680.00	
Fire Alarm	SQ FT	96,335	\$ 5.00	\$ 481,675.00	
Communication System	SQ FT			\$ -	
Technology				\$ -	
Interior Doors	EACH			\$ -	
Other (Describe in 'Remarks')	LUMP SUM	1	\$ 150,000.00	\$ 150,000.00	WOOD GYM FLOOR
Other (Describe in 'Remarks')				\$ -	
Other (Describe in 'Remarks')				\$ -	

Sub-Total

\$ 1,402,355.00

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')	SQ FT	750	\$ 305.00	\$ 228,750.00	SAFE SCHOOL ENTRANCE
Other (Describe in 'Remarks')				\$ -	
Other (Describe in 'Remarks')				\$ -	
Subtotal of Building Additions (SQ FT)		750			
Circulation	30%	225	\$ 305.00	\$ 68,625.00	
Sub-Total				<u>\$ 297,375.00</u>	

5. Special Construction				
Unit	Quantity	Unit Cost	Item Cost	Remarks
Elevator			\$ -	
Sprinkler Systems	96,335	\$ 7.00	\$ 674,345.00	
Kitchen Equipment			\$ -	
Waste Treatment			\$ -	
Other (Describe in 'Remarks')			\$ -	
Other (Describe in 'Remarks')			\$ -	
Other (Describe in 'Remarks')			\$ -	
Sub-Total				<u>\$ 674,345.00</u>

6. Other Special Costs		Quantity	Unit Cost	Item Cost	Remarks
				\$ -	
				\$ -	
				\$ -	

Sub-Total	<u>\$ -</u>
Sub-Total of Items 1 through 6	<u>\$ 2,374,075.00</u>

7. Architectural/Engineering Fees		%	Quantity	Item Cost	Remarks
New Construction				\$ -	
Renovations		7.0%	\$ 2,374,075.00	\$ 166,185.25	
Sub-Total				\$ 166,185.25	

8. Miscellaneous				
Unit	Quantity	Unit Cost	Item Cost	Remarks
Survey			\$ -	
Soil Inv.			\$ -	
Other (Describe in 'Remarks')			\$ -	
Other (Describe in 'Remarks')			\$ -	
Other (Describe in 'Remarks')			\$ -	
Sub-Total				<u>\$ -</u>

9. Contingencies		%	Quantity	Item Cost	Remarks
New Construction				\$ -	

Renovations	6.0%	\$ 2,374,075.00	\$ 142,444.50	
Sub-Total			\$ 142,444.50	

Grand Total Project Cost	\$ 2,682,704.75
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Worksheet Links:

- [Campus Information](#)
- [Building 1](#)
- [Building 2](#)
- [Building 3](#)
- [Building 4](#)

Reference Data from Prior Sheets (for WVDE Use Only):	
Energy Utilization Index:	45,019
Current Enrollment:	457
Program Capacity:	1,604
Utilization Calculation:	28%
Building(s) in Floodplain/Floodway:	0

Pavements					Notes
System	Material	Year Installed (if different from Building)	Condition	SF	
Pedestrian Pavement	Concrete		3 - Average	14,240	Message
Site Pavements	Parking Asphalt		3 - Average	5,720	

Permanent Buildings									
Record	Building Name	Predominant Building Type	Include building in Assessment	Year Built	Located in Floodplain or Floodway?	Basement (Y/N)	# Floors (incl. basement)	Message	Evaluation Status
1	Middle School	Classroom	Y	2012	No	N	2		29 of 29 systems have been evaluated
2									
3									
4									
5									
6									
7									
8									
9									
10									
Total GSF:						71,134			

Portable Buildings			
Record Building Name	Year Installed	GSP	Message
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
Total GSP:		-	

[illegible]

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

Building Gross Square Feet	Middle School	Year Built Basement 71,134 (Y/N)	2012	# Floors (Incl. Bsmt)	2
			N		

System	Material	Count	Year Installed if different from Building	Condition	Notes
Conveying Systems	Elevator (2 Stops)	1		4 - Above Average	
Electrical - Branch Wiring				4 - Above Average	
Electrical - Lighting	Fluorescent			3 - Average	
Electrical - Emergency Lighting and Exit Signs				3 - Average	
Electrical - Service and Distribution				4 - Above Average	
Equipment & Furnishings - Institutional Equipment	Includes Commercial			4 - Above Average	
Exterior Enclosure - Exterior Doors	Metal			4 - Above Average	
Exterior Enclosure - Exterior Wall Finishes	Masonry			4 - Above Average	
Exterior Enclosure - Exterior Windows	Double Pane, Fixed, All frame			4 - Above Average	
Fire Protection - Fire Alarm & Detection				3 - Average	EST
Fire Protection - Sprinklers and Standpipes				3 - Average	
HVAC - Terminal & Package Units				Not Present	
HVAC - Distribution System				4 - Above Average	
HVAC - Heat Generating Systems				4 - Above Average	
HVAC - Cooling Generating Systems				4 - Above Average	
HVAC - Controls and Instrumentation				4 - Above Average	
Interior Construction - Interior Doors	Solid Core Wood			4 - Above Average	
Interior Construction - Specialties and Casework				4 - Above Average	
Interior Finishes - Ceiling Finishes	Acoustical Tile			4 - Above Average	
Interior Finishes - Floor Finishes	Vinyl Composition Tile			3 - Average	
Interior Finishes - Gymnasium Floor Finishes				3 - Average	Wood gym floor
Interior Finishes - Wall Finishes	Painted CMU			3 - Average	
Plumbing - Domestic Water Distribution				4 - Above Average	
Plumbing - Fixtures	Manual			3 - Average	
Plumbing - Rain Water Drainage				3 - Average	
Plumbing - Sanitary Sewer				3 - Average	
Roofing - Roof Coverings	Membrane, Direct Glue			3 - Average	
Security System				3 - Average	
Technology Infrastructure				4 - Above Average	

29 of 29 systems have been evaluated

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

1 - Facility General Information Worksheet

LEA ID:	043103	Assessment Date:	07/18/19
County:	Lincoln	Total Gross Square Feet:	71,134
Facility Name:	Harts Pk-8	Original Year of Construction:	2012

Energy Indexes

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

Source (Units)

Electric (Kilowatt-Hrs)
 Natural Gas (MCF) --OR--
 Natural Gas (Decotherms)
 Coal (Tons)
 #2 Fuel Oil (Gallons)
 Propane (Pounds)
 Used Oil (Gallons)
 Wood Chips (Tons)
 Other (specify)

Amount:

Units:

Consumption per Year

884,100
1,617

Conversion (BTU/Unit)

3,412
 1,037,000
 1,000,000
 24,000,000
 138,874
 21,600
 125,000
 16,500,000

Total BTU

3,016,672,974
 1,676,829,000

Worksheet Links:

Total BTU: 4,693,501,974
 Energy Utilization Index (EUI): 65,981

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

LEA ID:	043103	Assessment Date:	07/18/19
County:	Lincoln	Total Gross Square Feet:	71,134
Facility Name:	Harts Pk-8	Original Year of Construction:	2012

2 - Site Evaluation Worksheet

Site

City or Rural:	Rural
Actual Acres:	12
Useable Acres:	6.8
Site adequate for expansion:	Yes
Are public parks/areas adjacent:	No
% site out of flood plain:	57%
% site in flood plain:	43%

Site Remarks:

Overall Site Condition:

3-Average

Drainage

Drainage Remarks:

Overall Drainage Condition:

3-Average

Parking

Parking Adequately Lit:

Adequacy of Parking:

Yes

3-Average

Parking Remarks:

Overall Parking Condition:

3-Average

Bus Loading

Bus Loading Adequate:

Bus Loading Remarks:

Overall Bus loading Condition:

Yes

3-Average

Access Roads

Adequacy of On-Site Access Roads:

Adequacy of Off-Site Access Roads:

3-Average

3-Average

Access Roads Remarks:

Overall Access Road Condition:

4-Above Average

Playfields/Playcourts

Adequacy of Playfields:

4-Above Average

Adequacy of Playcourts:

3-Average

Playfields/Playcourts Remarks:

Overall Playfield/Playcourts Condition:

3-Average

Site Utilities

Electrical Services:

Phase:

Three

Voltage:

480Y/277V

Amps:

2000

Electric Utility Company:

American Electric Power

Main Service Feed into Building:

Underground

Electrical Service Remarks:

There is some room in the existing switchboard for future expansion.

Overall Electrical Service Condition:

4-Above Average

Fuel Sources:

Natural Gas:

Yes

Coal:

Fuel Oils:

Propane:

Other (Specify):

Fuel Line Size (inches):

6

Fuel Utility Company:

Fuel Sources Remarks:

Overall Fuel Sources Condition:

Water Sources:

Public:

Yes

Well:

Water Line Size (inches):

3

Water Utility Company:

Water Sources Remarks:

Overall Water Sources Condition:

4-Above Average

Sewage Systems:

Public:

No

Septic:

Other (Specify):

Packaged Plant

Public Service District (PSD):

Sewage System Remarks:

Overall Sewage System Condition:

3-Average

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

LEA ID:	043103	Assessment Date:	07/18/19
County:	Lincoln	Total Gross Square Feet:	71,134
Facility Name:	Harts Pk-8	Original Year of Construction:	2012

3 - Building Component Evaluation Worksheet

Building Structures:

Type:

Load Bearing Masonry

Building Structures Remarks:

Overall Building Structure Condition:

4-Above Average

Floor Structures:

Steel Joist/Concrete (floor area SF):

14,500

Wood Joists (floor area SF):

Slab on Grade (floor area SF):

56,634

Other (specify) / Floor area SF:

Floor Structure Remarks:

Overall Floor Structure Condition:

4-Above Average

Roof:

Roof Structure:

Steel Joists

Roof Structures Remarks:

Overall Roof Condition:

4-Above 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

Technology Infrastructure:

Sufficient Electrical Capacity:

Yes

3-Average

Power Receptacles Availability:

Yes

3-Average

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

Yes	3-Average
Yes	3-Average

Deficiencies:

Technology Remarks:

Overall Technology Infrastructure Condition:

3-Average

Technology Assessment:

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

3-Average	
3-Average	
3-Average	
3-Average	
3-Average	

Deficiencies:

Technology Remarks:

Overall Technology Condition:

3-Average

School Access Safety Audit:

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

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

Safety Remarks:

Overall Access Safety Condition:

2-Below Average

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

LEA ID:	043103	Assessment Date:	43664
County:	Lincoln	Total Gross Square Feet:	71134
Facility Name:	Harts Pk-8	Original Year of Construction:	2012

Individual School Utilization Analysis									
Classroom Type	Grade Config		Age of Facility	No. of Renovations	Square Ft	Portables	Location (City, St)	Number of Class Types	
	(ES)	(MS)						(MS)	(HS)
Lowest Grade Level:	PK	PK - 8	8		71,134	0	Harts, WV		
Highest Grade Level:	8								
Complete ONLY the column below associated with the highest grade level for this school.									
Classroom Type	Number of Class Types		Number of Class Types	X	Max Students Per Room	=	Total Program Capacity	Utilization Calculation	
	(ES)	(MS)						Current Enrollment	
Pre-Kindergarten (Full Day)		2			20		40		
Kindergarten (Full Day)		4			20		80	358	
General Purpose Classroom		15			25		375		
Computer Lab	n/a	3			25		75		
Art Lab	n/a	1			25		25		
Music Classroom	n/a	1			25		25		
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)	n/a				12		0		
Special Ed Level 2: (PK-12)					12		0		
Special Ed Level 3: (PK-12)					8		0		
Special Education Classroom		5			6		30		
Technical Education/ Voc Ag	n/a				20		0	Utilization Calculation	46%
Physical Education	n/a	1			50		50		
Science Classroom/Lab	n/a	3			25		75	Desirable Utilization	85%
Business Education	n/a				25		0		
Family Liv/Cons Economics	n/a				25		0		
Totals	0	35	0		25		775	Difference	-39%

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

LEA ID:	043103	Assessment Date:	07/18/19
County:	Lincoln	Total Gross Square Feet:	71134
Facility Name:	Harts PK-8	Original Year of Construction:	2012
Design Capacity Enrollment:	775		

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

	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

	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			\$ -	
Doors/Frames	EACH			\$ -	
Roofing	SQ FT			\$ -	
Coping/Parapet	LIN FT			\$ -	
Painting	SQ FT			\$ -	
Other (Describe in 'Remarks')				\$ -	
Other (Describe in 'Remarks')				\$ -	
Other (Describe in 'Remarks')				\$ -	

Sub-Total

\$ -

3. Renovations, Interior

	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')				\$ -	
Other (Describe in 'Remarks')				\$ -	
Other (Describe in 'Remarks')				\$ -	

Sub-Total

\$ -

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)		0			
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			<u>\$ -</u>	
Sub-Total of Items 1 through 6			<u>\$ -</u>	

7. Architectural/Engineering Fees	%	Quantity	Item Cost	Remarks
New Construction			\$ -	
Renovations			\$ -	
Sub-Total			<u>\$ -</u>	

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
New Construction		
Renovations		

Item Cost	Remarks
\$ -	
\$ -	

Sub-Total

\$ -

Grand Total Project Cost

\$ -

Worksheet Links:

- [Campus Information](#)
- [Building 1](#)
- [Building 2](#)
- [Building 3](#)
- [Building 4](#)

Reference Data from Prior Sheets (for WVDE Use Only):	
Energy Utilization Index:	65,981
Current Enrollment:	358
Program Capacity:	775
Utilization Calculation:	46%
Building(s) in Floodplain/Floodway:	0

Full AE Firm Name	ZMM, Inc.
County Name	Lincoln
Campus Name	Lincoln County High School
Campus Type	High School
School Code	043506

Original Construction Yr.	2008
Assessment Date	07/18/19
Current Enrollment	882



Payments					Notes	Message
System	Material	Year Installed if different	Condition	SF		
Pedestrian Pavements	Concrete		3 - Average	31,053		
Site Pavements - Parking	Asphalt		3 - Average	22,576		

Permanent Buildings								
Record Building Name	Predominant Building Type	Include building in Assessment?	Year Built	Floodplain or Floodway?	GSF	Basement (Y/N)	# Floors (incl. Bmt)	Message
1 High School	Classroom	Y	2008	No	217,000	N	2	
2								
3								
4								
5								
6								
7								
8								
9								
10 Total GSF:					217,000			

Portable Buildings			
Record Building Name	Year Installed	GSP	Message
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
Total GSP:		-	

[illegible]

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

Building Gross Square Feet	High School	Year Built Basement	2008	# Floors (Incl. Bsmt)	2
	217,000	(Y/N)	N		

System	Material	Count	Year Installed if different from Building	Condition	Notes
Conveying Systems	Elevator (2 Stops)	1		3 - Average	
Electrical - Branch Wiring				4 - Above Average	
Electrical - Lighting	Fluorescent			4 - Above Average	
Electrical - Emergency Lighting and Exit Signs				4 - Above Average	
Electrical - Service and Distribution				4 - Above Average	
Equipment & Furnishings - Institutional Equipment	Includes Commercial			3 - Average	
Exterior Enclosure - Exterior Doors	Metal			3 - Average	
Exterior Enclosure - Exterior Wall Finishes	Masonry			3 - Average	
Exterior Enclosure - Exterior Windows	Double Pane, Fixed, All frame			3 - Average	Windows are operable.
Fire Protection - Fire Alarm & Detection				4 - Above Average	EST
Fire Protection - Sprinklers and Standpipes				3 - Average	
HVAC - Terminal & Package Units				Not Present	
HVAC - Distribution System				4 - Above Average	
HVAC - Heat Generating Systems				4 - Above Average	
HVAC - Cooling Generating Systems				4 - Above Average	
HVAC - Controls and Instrumentation				4 - Above Average	
Interior Construction - Interior Doors	Solid Core Wood			3 - Average	
Interior Construction - Specialties and Casework				3 - Average	
Interior Finishes - Ceiling Finishes	Acoustical Tile			3 - Average	
Interior Finishes - Floor Finishes	Vinyl Composition Tile			3 - Average	Wood gym floor in main gym has been refinished recently. Alternate gym floor is in a little worse condition.
Interior Finishes - Gymnasium Floor Finishes				3 - Average	
Interior Finishes - Wall Finishes	Painted CMU			3 - Average	
Plumbing - Domestic Water Distribution				4 - Above Average	
Plumbing - Fixtures	Manual			3 - Average	
Plumbing - Rain Water Drainage				3 - Average	
Plumbing - Sanitary Sewer				3 - Average	
Roofing - Roof Coverings	Membrane, Direct Glue			3 - Average	Where membrane is turned up a masonry wall, there is no counterflashing installed in the brick joint. In many locations, the sealant at the termination bar is failing, causing roof
Security System				3 - Average	
Technology Infrastructure				4 - Above Average	

29 of 29 systems have been evaluated

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

1 - Facility General Information Worksheet

LEA ID:	043506	Assessment Date:	07/18/19
County:	Lincoln	Total Gross Square Feet:	217,000
Facility Name:	Lincoln County High School	Original Year of Construction:	2008

Energy Indexes

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

Source (Units)

Electric (Kilowatt-Hrs)
Natural Gas (MCF) --OR--
Natural Gas (Decotherms)
Coal (Tons)
#2 Fuel Oil (Gallons)
Propane (Pounds)
Used Oil (Gallons)
Wood Chips (Tons)
Other (specify)

Amount:

Units:

Consumption per Year

	2,673,007
	4,328

Conversion (BTU/Unit)

	3,412	<u>Total BTU</u>
	1,037,000	9,120,674,105
	1,000,000	4,488,136,000
	24,000,000	-
	138,874	-
	21,600	-
	125,000	-
	16,500,000	-

--

Total BTU: 13,608,810,105
Energy Utilization Index (EUI): 62,713

Worksheet Links:

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

LEA ID:	043506	Assessment Date:	07/18/19
County:	Lincoln	Total Gross Square Feet:	217,000
Facility Name:	Lincoln County High School	Original Year of Construction:	2008

2 - Site Evaluation Worksheet

Site

City or Rural:	Rural
Actual Acres:	96
Useable Acres:	51
Site adequate for expansion:	Yes
Are public parks/areas adjacent:	No
% site out of flood plain:	53%
% site in flood plain:	47%

Site Remarks:

Overall Site Condition:

3-Average

Drainage

Drainage Remarks:

Overall Drainage Condition:

3-Average

Parking

Parking Adequately Lit:

Adequacy of Parking:

Yes

4-Above Average

Parking Remarks:

Overall Parking Condition:

3-Average

Bus Loading

Bus Loading Adequate:

Bus Loading Remarks:

Overall Bus loading Condition:

Yes

3-Average

Access Roads

Adequacy of On-Site Access Roads:

Adequacy of Off-Site Access Roads:

4-Above Average

3-Average

Access Roads Remarks:

Overall Access Road Condition:

3-Average

Playfields/Playcourts

Adequacy of Playfields:

4-Above Average

Adequacy of Playcourts:

3-Average

Playfields/Playcourts Remarks:

On-site baseball field, softball field, football field, soccer field, and disc golf course.

Overall Playfield/Playcourts Condition:

3-Average

Site Utilities

Electrical Services:

Phase:

Three

Voltage:

480Y/277V

Amps:

3,000A, 2,000A and 2,000A

Electric Utility Company:

Appalachian Power

Main Service Feed into Building:

Underground

Electrical Service Remarks:

There are three electrical services to the building

Overall Electrical Service Condition:

4-Above Average

Fuel Sources:

Natural Gas:

Yes

Coal:

Fuel Oils:

Propane:

Other (Specify):

Fuel Line Size (inches):

6

Fuel Utility Company:

Fuel Sources Remarks:

Overall Fuel Sources Condition:

4-Above Average

Water Sources:

Public:

Yes

Well:

Water Line Size (inches):

Water Utility Company:

Hamlin PSD

Water Sources Remarks:

Overall Water Sources Condition:

4-Above Average

Sewage Systems:

Public:	Yes
Septic:	
Other (Specify):	
Public Service District (PSD):	Hamlin PSD
Sewage System Remarks:	
Overall Sewage System Condition:	4-Above Average

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

LEA ID:	043506	Assessment Date:	07/18/19
County:	Lincoln	Total Gross Square Feet:	217,000
Facility Name:	Lincoln County High School	Original Year of Construction:	2008

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):

42,550

Wood Joists (floor area SF):

Slab on Grade (floor area SF):

174,450

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

Technology Infrastructure:

Sufficient Electrical Capacity:

Yes

3-Average

Power Receptacles Availability:

Yes

3-Average

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

Yes	3-Average
Yes	3-Average

Deficiencies:

Technology Remarks:

Overall Technology Infrastructure Condition:

3-Average

Technology Assessment:

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

3-Average	
3-Average	
3-Average	
3-Average	
3-Average	

Deficiencies:

Technology Remarks:

Overall Technology Condition:

3-Average

School Access Safety Audit:

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

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

Safety Remarks:

Overall Access Safety Condition:

2-Below Average

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

LEA ID:	043506	Assessment Date:	43664
County:	Lincoln	Total Gross Square Feet:	217000
Facility Name:	Lincoln County High School	Original Year of Construction:	2008

Individual School Utilization Analysis									
Classroom Type	Grade Config		Age of Facility	No. of Renovations	Square Ft	Portables	Location (City, St)	Utilization Calculation	
	Number of Class Types (ES)	Number of Class Types (MS)						Max Students Per Room	Total Program Capacity
Pre-Kindergarten (Full Day)			12		217,000	0	Hamlin, WV	20	0
Kindergarten (Full Day)			12					20	0
General Purpose Classroom			12					25	500
Computer Lab	n/a		12					25	100
Art Lab	n/a		12					25	25
Music Classroom	n/a		12					25	25
Special Ed Pull-out	n/a	n/a	12					0	0
Special Ed Level 1: (PK-5)			12					6	0
Special Ed Level 1: (6-12)	n/a		12					12	0
Special Ed Level 2: (PK-12)			12					12	0
Special Ed Level 3: (PK-12)			12					8	0
Special Education Classroom			12					6	42
Technical Education/ Voc Ag	n/a		12					20	200
Physical Education	n/a		12					50	100
Science Classroom/Lab	n/a		12					25	200
Business Education	n/a		12					25	0
Family Liv/Cons Economics	n/a		12					25	50
Totals	0	0	55						1242
Difference									-14%

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

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

LEA ID:	043506	Assessment Date:	07/18/19
County:	Lincoln	Total Gross Square Feet:	217000
Facility Name:	Lincoln County High School	Original Year of Construction:	2008
Design Capacity Enrollment:	1242		

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

	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

	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			\$ -	
Doors/Frames	EACH			\$ -	
Roofing	SQ FT			\$ -	
Coping/Parapet	LIN FT			\$ -	
Painting	SQ FT			\$ -	
Other (Describe in 'Remarks')				\$ -	
Other (Describe in 'Remarks')				\$ -	
Other (Describe in 'Remarks')				\$ -	

Sub-Total

\$ -

3. Renovations, Interior

	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')	SQ FT	217,000	\$ 7.00	\$ 1,519,000.00	BAS CONTROLS
Other (Describe in 'Remarks')				\$ -	
Other (Describe in 'Remarks')				\$ -	

Sub-Total

\$ 1,519,000.00

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')	SQ FT	750	\$ 300.00	\$ 225,000.00	SAFE SCHOOL ENTRANCE
Other (Describe in 'Remarks')				\$ -	
Other (Describe in 'Remarks')				\$ -	
Subtotal of Building Additions (SQ FT)		750			
Circulation	30%	225	\$ 300.00	\$ 67,500.00	
Sub-Total				<u>\$ 292,500.00</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	<u>\$ -</u>
Sub-Total of Items 1 through 6	<u>\$ 1,811,500.00</u>

7. Architectural/Engineering Fees	%	Quantity	Item Cost	Remarks
New Construction			\$ -	
Renovations	7.0%	\$ 1,811,500.00	\$ 126,805.00	
Sub-Total			<u>\$ 126,805.00</u>	

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					<u>\$ -</u>	

9. Contingencies	%	Quantity	Item Cost	Remarks
New Construction			\$ -	

Renovations	6.0%	\$ 1,811,500.00	\$ 108,690.00	
Sub-Total			\$ 108,690.00	

Grand Total Project Cost	\$ 2,046,995.00
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Worksheet Links:

- [Campus Information](#)
- [Building 1](#)
- [Building 2](#)
- [Building 3](#)
- [Building 4](#)

Reference Data from Prior Sheets (for WVDE Use Only):	
Energy Utilization Index:	62,713
Current Enrollment:	882
Program Capacity:	1,242
Utilization Calculation:	71%
Building(s) in Floodplain/Floodway:	0

Full AE Firm Name	ZMM, Inc.
County Name	Lincoln
Campus Name	Midway Elementary School
Campus Type	Elementary School
School Code	043212

Original Construction Yr.	1951
Assessment Date	07/19/19
Current Enrollment	282



Pavements					Notes	Message
System	Material	Year Installed if different	Condition	SF		
Pedestrian Pavements	Concrete		3 - Average	1,750		
Parking	Asphalt		3 - Average	1,200		
Site Pavements	Parking		3 - Average	1,200		
Asphalt			3 - Average	1,200		

Permanent Buildings									
Record Building Name	Predominant Building Type	Include building in Assessment	Year Built	Located in Floodplain or Floodway?	GSF	Basement (Y/N)	# Floors (incl. Bmt)	Message	Evaluation Status
1 Elementary School	Classroom	Y	1951	Yes, Partially	24,000	N	2		29 of 29 systems have been evaluated
2									
3									
4									
5									
6									
7									
8									
9									
10									
Total GSF:					24,000				

Record Building Name		Portable Buildings		Year Installed		GSF		Message	
1	Class room Modular			2018		1,400			
2	Class room Modular			2018		1,400			
3	Class room Modular			2018		1,400			
4	Class room Modular								
5									
6									
7									
8									
9									
10									
Total GSF						4,200			

[illegible]

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

Building Gross Square Feet	24,000	Year Built Basement (Y/N)	1951	# Floors (Incl. Bsmt)	2
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System	Material	Count	Year Installed if different from Building	Condition	Notes
Conveying Systems				Not Present	
Electrical - Branch Wiring				2 - Below Average	
Electrical - Lighting	Fluorescent			2 - Below Average	
Electrical - Emergency Lighting and Exit Signs				2 - Below Average	
Electrical - Service and Distribution				2 - Below Average	208Y/120V 3PH
Equipment & Furnishings - Institutional Equipment	Includes Commercial			3 - Average	
Exterior Enclosure - Exterior Doors	Metal			3 - Average	
Exterior Enclosure - Exterior Wall Finishes	Masonry			2 - Below Average	Brick masonry on north side of building is cracking due to settlement. Original building and one addition is brick and the other addition is concrete masonry. Original brick is stained
Exterior Enclosure - Exterior Windows	Single Pane, Fixed, All frame types			1 - Inadequate	Windows in original portion of building have outlived their life expectancy. Windows on brick addition are single pane aluminum (2 - below average). Windows on CMU addition
Fire Protection - Fire Alarm & Detection				3 - Average	
Fire Protection - Sprinklers and Standpipes				Not Present	
HVAC - Terminal & Package Units				Not Present	
HVAC - Distribution System				2 - Below Average	
HVAC - Heat Generating Systems				2 - Below Average	Coal fired units were converted to gas fired units.
HVAC - Cooling Generating Systems				2 - Below Average	PTAC window units are not capable of introducing outside air
HVAC - Controls and Instrumentation				2 - Below Average	
Interior Construction - Interior Doors	Solid Core Wood			2 - Below Average	
Interior Construction - Specialties and Casework				3 - Average	
Interior Finishes - Ceiling Finishes	Acoustical Tile			3 - Average	Some classrooms in the original portion of the building still have plaster ceilings (3 - Average).
Interior Finishes - Floor Finishes	Vinyl Composition Tile			3 - Average	Corridor VCT was being replaced during walkthrough. Some classroom VCT is showing signs of water damage, especially in computer lab.
Interior Finishes - Gymnasium Floor Finishes				3 - Average	Multi-purpose room (VCT)
Interior Finishes - Wall Finishes	Painted CMU			3 - Average	Original portion of building has plaster wall finish (3 - Average)
Plumbing - Domestic Water Distribution				3 - Average	
Plumbing - Fixtures	Manual			3 - Average	
Plumbing - Rain Water Drainage				2 - Below Average	
Plumbing - Sanitary Sewer				3 - Average	
Roofing - Roof Coverings	Membrane, Direct Glue			1 - Inadequate	Most of the roof has been recently replaced. The original portion of the building has fasteners pulling out of the roof deck and can be seen pushing up on the membrane.
Security System				3 - Average	The facility has the ability to qualify a visitor prior to entering.
Technology Infrastructure				2 - Below Average	

29 of 29 systems have been evaluated

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

1 - Facility General Information Worksheet

LEA ID:	043212	Assessment Date:	07/19/19
County:	Lincoln	Total Gross Square Feet:	24,000
Facility Name:	Midway Elementary School	Original Year of Construction:	1951

Energy Indexes

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

Source (Units)

Electric (Kilowatt-Hrs)
Natural Gas (MCF) --OR--
Natural Gas (Decotherms)
Coal (Tons)
#2 Fuel Oil (Gallons)
Propane (Pounds)
Used Oil (Gallons)
Wood Chips (Tons)
Other (specify)

Amount:

Units:

Consumption per Year

	256,433
	1,461

Conversion (BTU/Unit)

	3,412	<u>Total BTU</u>
	1,037,000	874,985,297
	1,000,000	1,515,057,000
	24,000,000	-
	138,874	-
	21,600	-
	125,000	-
	16,500,000	-

--

Total BTU: 2,390,042,297

Energy Utilization Index (EUI): 99,585

Worksheet Links:

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

LEA ID:	043212	Assessment Date:	07/19/19
County:	Lincoln	Total Gross Square Feet:	24,000
Facility Name:	Midway Elementary School	Original Year of Construction:	1951

2 - Site Evaluation Worksheet

Site

City or Rural:	Rural
Actual Acres:	1.6
Useable Acres:	1.5
Site adequate for expansion:	Yes
Are public parks/areas adjacent:	No
% site out of flood plain:	92%
% site in flood plain:	8%

Site Remarks:

Overall Site Condition:

3-Average

Drainage

Drainage Remarks:

Overall Drainage Condition:

3-Average

Parking

Parking Adequately Lit:

Adequacy of Parking:

Yes

3-Average

Parking Remarks:

Overall Parking Condition:

3-Average

Bus Loading

Bus Loading Adequate:

Bus Loading Remarks:

Overall Bus loading Condition:

Yes

3-Average

Access Roads

Adequacy of On-Site Access Roads:

Adequacy of Off-Site Access Roads:

3-Average

2-Below Average

Access Roads Remarks:

Overall Access Road Condition:

3-Average

Playfields/Playcourts

Adequacy of Playfields:

3-Average

Adequacy of Playcourts:

3-Average

Playfields/Playcourts Remarks:

Basketball court.

Overall Playfield/Playcourts Condition:

3-Average

Site Utilities

Electrical Services:

Phase:

3

Voltage:

208Y/120V

Amps:

600

Electric Utility Company:

Applachian Power

Main Service Feed into Building:

Overhead

Electrical Service Remarks:

The service equipment has been upgraded to 3PH and the existing equipment has be fed from the new.

Overall Electrical Service Condition:

3-Average

Fuel Sources:

Natural Gas:

Yes

Coal:

Fuel Oils:

Propane:

Other (Specify):

Fuel Line Size (inches):

Fuel Utility Company:

Fuel Sources Remarks:

Overall Fuel Sources Condition:

3-Average

Water Sources:

Public:

Yes

Well:

No

Water Line Size (inches):

2

Water Utility Company:

Alum Creek Lincoln Public Service District

Water Sources Remarks:

Overall Water Sources Condition:

3-Average

Sewage Systems:

Public:

No

Septic:

No

Other (Specify):

Packaged Plant

Public Service District (PSD):

Sewage System Remarks:

The packaged plant was being installed at our site visit

Overall Sewage System Condition:

4-Above Average

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

LEA ID:	043212	Assessment Date:	07/19/19
County:	Lincoln	Total Gross Square Feet:	24,000
Facility Name:	Midway Elementary School	Original Year of Construction:	1951

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):

4,800

Wood Joists (floor area SF):

Slab on Grade (floor area SF):

19,200

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

Technology Infrastructure:

Sufficient Electrical Capacity:

Yes

3-Average

Power Receptacles Availability:

Yes

3-Average

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

Yes	3-Average
Yes	3-Average

Deficiencies:

Technology Remarks:

Overall Technology Infrastructure Condition:

3-Average

Technology Assessment:

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

3-Average	
3-Average	
3-Average	
3-Average	
3-Average	

Deficiencies:

Technology Remarks:

Overall Technology Condition:

3-Average

School Access Safety Audit:

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

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

Safety Remarks:

Overall Access Safety Condition:

2-Below Average

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

LEA ID:	043212	Assessment Date:	43665
County:	Lincoln	Total Gross Square Feet:	24000
Facility Name:	Midway Elementary School	Original Year of Construction:	1951

Individual School Utilization Analysis									
Classroom Type	Grade Config		Age of Facility	No. of Renovations	Square Ft	Portables	Location (City, St)	Number of	
	Class Types	Class Types						(ES)	(MS)
Lowest Grade Level:	PK	PK - 5	69	2	24,000	3	Sod, WV		
Highest Grade Level:	5								
Complete ONLY the column below associated with the highest grade level for this school.									
Classroom Type	Number of		Number of Class Types	X	Max Students Per Room	=	Total Program Capacity	Utilization Calculation	
	Class Types	Class Types						Current Enrollment	
Pre-Kindergarten (Full Day)	2				20		40		
Kindergarten (Full Day)	3				20		60	282	
General Purpose Classroom	9				25		225		
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)	n/a				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	15	0	0		25		331	Difference	0%

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

LEA ID:	043212	Assessment Date:	07/19/19
County:	Lincoln	Total Gross Square Feet:	24000
Facility Name:	Midway Elementary School	Original Year of Construction:	1951
Design Capacity Enrollment:	331		

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

	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

	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			\$ -	
Doors/Frames	EACH			\$ -	
Roofing	SQ FT	24,000	\$ 20.00	\$ 480,000.00	
Coping/Parapet	LIN FT			\$ -	
Painting	SQ FT			\$ -	
Other (Describe in 'Remarks')	LUMP SUM	1	\$ 300,000.00	\$ 300,000.00	WINDOWS
Other (Describe in 'Remarks')	LUMP SUM	1	\$ 250,000.00	\$ 250,000.00	BRICK WORK
Other (Describe in 'Remarks')				\$ -	

Sub-Total

\$ 1,030,000.00

3. Renovations, Interior

	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	24,000	\$ 40.00	\$ 960,000.00	
Air Conditioning	SQ FT			\$ -	
Lighting	SQ FT	24,000	\$ 12.00	\$ 288,000.00	
Wiring	SQ FT	24,000	\$ 7.00	\$ 168,000.00	
Fire Alarm	SQ FT			\$ -	
Communication System	SQ FT			\$ -	
Technology				\$ -	
Interior Doors	EACH			\$ -	
Other (Describe in 'Remarks')				\$ -	
Other (Describe in 'Remarks')				\$ -	
Other (Describe in 'Remarks')				\$ -	

Sub-Total

\$ 1,416,000.00

**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)		0			
Circulation	30%	0		\$ -	
Sub-Total				<u>\$ -</u>	

5. Special Construction	Unit	Quantity	Unit Cost	Item Cost	Remarks
Elevator	EACH			\$ -	
Sprinkler Systems	SQ FT	24,000	\$ 7.00	\$ 168,000.00	
Kitchen Equipment	ALL			\$ -	
Waste Treatment	EACH			\$ -	
Other (Describe in 'Remarks')				\$ -	
Other (Describe in 'Remarks')				\$ -	
Other (Describe in 'Remarks')				\$ -	
Sub-Total				<u>\$ 168,000.00</u>	

6. Other Special Costs	Quantity	Unit Cost	Item Cost	Remarks
			\$ -	
			\$ -	
			\$ -	

Sub-Total	<u>\$ -</u>
Sub-Total of Items 1 through 6	<u>\$ 2,614,000.00</u>

7. Architectural/Engineering Fees	%	Quantity	Item Cost	Remarks
New Construction			\$ -	
Renovations	7.0%	\$ 2,614,000.00	\$ 182,980.00	
Sub-Total			<u>\$ 182,980.00</u>	

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				<u>\$ -</u>	

9. Contingencies	%	Quantity	Item Cost	Remarks
New Construction			\$ -	

Renovations	6.0%	\$ 2,614,000.00	\$ 156,840.00	
Sub-Total			\$ 156,840.00	

Grand Total Project Cost	\$ 2,953,820.00
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Worksheet Links:

- [Campus Information](#)
- [Building 1](#)
- [Building 2](#)
- [Building 3](#)
- [Building 4](#)

Reference Data from Prior Sheets (for WVDE Use Only):	
Energy Utilization Index:	99,585
Current Enrollment:	282
Program Capacity:	331
Utilization Calculation:	85%
Building(s) in Floodplain/Floodway:	1

Full AE Firm Name	ZMM, Inc.
County Name	Lincoln
Campus Name	Ranger Elementary
Campus Type	Elementary School
School Code	043214

Original Construction Yr.	1958
Assessment Date	07/18/19
Current Enrollment	106



Pavements					Notes	Message
System	Material	Year Installed if different	Condition	SF		
Pedestrian Pavements	Concrete		3 - Average	700		
Site Pavements - Parking	Asphalt		3 - Average	13,400		

	Permanent Buildings									
Record Building Name	Predominant building type	Include building in Assessment?	Your Fault Floodway?	Floodplain or Floodway? GSF	Basement (Y/N)	# Floors (incl. basement)	Message	Evaluation Status		
1 Elementary School	Classroom	Y	1068	No	N	1		26 of 29 systems have been evaluated		
2										
3										
4										
5										
6										
7										
8										
9										
Total GSF:				15,663						

Portable Buildings			
Record Building Name	Year Installed	GSP	Message
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
Total GSP:		-	

[illegible]

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

Building Gross Square Feet	Elementary School	Year Built Basement 15,663 (Y/N)	1958 N	# Floors (Incl. Bsmt)	1
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System	Material	Count	Building	Condition	Notes	29 of 29 systems have been evaluated
Conveying Systems				Not Present		
Electrical - Branch Wiring				2 - Below Average		
Electrical - Lighting	Fluorescent			3 - Average		
Electrical - Emergency Lighting and Exit Signs				2 - Below Average		
Electrical - Service and Distribution				2 - Below Average	120/240V 1PH MLO	
Equipment & Furnishings - Institutional Equipment	Includes Commercial			3 - Average		
Exterior Enclosure - Exterior Doors	Metal			3 - Average		
Exterior Enclosure - Exterior Wall Finishes	Masonry			3 - Average	Original building has brick masonry. Addition is concrete masonry with metal panel at the multi purpose room. Some cracking present in the CMU, especially at corners.	
Exterior Enclosure - Exterior Windows	Double Pane, Fixed, All frame			4 - Above Average	New aluminum storefront has recently been installed throughout school.	
Fire Protection - Fire Alarm & Detection				3 - Average	EST	
Fire Protection - Sprinklers and Standpipes				Not Present		
HVAC - Terminal & Package Units				2 - Below Average	The split system are approaching their life expectancy.	
HVAC - Distribution System				Not Present		
HVAC - Heat Generating Systems				Not Present		
HVAC - Cooling Generating Systems				Not Present		
HVAC - Controls and Instrumentation				3 - Average		
Interior Construction - Interior Doors	Solid Core Wood			3 - Average	Many doors are damaged, but still function properly.	
Interior Construction - Specialties and Casework				3 - Average		
Interior Finishes - Ceiling Finishes	Acoustical Tile			3 - Average	Some ceiling tiles are damaged and stained from previous roof/plumbing leaks.	
Interior Finishes - Floor Finishes	Vinyl Composition Tile			3 - Average	Some ceramic tile in toilet areas are damaged/missing.	
Interior Finishes - Gymnasium Floor Finishes				5 - Excellent	New multi-purpose room VCT	
Interior Finishes - Wall Finishes	Painted CMU			3 - Average	Metal wall panel above 7' in multi-purpose room (3 - Average).	
Plumbing - Domestic Water Distribution				3 - Average		
Plumbing - Fixtures	Manual			3 - Average		
Plumbing - Rain Water Drainage				3 - Average		
Plumbing - Sanitary Sewer				3 - Average		
Roofing - Roof Coverings	Membrane, Direct Glue			4 - Above Average		
Security System				2 - Below Average		
Technology Infrastructure				3 - Average		

29 of 29 systems have been evaluated

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

1 - Facility General Information Worksheet

LEA ID:	043214	Assessment Date:	07/18/19
County:	Lincoln	Total Gross Square Feet:	15,663
Facility Name:	Ranger Elementary	Original Year of Construction:	1958

Energy Indexes

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

Source (Units)

Electric (Kilowatt-Hrs)
Natural Gas (MCF) --OR--
Natural Gas (Decotherms)
Coal (Tons)
#2 Fuel Oil (Gallons)
Propane (Pounds)
Used Oil (Gallons)
Wood Chips (Tons)
Other (specify)

Amount:

Units:

Consumption per Year

126,436
291

Conversion (BTU/Unit)

3,412	Total BTU
1,037,000	431,417,333
1,000,000	301,767,000
24,000,000	-
138,874	-
21,600	-
125,000	-
16,500,000	-

--

Worksheet Links:

Total BTU: 733,184,333
Energy Utilization Index (EUI): 46,810

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

LEA ID:	043214	Assessment Date:	07/18/19
County:	Lincoln	Total Gross Square Feet:	15,663
Facility Name:	Ranger Elementary	Original Year of Construction:	1958

2 - Site Evaluation Worksheet

Site

City or Rural:	Rural
Actual Acres:	2
Useable Acres:	2
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:

3-Average

Drainage

Drainage Remarks:

Overall Drainage Condition:

3-Average

Parking

Parking Adequately Lit:

Adequacy of Parking:

Yes

2-Below Average

Parking Remarks:

Overall Parking Condition:

3-Average

Bus Loading

Bus Loading Adequate:

Bus Loading Remarks:

Overall Bus loading Condition:

No

No bus loop. Buses back into the parking area then pull back out after loading/unloading. Tight congested parking area.

1-Inadequate

Access Roads

Adequacy of On-Site Access Roads:

Adequacy of Off-Site Access Roads:

2-Below Average

2-Below Average

Access Roads Remarks:

Overall Access Road Condition:

2-Below Average

Playfields/Playcourts

Adequacy of Playfields:

3-Average

Adequacy of Playcourts:

2-Below Average

Playfields/Playcourts Remarks:

Newer playground equipment. Basketball court.

Overall Playfield/Playcourts Condition:

3-Average

Site Utilities

Electrical Services:

Phase:

single

Voltage:

240

Amps:

200A

Electric Utility Company:

Appalachian Power

Main Service Feed into Building:

Overhead

Electrical Service Remarks:

MLO service

Overall Electrical Service Condition:

2-Below Average

Fuel Sources:

Natural Gas:

Yes

Coal:

Fuel Oils:

Propane:

Other (Specify):

Fuel Line Size (inches):

Fuel Utility Company:

Mountaineer Gas

Fuel Sources Remarks:

Overall Fuel Sources Condition:

3-Average

Water Sources:

Public:

Yes

Well:

No

Water Line Size (inches):

Water Utility Company:

Brancland Midkiff Public Service

Water Sources Remarks:

Overall Water Sources Condition:

3-Average

Sewage Systems:

Public:

No

Septic:

No

Other (Specify):

Packaged Plant

Public Service District (PSD):

Sewage System Remarks:

Overall Sewage System Condition:

3-Average

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

LEA ID:	043214	Assessment Date:	07/18/19
County:	Lincoln	Total Gross Square Feet:	15,663
Facility Name:	Ranger Elementary	Original Year of Construction:	1958

3 - Building Component Evaluation Worksheet

Building Structures:

Type:

Load Bearing Masonry

Building Structures Remarks:

Multi-purpose room is steel framed (3 - Average).

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):

15,663

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

Technology Infrastructure:

Sufficient Electrical Capacity:

Yes

3-Average

Power Receptacles Availability:

Yes

3-Average

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

Yes	3-Average
Yes	3-Average

Deficiencies:

Technology Remarks:

Overall Technology Infrastructure Condition:

3-Average

Technology Assessment:

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

3-Average	
3-Average	
3-Average	
3-Average	
3-Average	

Deficiencies:

Technology Remarks:

Overall Technology Condition:

3-Average

School Access Safety Audit:

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

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

Safety Remarks:

Overall Access Safety Condition:

2-Below Average

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

LEA ID:	043214	Assessment Date:	43664
County:	Lincoln	Total Gross Square Feet:	15663
Facility Name:	Ranger Elementary	Original Year of Construction:	1958

Individual School Utilization Analysis									
Classroom Type	Grade Config		Age of Facility	No. of Renovations	Square Ft	Portables	Location (City, St)	Utilization Calculation	
	Number of Class Types (ES)	Number of Class Types (MS)						Max Students Per Room	Total Program Capacity
Pre-Kindergarten (Full Day)	1							20	20
Kindergarten (Full Day)	1							20	20
General Purpose Classroom	6				15,663	0	Ranger, WV	25	150
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)	n/a							12	0
Special Ed Level 2: (PK-12)								12	0
Special Ed Level 3: (PK-12)								8	0
Special Education Classroom	3							6	18
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	11	0	0						208
Difference									-34%

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

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

LEA ID:	043214	Assessment Date:	07/18/19
County:	Lincoln	Total Gross Square Feet:	15663
Facility Name:	Ranger Elementary	Original Year of Construction:	1958
Design Capacity Enrollment:	208		

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

	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

	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			\$ -	
Doors/Frames	EACH			\$ -	
Roofing	SQ FT			\$ -	
Coping/Parapet	LIN FT			\$ -	
Painting	SQ FT			\$ -	
Other (Describe in 'Remarks')				\$ -	
Other (Describe in 'Remarks')				\$ -	
Other (Describe in 'Remarks')				\$ -	

Sub-Total

\$ -

3. Renovations, Interior

	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	15,665	\$ 40.00	\$ 626,600.00	
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')	LUMP SUM	1	\$ 350,000.00	\$ 350,000.00	ELECTRIC SERVICE
Other (Describe in 'Remarks')				\$ -	
Other (Describe in 'Remarks')				\$ -	

Sub-Total

\$ 976,600.00

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')	SQ FT	750	\$ 307.00	\$ 230,250.00	SAFE SCHOOL ENTRANCE
Other (Describe in 'Remarks')				\$ -	
Other (Describe in 'Remarks')				\$ -	
Subtotal of Building Additions (SQ FT)		750			
Circulation	30%	225	\$ 307.00	\$ 69,075.00	
Sub-Total				<u>\$ 299,325.00</u>	

5. Special Construction				
Unit	Quantity	Unit Cost	Item Cost	Remarks
Elevator	EACH		\$ -	
Sprinkler Systems	SQ FT	15,663	\$ 7.00	\$ 109,641.00
Kitchen Equipment	ALL		\$ -	
Waste Treatment	EACH		\$ -	
Other (Describe in 'Remarks')			\$ -	
Other (Describe in 'Remarks')			\$ -	
Other (Describe in 'Remarks')			\$ -	
Sub-Total				<u>\$ 109,641.00</u>

6. Other Special Costs		Quantity	Unit Cost	Item Cost	Remarks
				\$ -	
				\$ -	
				\$ -	

Sub-Total	<u>\$ -</u>
Sub-Total of Items 1 through 6	<u>\$ 1,385,566.00</u>

7. Architectural/Engineering Fees		%	Quantity	Item Cost	Remarks
New Construction				\$ -	
Renovations		7.0%	\$ 1,385,566.00	\$ 96,989.62	
Sub-Total				\$ 96,989.62	

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				<u>\$ -</u>

9. Contingencies		%	Quantity	Item Cost	Remarks
New Construction				\$ -	

Renovations	6.0%	\$ 1,385,566.00	\$ 83,133.96	
Sub-Total			\$ 83,133.96	

Grand Total Project Cost	\$ 1,565,689.58
--------------------------	-----------------

Worksheet Links:

- [Campus Information](#)
- [Building 1](#)
- [Building 2](#)
- [Building 3](#)
- [Building 4](#)

Reference Data from Prior Sheets (for WVDE Use Only):	
Energy Utilization Index:	46,810
Current Enrollment:	106
Program Capacity:	208
Utilization Calculation:	51%
Building(s) in Floodplain/Floodway:	0

Full AE Firm Name	ZMM, Inc.
County Name	Lincoln
Campus Name	West Hamlin Elementary
Campus Type	Elementary School
School Code	043215

Original Construction Yr.	1980
Assessment Date	07/18/19
Current Enrollment	454



Pavements						Notes	Message
System	Material	Year Installed if different from Building	Condition	SF			
Pedestrian Pavements	Concrete		3 - Average	3,700	Grass growing in sidewalk joints. Site also has a gravel walking path.		
Site Pavements - Parking	Asphalt		500/100				
Site Pavements - Parking	Asphalt		3 - Average				

Permanent Buildings									
Record Building Name	Predominant Building Type	Include Building in Assessment	Year Built	Located in Floodplain or Floodway?	GSF	Basement (Y/N)	# Floors (incl. Bmt)	Message	Evaluation Status
1 Elementary School	Classroom	Y	1980	No	21,856	N	1		29 of 29 systems have been evaluated
2									
3									
4									
5									
6									
7									
8									
9									
10 Total GSF:					21,856				

Record Building Name		Portable Buildings		Message
		Year Installed	GSF	
1	Classroom Modular	2013	1,480	
2	Classroom Modular	2013	1,480	
4				
4				
5				
7				
8				
9				
10				
Total GSF:			2,960	

[illegible]

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

Building Gross Square Feet	Elementary School	Year Built Basement 21,856 (Y/N)	1980	# Floors (Incl. Bsmt)	1
			N		

System	Material	Count	Year Installed if different from Building	Condition	Notes
Conveying Systems				Not Present	
Electrical - Branch Wiring				3 - Average	
Electrical - Lighting	Fluorescent			3 - Average	The Gym lighting is dim
Electrical - Emergency Lighting and Exit Signs				3 - Average	
Electrical - Service and Distribution				3 - Average	2,000A - 208Y/120V 3PH
Equipment & Furnishings - Institutional Equipment	Includes Commercial			3 - Average	
Exterior Enclosure - Exterior Doors	Metal			3 - Average	
Exterior Enclosure - Exterior Wall Finishes	Masonry			3 - Average	Brick masonry at original building is showing signs of staining at the eaves.
Exterior Enclosure - Exterior Windows	Double Pane, Fixed, All frame			3 - Average	Windows are operable.
Fire Protection - Fire Alarm & Detection				3 - Average	
Fire Protection - Sprinklers and Standpipes				3 - Average	
HVAC - Terminal & Package Units				Not Present	
HVAC - Distribution System				3 - Average	
HVAC - Heat Generating Systems				2 - Below Average	
HVAC - Cooling Generating Systems				2 - Below Average	The chiller is approaching its life expectancy
HVAC - Controls and Instrumentation				3 - Average	
Interior Construction - Interior Doors	Solid Core Wood			4 - Above Average	
Interior Construction - Specialties and Casework				3 - Average	Casework in original building is damaged and deteriorating.
Interior Finishes - Ceiling Finishes	Acoustical Tile			3 - Average	
Interior Finishes - Floor Finishes	Vinyl Composition Tile			3 - Average	
Interior Finishes - Gymnasium Floor Finishes				3 - Average	Multi-purpose room (VCT)
Interior Finishes - Wall Finishes	Painted CMU			3 - Average	
Plumbing - Domestic Water Distribution				3 - Average	
Plumbing - Fixtures	Manual			3 - Average	
Plumbing - Rain Water Drainage				3 - Average	
Plumbing - Sanitary Sewer				3 - Average	
Roofing - Roof Coverings	Membrane, Direct Glue			3 - Average	
Security System				3 - Average	
Technology Infrastructure				3 - Average	

29 of 29 systems have been evaluated

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

1 - Facility General Information Worksheet

LEA ID:	043215	Assessment Date:	07/18/19
County:	Lincoln	Total Gross Square Feet:	21,856
Facility Name:	West Hamlin Elementary	Original Year of Construction:	1980

Energy Indexes

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

Source (Units)

Electric (Kilowatt-Hrs)
Natural Gas (MCF) --OR--
Natural Gas (Decotherms)
Coal (Tons)
#2 Fuel Oil (Gallons)
Propane (Pounds)
Used Oil (Gallons)
Wood Chips (Tons)
Other (specify)

Amount:

Units:

Consumption per Year

446,533
1,055

Conversion (BTU/Unit)

3,412
1,037,000
1,000,000
24,000,000
138,874
21,600
125,000
16,500,000

Total BTU

1,523,633,111
1,094,035,000
-
-
-
-
-
-

--

Total BTU: 2,617,668,111
Energy Utilization Index (EUI): 119,769

Worksheet Links:

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

LEA ID:	043215	Assessment Date:	07/18/19
County:	Lincoln	Total Gross Square Feet:	21,856
Facility Name:	West Hamlin Elementary	Original Year of Construction:	1980

2 - Site Evaluation Worksheet

Site

City or Rural:	Rural
Actual Acres:	14
Useable Acres:	12
Site adequate for expansion:	Yes
Are public parks/areas adjacent:	No
% site out of flood plain:	87%
% site in flood plain:	13%

Site Remarks:

Overall Site Condition:

3-Average

Drainage

Drainage Remarks:

Overall Drainage Condition:

3-Average

Parking

Parking Adequately Lit:

Adequacy of Parking:

No

3-Average

Parking Remarks:

Overall Parking Condition:

3-Average

Bus Loading

Bus Loading Adequate:

Bus Loading Remarks:

Overall Bus loading Condition:

Yes

3-Average

Access Roads

Adequacy of On-Site Access Roads:

Adequacy of Off-Site Access Roads:

3-Average

3-Average

Access Roads Remarks:

Overall Access Road Condition:

3-Average

Playfields/Playcourts

Adequacy of Playfields:

4-Above Average

Adequacy of Playcourts:

3-Average

Playfields/Playcourts Remarks:

On-site tennis court, baseball fields, softball field, basketball court.

Overall Playfield/Playcourts Condition:

3-Average

Site Utilities

Electrical Services:

Phase:

Three

Voltage:

208Y/120V

Amps:

2,000

Electric Utility Company:

Appalachian Power

Main Service Feed into Building:

Underground

Electrical Service Remarks:

Overall Electrical Service Condition:

3-Average

Fuel Sources:

Natural Gas:

Yes

Coal:

Fuel Oils:

Propane:

Other (Specify):

Fuel Line Size (inches):

3

Fuel Utility Company:

Mountaineer Gas

Fuel Sources Remarks:

Overall Fuel Sources Condition:

3-Average

Water Sources:

Public:

Yes

Well:

Water Line Size (inches):

Water Utility Company:

West Hamlin Water Company

Water Sources Remarks:

Overall Water Sources Condition:

3-Average

Sewage Systems:

Public:	Yes
Septic:	
Other (Specify):	
Public Service District (PSD):	West Hamlin PSD
Sewage System Remarks:	
Overall Sewage System Condition:	3-Average

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

LEA ID:	043215	Assessment Date:	07/18/19
County:	Lincoln	Total Gross Square Feet:	21,856
Facility Name:	West Hamlin Elementary	Original Year of Construction:	1980

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:

21,856

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

Technology Infrastructure:

Sufficient Electrical Capacity:

Power Receptacles Availability:

Yes

Yes

3-Average

3-Average

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

Yes	3-Average
Yes	3-Average

Deficiencies:

Technology Remarks:

Overall Technology Infrastructure Condition:

3-Average

Technology Assessment:

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

3-Average	
3-Average	
3-Average	
3-Average	
3-Average	

Deficiencies:

Technology Remarks:

Overall Technology Condition:

3-Average

School Access Safety Audit:

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

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

Safety Remarks:

Overall Access Safety Condition:

2-Below Average

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

LEA ID:	043215	Assessment Date:	43664
County:	Lincoln	Total Gross Square Feet:	21856
Facility Name:	West Hamlin Elementary	Original Year of Construction:	1980

Individual School Utilization Analysis									
Classroom Type	Grade Config		Age of Facility	No. of Renovations	Square Ft	Portables	Location (City, St)	Utilization Calculation	
	Number of Class Types (ES)	Number of Class Types (MS)						Max Students Per Room	Total Program Capacity
Pre-Kindergarten (Full Day)	2		40	2	21,856	2	West Hamlin, WV	20	40
Kindergarten (Full Day)	2							20	40
General Purpose Classroom	26							25	650
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)	n/a							12	0
Special Ed Level 2: (PK-12)								12	0
Special Ed Level 3: (PK-12)								8	0
Special Education Classroom	2							6	12
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	32	0	0					25	742
Difference									-24%

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

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

LEA ID:	043215	Assessment Date:	07/18/19
County:	Lincoln	Total Gross Square Feet:	21856
Facility Name:	West Hamlin Elementary	Original Year of Construction:	1980
Design Capacity Enrollment:	742		

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

	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

	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			\$ -	
Doors/Frames	EACH			\$ -	
Roofing	SQ FT			\$ -	
Coping/Parapet	LIN FT			\$ -	
Painting	SQ FT			\$ -	
Other (Describe in 'Remarks')				\$ -	
Other (Describe in 'Remarks')				\$ -	
Other (Describe in 'Remarks')				\$ -	

Sub-Total

\$ -

3. Renovations, Interior

	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	48,547	\$ 40.00	\$ 1,941,880.00	
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')				\$ -	
Other (Describe in 'Remarks')				\$ -	
Other (Describe in 'Remarks')				\$ -	

Sub-Total

\$ 1,941,880.00

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')	SQ FT	750	\$ 307.00	\$ 230,250.00	SAFE SCHOOL ENTRANCE
Other (Describe in 'Remarks')				\$ -	
Other (Describe in 'Remarks')				\$ -	
Subtotal of Building Additions (SQ FT)		750			
Circulation	30%	225	\$ 307.00	\$ 69,075.00	
Sub-Total				<u>\$ 299,325.00</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	<u>\$ -</u>
Sub-Total of Items 1 through 6	<u>\$ 2,241,205.00</u>

7. Architectural/Engineering Fees	%	Quantity	Item Cost	Remarks
New Construction			\$ -	
Renovations	7.0%	\$ 2,241,205.00	\$ 156,884.35	
Sub-Total			<u>\$ 156,884.35</u>	

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					<u>\$ -</u>	

9. Contingencies	%	Quantity	Item Cost	Remarks
New Construction			\$ -	

Renovations	6.0%	\$ 2,241,205.00	\$ 134,472.30	
Sub-Total			\$ 134,472.30	

Grand Total Project Cost	\$ 2,532,561.65
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Worksheet Links:

- [Campus Information](#)
- [Building 1](#)
- [Building 2](#)
- [Building 3](#)
- [Building 4](#)

Reference Data from Prior Sheets (for WVDE Use Only):	
Energy Utilization Index:	119,769
Current Enrollment:	454
Program Capacity:	742
Utilization Calculation:	61%
Building(s) in Floodplain/Floodway:	0

Volume 3

Lincoln County Facility Condition Assessment

Executive Summary Report

April 15, 2020





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FACILITY CONDITION ASSESSMENT
LINCOLN COUNTY

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EXECUTIVE SUMMARY

Introduction

Lincoln County entered into a contract with ZMM Architects & Engineers to provide facility condition assessment and implementation services for CapitalForecast (CF), SchoolDude's Cloud-based capital planning solution used to forecast facility needs and justify funding requirements for the county's Comprehensive Educational Facility Planning (CEFP) project. The project was completed by a team consisting of engineers, architects, and construction professionals. Data collected during the Facility Condition Assessment phase of the project was input into CF in order to estimate current and future funding requirements for facility sustainment. This predictive approach to asset management is known as Capital Planning and is used to anticipate funding and maintenance needs many years into the future.

The scope of work included the following:

1. Identify and document current and forecasted conditions for all county school facilities.
2. Identify and document remaining service life of major building systems to include envelope; architectural finishes; roofs; electrical; plumbing; and heating, ventilation, and air conditioning (HVAC).
3. Provide Rough Order of Magnitude (ROM) cost estimates for building system renewal and site infrastructure repairs.
4. Forecast facility renewal requirements based on lifecycle analysis of existing systems over the span of the next 10 years for each facility.
5. Provide a Facility Condition Index (FCI) measurement to illustrate the relative condition of all facilities.
6. Input the facility condition information, current site infrastructure needs, technology infrastructure needs, and special structure (portable building) inventory information into the CF software.

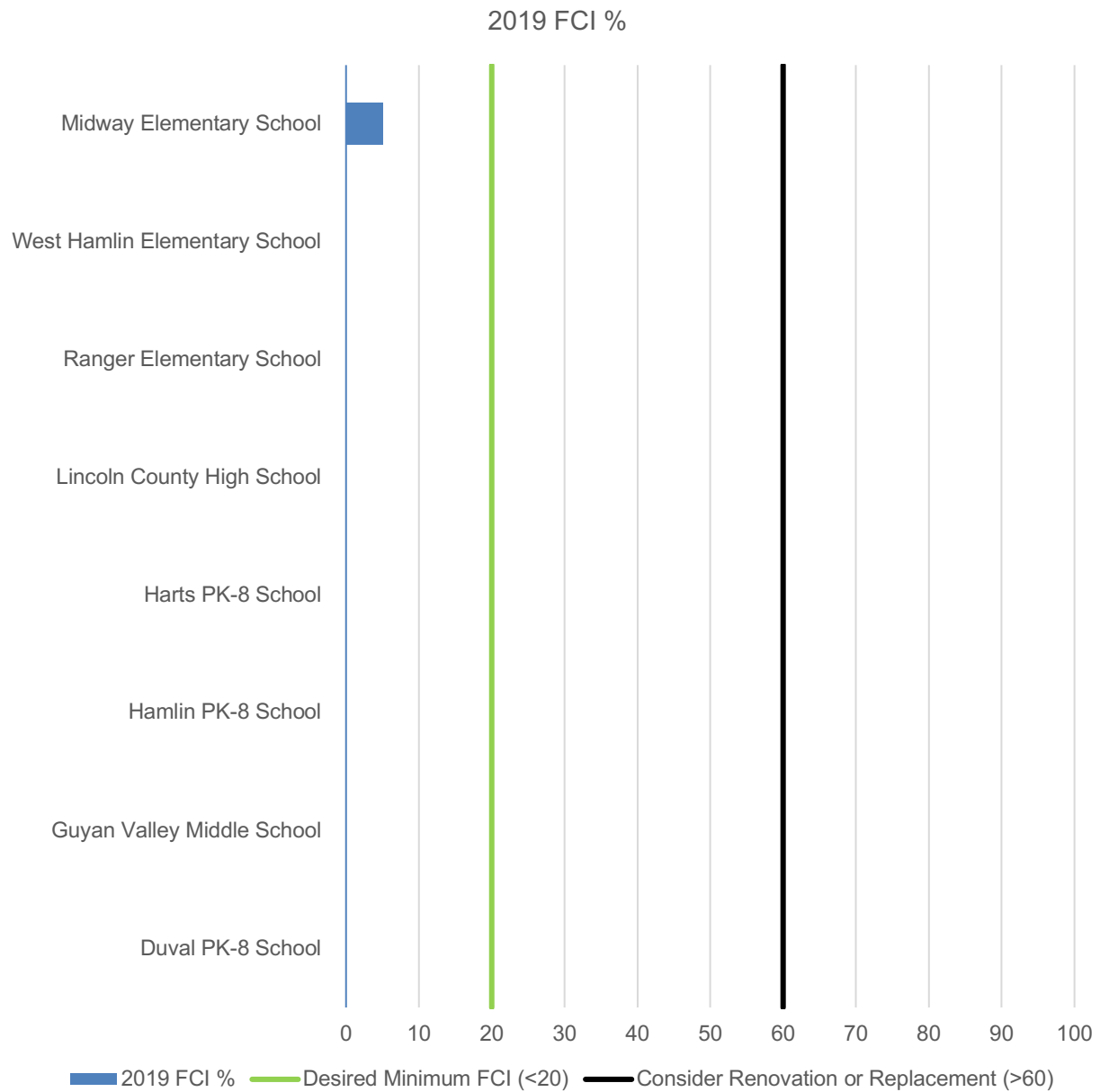
Overview of Findings

The Facility Condition Assessment included 9 permanent facilities, and 6 portables, totaling 568,785 square feet of permanent facilities and 14,510 square feet of portable buildings. The average FCI for the facilities assessed is 0 while the average FCI in five years is estimated to be 21 assuming current facility sustainment funding levels. The assessment team made the following general observations:

1. Original school construction dates ranged from 1926 to 2012. The average facility age ranged from 8 to 94 years, with an average age of 20 years.
2. Individual building system ratings ranged from 1 to 5, with an average rating of 2.93. (1 = Inadequate, 5 = Excellent)
3. Building systems or facility issues frequently highlighted as needing attention included the following: a) electrical – branch wiring, b) electrical – emergency lighting and exit signs, c) HVAC, d) interior doors, e) interior finishes – gymnasium floor finishes, f) plumbing, and g) security system.

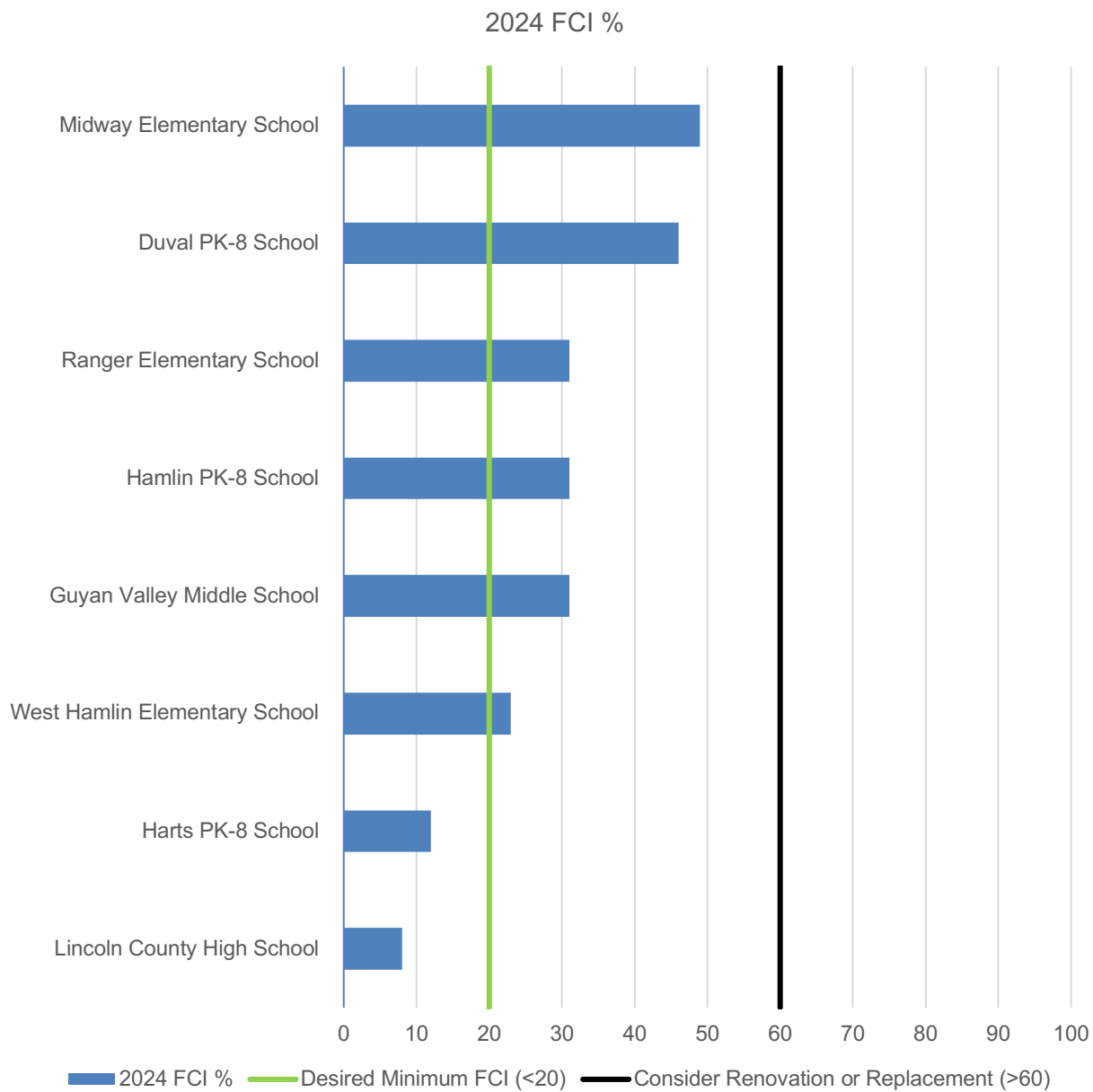
The information shown in the figure below shows the current (2019) FCI for all County facilities in order of "worst first".

Figure 1. Current Facility Condition: Lincoln County



The information shown in the figure below shows the forecast (2024) FCI for all County facilities in order of "worst first".

Figure 2. Forecast Facility Condition: Lincoln County



The following table summarizes findings by group. Please note the column labeled "Total Needs 2024" assumes no additional capital renewal funding is provided. A comprehensive list of expired systems and those expected to expire between now and the Year 2029 is shown in the Current and Forecasted Needs: Summarized by System - Lincoln County Table.

Table 1. Facility Description: Summary of Findings: Lincoln County

Group	Area (SF)	Total Needs 2019	Current Replacement Value	2019 FCI %	Total Needs 2024	2024 FCI %
Elementary School	61,519	\$272,678	\$13,308,245	2	\$4,632,941	35
High School	217,000	\$0	\$48,796,615	0	\$3,747,677	8
Middle School	290,266	\$0	\$67,063,509	0	\$18,926,192	29
SUBTOTAL	568,785	\$272,678	\$129,168,370	0	\$27,306,810	21
Site and Infrastructure (excluded from FCI calculations)		\$0			\$3,757,255	
Portables		\$0			\$0	
TOTALS	568,785	\$272,678	\$129,168,370		\$31,064,064	

Note: The average FCI for the Lincoln County facilities assessed is 0 while the average FCI in 5 years is estimated to be 21 assuming current sustainment levels.

The following Figures show the current and forecasted needs respectively for all facilities. Needs are grouped as follows:

- Conveying Systems
- Electrical
- Exterior Enclosure
- HVAC
- Interior Finishes
- Other
- Plumbing
- Roofing
- Site Infrastructure

Figure 3. Comparison of 2019 Current Needs vs. 2024 Forecasted Needs by System Group: Lincoln County

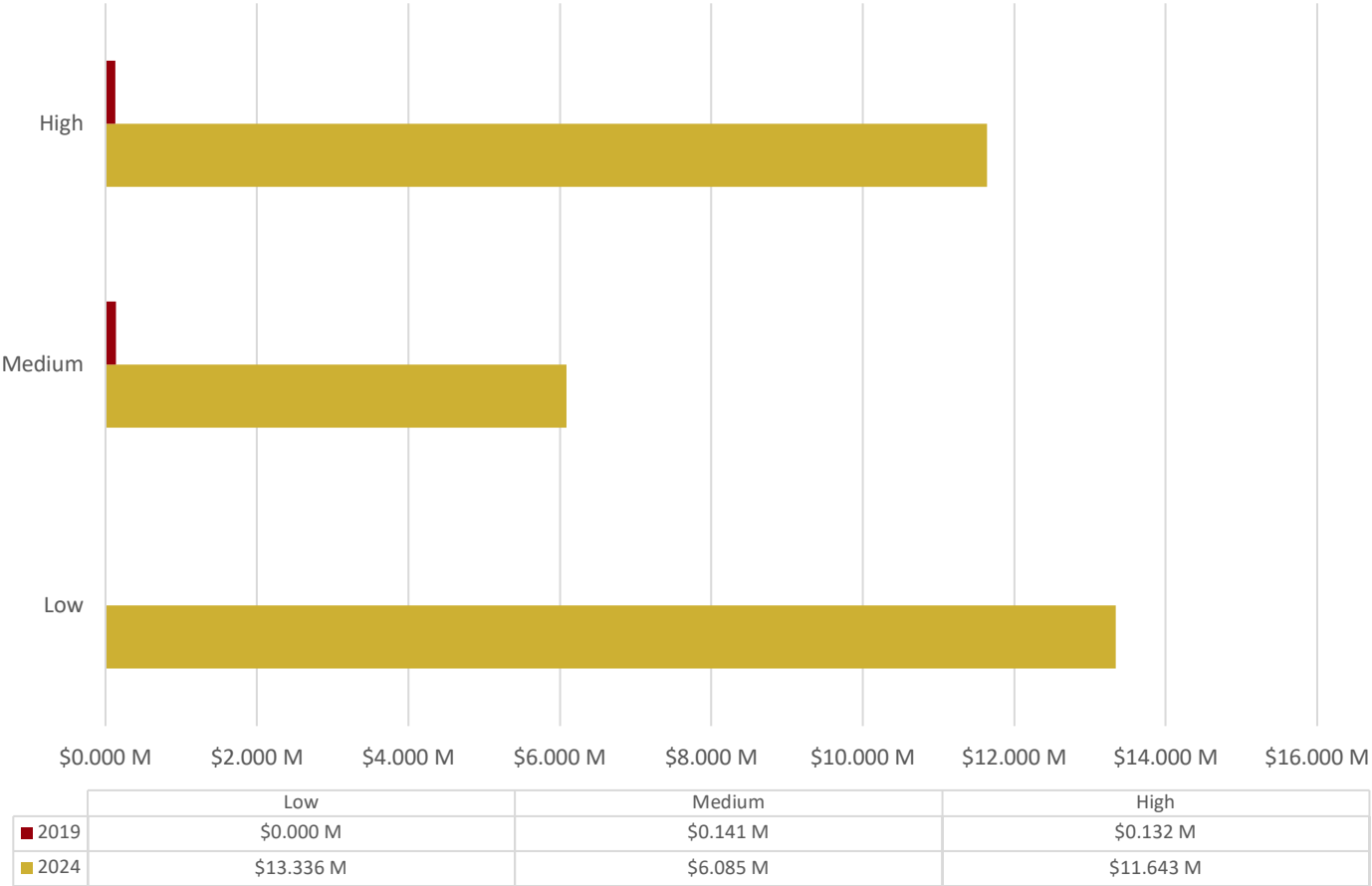


Figures below show the current and forecasted needs respectively for all County facilities grouped by location.

Figure 4. Comparison of 2019 Current Needs vs. 2024 Forecasted Needs by Group: Lincoln County



Figure 5. Comparison of 2019 Current Needs vs. 2024 Forecasted Needs by Priority: Lincoln County



Note: Forecasted Needs (2024) include Current Needs (2019)

Figure 6. Current and Forecasted Needs: Summarized by Reporting Period (Current +10 Years): Lincoln County

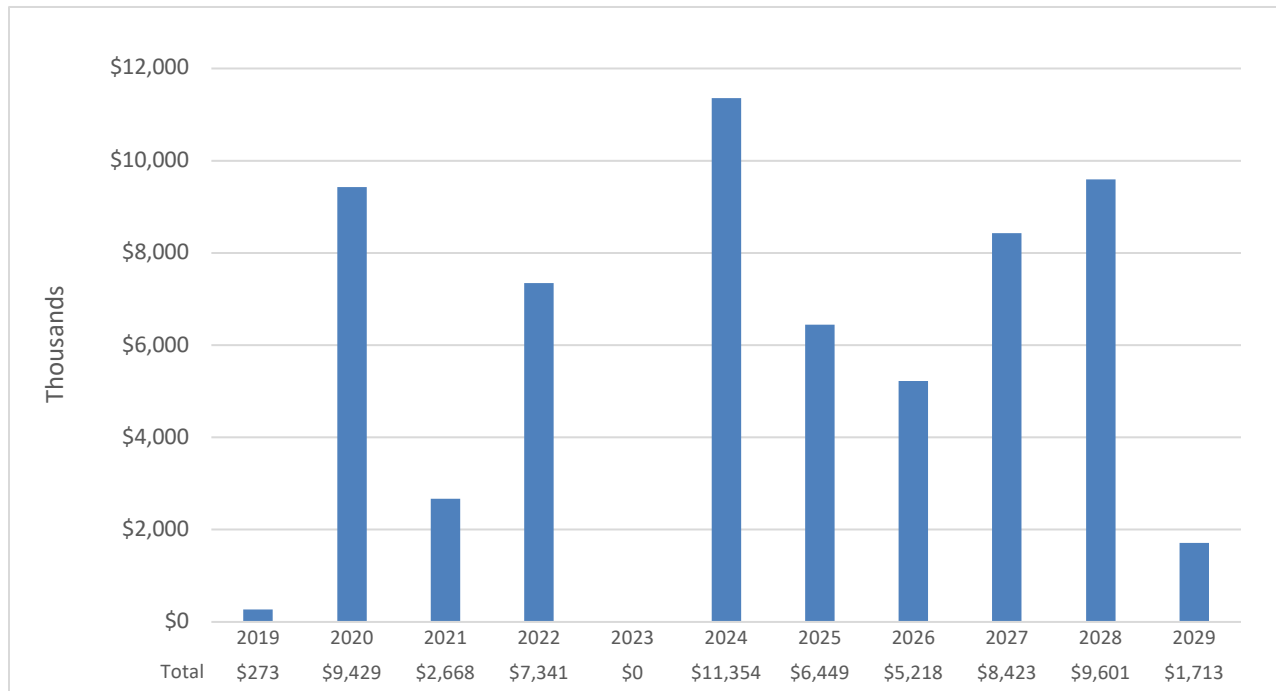


Table 2. Current and Forecasted Needs Summarized by System (Current + 5 years): Lincoln County

System	2019	2020	2021	2022	2023	2024
Cumulative Needs by Year	\$272,678	\$9,701,553	\$12,369,056	\$19,710,515	\$19,710,515	\$31,064,064
Needs by Year	\$272,678	\$9,428,874	\$2,667,503	\$7,341,459	\$0	\$11,353,550
Exterior Enclosure	\$140,774	\$194,870	\$0	\$0	\$0	\$0
Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Wall Finishes	\$0	\$18,202	\$0	\$0	\$0	\$0
Exterior Windows	\$140,774	\$176,669	\$0	\$0	\$0	\$0
Roofing	\$131,904	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$131,904	\$0	\$0	\$0	\$0	\$0
Interior Construction	\$0	\$839,575	\$0	\$0	\$0	\$0
Interior Doors	\$0	\$581,740	\$0	\$0	\$0	\$0
Specialties and Casework	\$0	\$257,835	\$0	\$0	\$0	\$0
Interior Finishes	\$0	\$88,408	\$1,835,108	\$4,183,809	\$0	\$3,176,873
Ceiling Finishes	\$0	\$0	\$0	\$19,071	\$0	\$0
Floor Finishes	\$0	\$88,408	\$0	\$0	\$0	\$3,176,873
Gymnasium Floor Finishes	\$0	\$0	\$1,835,108	\$0	\$0	\$0
Wall Finishes	\$0	\$0	\$0	\$4,164,737	\$0	\$0
Plumbing	\$0	\$1,085,064	\$0	\$47,232	\$0	\$0
Domestic Water Distribution	\$0	\$145,664	\$0	\$0	\$0	\$0
Plumbing Fixture	\$0	\$939,401	\$0	\$0	\$0	\$0
Rain Water Drainage	\$0	\$0	\$0	\$47,232	\$0	\$0
Sanitary Sewer	\$0	\$0	\$0	\$0	\$0	\$0
Special Construction	\$0	\$0	\$0	\$0	\$0	\$3,614,155
Special Construction - Portable Building	\$0	\$0	\$0	\$0	\$0	\$3,614,155
HVAC	\$0	\$3,505,727	\$0	\$0	\$0	\$644,777
Controls & Instrumentation	\$0	\$567,635	\$0	\$0	\$0	\$644,777
Cooling Generating System	\$0	\$1,038,914	\$0	\$0	\$0	\$0
Distribution System	\$0	\$1,003,080	\$0	\$0	\$0	\$0
Heat Generating Systems	\$0	\$607,398	\$0	\$0	\$0	\$0
Terminal & Package Units	\$0	\$288,700	\$0	\$0	\$0	\$0
Fire Protection	\$0	\$300,565	\$0	\$0	\$0	\$782,239
Fire Alarm & Detection	\$0	\$300,565	\$0	\$0	\$0	\$782,239
Electrical	\$0	\$3,104,878	\$689,295	\$0	\$0	\$0
Branch Wiring	\$0	\$2,516,510	\$0	\$0	\$0	\$0
Emergency Lighting and Exit Signs	\$0	\$292,074	\$0	\$0	\$0	\$0
Lighting	\$0	\$296,294	\$0	\$0	\$0	\$0
Service & Distribution	\$0	\$0	\$689,295	\$0	\$0	\$0
Security System	\$0	\$229,146	\$0	\$0	\$0	\$1,219,027
Security System	\$0	\$229,146	\$0	\$0	\$0	\$1,219,027
Technology Infrastructure	\$0	\$80,640	\$0	\$0	\$0	\$1,250,664
Technology Infrastructure	\$0	\$80,640	\$0	\$0	\$0	\$1,250,664
Equipment & Furnishings	\$0	\$0	\$0	\$3,110,418	\$0	\$665,814
Institutional Equipment	\$0	\$0	\$0	\$3,110,418	\$0	\$665,814

System	2019	2020	2021	2022	2023	2024
Site Infrastructure	\$0	\$0	\$143,100	\$0	\$0	\$0
Pedestrian Paving	\$0	\$0	\$6,975	\$0	\$0	\$0
Vehicular Pavements	\$0	\$0	\$136,125	\$0	\$0	\$0

Table 3. Current and Forecasted Needs Summarized by System (Years 6 - 10): Lincoln County

System	2025	2026	2027	2028	2029
Cumulative Needs by Year	\$37,513,469	\$42,731,268	\$51,154,354	\$60,755,805	\$62,468,938
Needs by Year	\$6,449,404	\$5,217,800	\$8,423,086	\$9,601,450	\$1,713,133
Exterior Enclosure	\$0	\$0	\$740,919	\$2,713,186	\$204,362
Exterior Doors	\$0	\$0	\$740,919	\$197,904	\$0
Exterior Wall Finishes	\$0	\$0	\$0	\$178,069	\$16,576
Exterior Windows	\$0	\$0	\$0	\$2,337,214	\$187,787
Roofing	\$783,818	\$1,583,584	\$0	\$0	\$645,791
Roof Coverings	\$783,818	\$1,583,584	\$0	\$0	\$645,791
Interior Construction	\$0	\$0	\$2,500,963	\$1,487,405	\$0
Interior Doors	\$0	\$0	\$1,523,790	\$1,010,352	\$0
Specialties and Casework	\$0	\$0	\$977,173	\$477,053	\$0
Interior Finishes	\$3,381,632	\$2,670,662	\$0	\$0	\$0
Ceiling Finishes	\$3,381,632	\$2,670,662	\$0	\$0	\$0
Floor Finishes	\$0	\$0	\$0	\$0	\$0
Gymnasium Floor Finishes	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$3,056,296	\$521,607
Domestic Water Distribution	\$0	\$0	\$0	\$497,375	\$36,718
Plumbing Fixture	\$0	\$0	\$0	\$761,891	\$242,339
Rain Water Drainage	\$0	\$0	\$0	\$0	\$0
Sanitary Sewer	\$0	\$0	\$0	\$1,797,029	\$242,549
Special Construction	\$0	\$0	\$0	\$0	\$0
Special Construction - Portable Building	\$0	\$0	\$0	\$0	\$0
HVAC	\$260,051	\$0	\$2,632,271	\$786,094	\$115,400
Controls & Instrumentation	\$0	\$0	\$1,317,651	\$0	\$0
Cooling Generating System	\$0	\$0	\$424,491	\$0	\$0
Distribution System	\$0	\$0	\$0	\$786,094	\$115,400
Heat Generating Systems	\$0	\$0	\$890,130	\$0	\$0
Terminal & Package Units	\$260,051	\$0	\$0	\$0	\$0
Fire Protection	\$0	\$0	\$1,197,840	\$0	\$0
Fire Alarm & Detection	\$0	\$0	\$1,197,840	\$0	\$0
Electrical	\$2,023,904	\$963,553	\$0	\$1,558,470	\$225,974
Branch Wiring	\$0	\$0	\$0	\$159,224	\$225,974
Emergency Lighting and Exit Signs	\$44,707	\$85,361	\$0	\$0	\$0
Lighting	\$1,979,197	\$878,192	\$0	\$1,399,247	\$0
Service & Distribution	\$0	\$0	\$0	\$0	\$0
Security System	\$0	\$0	\$0	\$0	\$0
Security System	\$0	\$0	\$0	\$0	\$0
Technology Infrastructure	\$0	\$0	\$1,330,100	\$0	\$0
Technology Infrastructure	\$0	\$0	\$1,330,100	\$0	\$0
Equipment & Furnishings	\$0	\$0	\$20,993	\$0	\$0
Institutional Equipment	\$0	\$0	\$20,993	\$0	\$0

System	2025	2026	2027	2028	2029
Site Infrastructure	\$0	\$0	\$0	\$0	\$0
Pedestrian Paving	\$0	\$0	\$0	\$0	\$0
Vehicular Pavements	\$0	\$0	\$0	\$0	\$0

The following table provides an overall summary of findings for the portfolio or buildings included in this project.

Table 4. Facility Description: Summary of Findings: Lincoln County

Campus Name	Age (Years)	Area (SF)	Total Building Needs 2019	Current Replacement Value	2019 FCI %	Total Building Needs 2024	2024 FCI %
Duval PK-8 School	66	55,377	\$0	12,949,093	0	\$5,419,858	46
Guyan Valley Middle School	57-93	67,420	\$0	14,542,052	0	\$4,468,489	31
Hamlin PK-8 School	65	96,335	\$0	22,515,575	0	\$6,937,970	0
Harts PK-8 School	7	71,134	\$0	17,056,789	0	\$2,099,876	0
Lincoln County High School	11	217,000	\$0	48,796,615	0	\$3,747,677	8
Midway Elementary School	68	24,000	\$272,678	5,049,747	5	\$2,475,763	49
Ranger Elementary School	61	15,663	\$0	3,343,231	0	\$1,032,555	31
West Hamlin Elementary School	39	21,856	\$0	4,915,266	0	\$1,124,622	23
TOTALS		568,785	\$272,678	129,168,370		\$27,306,810	

The following table illustrates the current estimated needs by campus.

Table 5. Summary of Current Deficiencies: Lincoln County

Name	Year Built	Age (Years)	Building System	Site	Portables	Current Estimated Needs
Duval PK-8 School	1953	66	\$0	\$0	\$0	\$0
Guyan Valley Middle School	1926	93	\$0	\$0	\$0	\$0
Hamlin PK-8 School	1954	65	\$0	\$0	\$0	\$0
Harts PK-8 School	2012	7	\$0	\$0	\$0	\$0
Lincoln County High School	2008	11	\$0	\$0	\$0	\$0
Midway Elementary School	1951	68	\$272,678	\$0	\$0	\$272,678
Ranger Elementary School	1958	61	\$0	\$0	\$0	\$0
West Hamlin Elementary School	1980	39	\$0	\$0	\$0	\$0
Total Estimated Needs						\$272,678

Note: Please note that requirements are based on visual observations and interviews with County personnel.

ELEMENTARY SCHOOL
FACILITY CONDITION INFORMATION

Elementary School

The project included facilities at 3 locations totaling approximately 61,519 square feet. The table below contains location-specific information regarding current and forecast Facility Condition Indices. A comprehensive list of expired systems and those expected to expire between now and the Year 2029 is shown in the Forecasted Needs Summarized by System: Elementary School Table.

Table 6. Facility Description: Summary of Findings: Elementary School

Name	Area (SF)	Total Needs 2019	Current Replacement Value	2019 FCI %	Total Needs 2024	2024 FCI %
Midway Elementary School	24,000	\$272,678	5,049,747	5	\$2,475,763	49
Ranger Elementary School	15,663	\$0	3,343,231	0	\$1,032,555	31
West Hamlin Elementary School	21,856	\$0	4,915,266	0	\$1,124,622	23
SUBTOTAL	61,519	\$272,678	\$13,308,245	2	\$4,632,941	35
Site and Infrastructure (excluded from FCI calculations)		\$0			\$1,549,390	
Portables		\$0			\$0	
TOTALS	61,519	\$272,678	\$13,308,245		\$6,182,330	

Note: The average FCI for the Elementary School facilities assessed is 5 while the average FCI in 5 years is estimated to be 35 assuming current sustainment levels.

Figures below show the current and forecasted needs respectively for all Elementary School locations grouped by system.

Figure 7. Comparison of 2019 Current Needs vs. 2024 Forecasted Needs by System Group: Elementary School

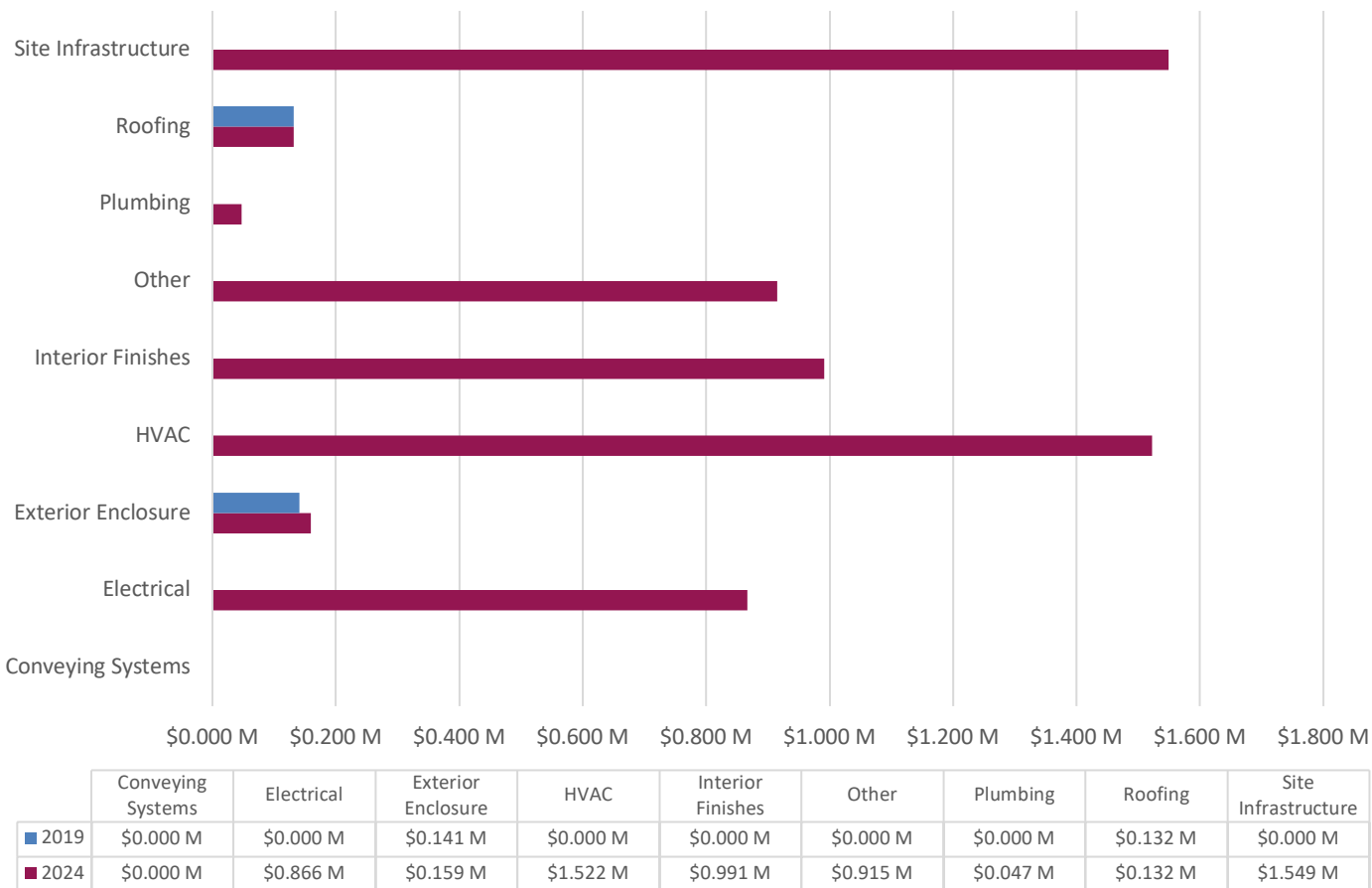
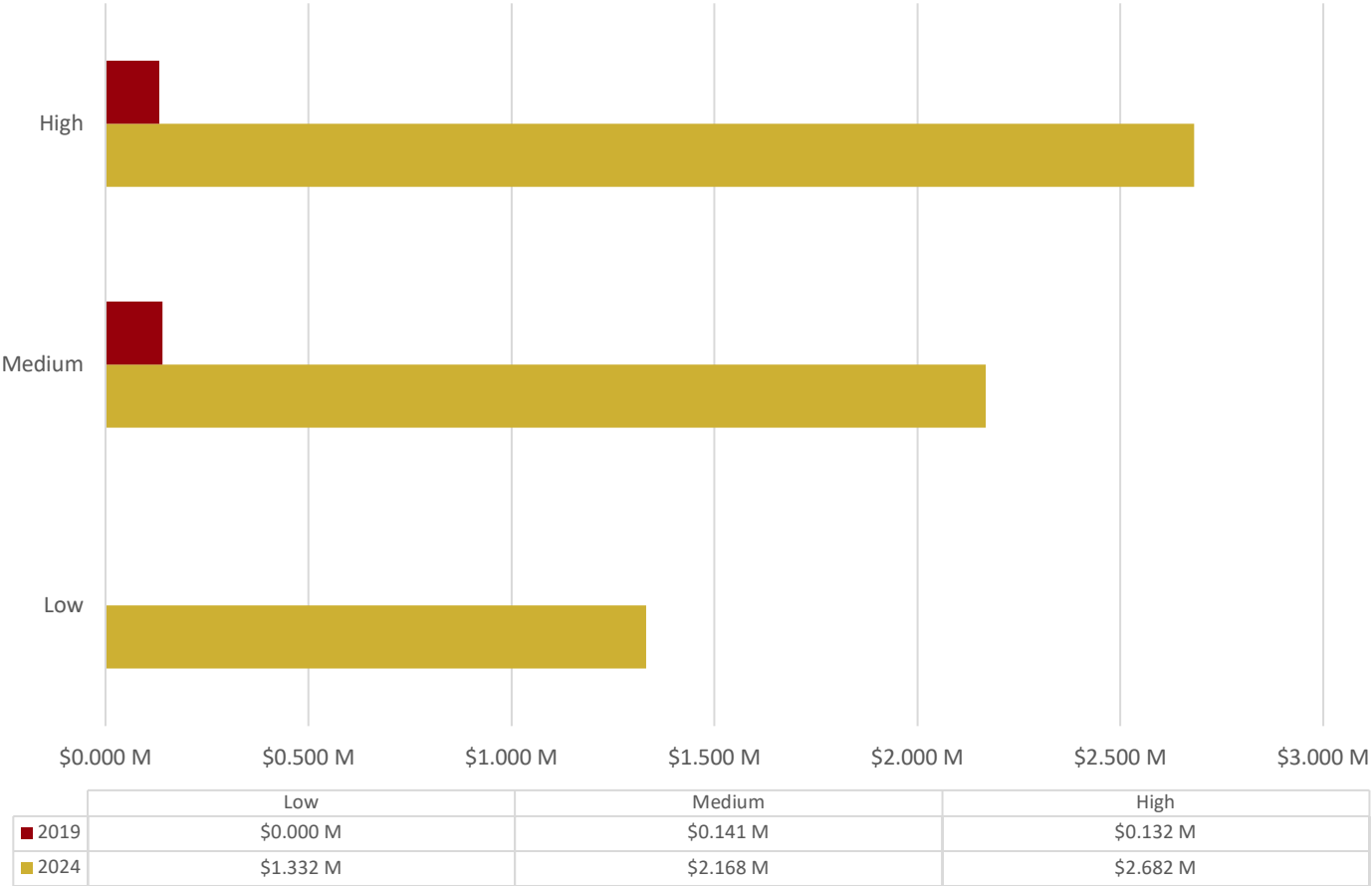


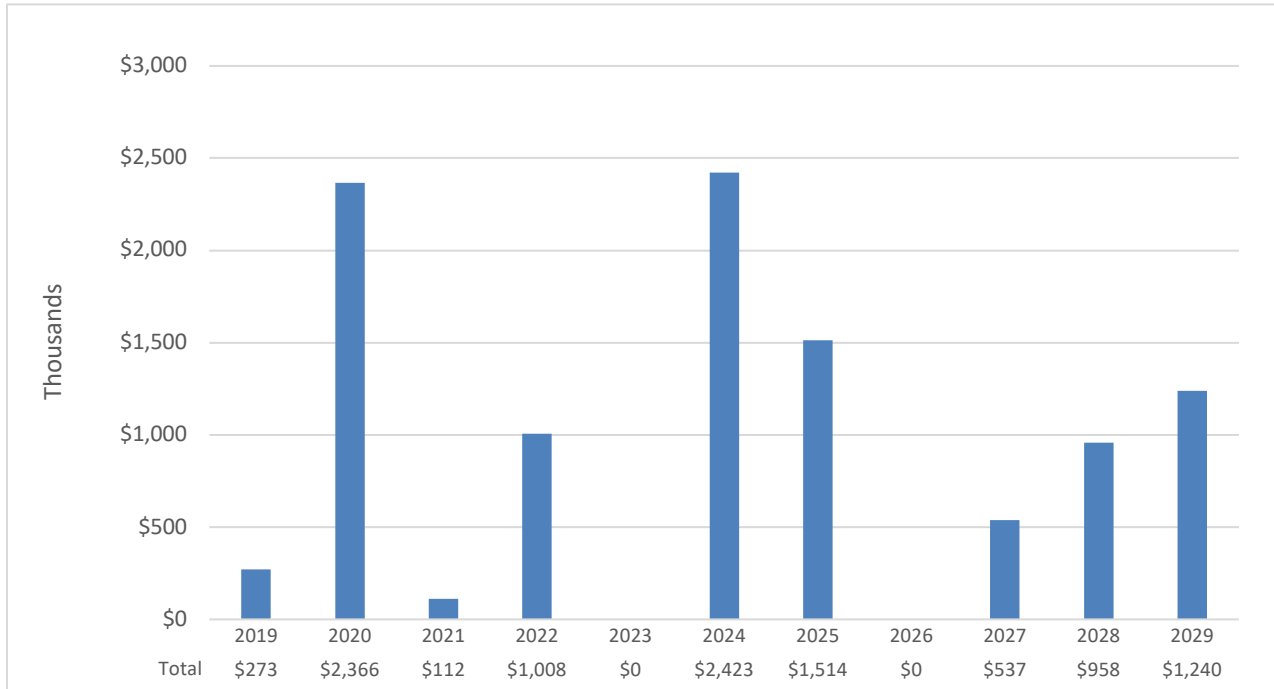
Figure 8. Comparison of 2019 Current Needs vs. 2024 Forecasted Needs by Priority: Elementary School



Renewal Forecast

The renewal forecast below for Elementary School locations shows the current backlog and projected facility sustainment requirements over the next 10 years. Please note the renewal forecast does not include potential costs associated with asbestos abatement, seismic evaluation; seismic retrofitting; hazardous material inspection, evaluation, and mitigation; and NFPA 101 and ADA upgrades. The renewal forecast is shown in the following figures:

Figure 9. Current and Forecasted Needs: Summarized by Reporting Period (Current +10 Years): Elementary School



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Table 7. Current and Forecasted Needs Summarized by System (Current + 5 years): Elementary School

System	2019	2020	2021	2022	2023	2024
Cumulative Needs by Year	\$272,678	\$2,638,989	\$2,751,315	\$3,759,425	\$3,759,425	\$6,182,330
Needs by Year	\$272,678	\$2,366,311	\$112,326	\$1,008,110	\$0	\$2,422,906
Exterior Enclosure	\$140,774	\$18,202	\$0	\$0	\$0	\$0
Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Wall Finishes	\$0	\$18,202	\$0	\$0	\$0	\$0
Exterior Windows	\$140,774	\$0	\$0	\$0	\$0	\$0
Roofing	\$131,904	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$131,904	\$0	\$0	\$0	\$0	\$0
Interior Construction	\$0	\$134,784	\$0	\$0	\$0	\$0
Interior Doors	\$0	\$134,784	\$0	\$0	\$0	\$0
Specialties and Casework	\$0	\$0	\$0	\$0	\$0	\$0
Interior Finishes	\$0	\$0	\$0	\$503,176	\$0	\$353,168
Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$353,168
Wall Finishes	\$0	\$0	\$0	\$503,176	\$0	\$0
Plumbing	\$0	\$0	\$0	\$47,232	\$0	\$0
Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing Fixture	\$0	\$0	\$0	\$0	\$0	\$0
Rain Water Drainage	\$0	\$0	\$0	\$47,232	\$0	\$0
Sanitary Sewer	\$0	\$0	\$0	\$0	\$0	\$0
Special Construction	\$0	\$0	\$0	\$0	\$0	\$1,549,390
Special Construction - Portable Building	\$0	\$0	\$0	\$0	\$0	\$1,549,390
HVAC	\$0	\$1,359,916	\$0	\$0	\$0	\$162,082
Controls & Instrumentation	\$0	\$103,680	\$0	\$0	\$0	\$162,082
Cooling Generating System	\$0	\$565,680	\$0	\$0	\$0	\$0
Distribution System	\$0	\$126,720	\$0	\$0	\$0	\$0
Heat Generating Systems	\$0	\$275,136	\$0	\$0	\$0	\$0
Terminal & Package Units	\$0	\$288,700	\$0	\$0	\$0	\$0
Fire Protection	\$0	\$0	\$0	\$0	\$0	\$177,175
Fire Alarm & Detection	\$0	\$0	\$0	\$0	\$0	\$177,175
Electrical	\$0	\$753,974	\$112,326	\$0	\$0	\$0
Branch Wiring	\$0	\$410,084	\$0	\$0	\$0	\$0
Emergency Lighting and Exit Signs	\$0	\$47,596	\$0	\$0	\$0	\$0
Lighting	\$0	\$296,294	\$0	\$0	\$0	\$0
Service & Distribution	\$0	\$0	\$112,326	\$0	\$0	\$0
Security System	\$0	\$18,796	\$0	\$0	\$0	\$55,027
Security System	\$0	\$18,796	\$0	\$0	\$0	\$55,027
Technology Infrastructure	\$0	\$80,640	\$0	\$0	\$0	\$126,064
Technology Infrastructure	\$0	\$80,640	\$0	\$0	\$0	\$126,064
Equipment & Furnishings	\$0	\$0	\$0	\$457,701	\$0	\$0
Institutional Equipment	\$0	\$0	\$0	\$457,701	\$0	\$0

Table 8. Current and Forecasted Needs Summarized by System (Years 6 - 10): Elementary School

System	2025	2026	2027	2028	2029
Cumulative Needs by Year	\$7,696,287	\$7,696,287	\$8,233,093	\$9,191,553	\$10,431,063
Needs by Year	\$1,513,956	\$0	\$536,806	\$958,460	\$1,239,510
Exterior Enclosure	\$0	\$0	\$162,410	\$11,879	\$204,362
Exterior Doors	\$0	\$0	\$162,410	\$0	\$0
Exterior Wall Finishes	\$0	\$0	\$0	\$11,879	\$16,576
Exterior Windows	\$0	\$0	\$0	\$0	\$187,787
Roofing	\$240,241	\$0	\$0	\$0	\$172,168
Roof Coverings	\$240,241	\$0	\$0	\$0	\$172,168
Interior Construction	\$0	\$0	\$374,396	\$0	\$0
Interior Doors	\$0	\$0	\$87,963	\$0	\$0
Specialties and Casework	\$0	\$0	\$286,432	\$0	\$0
Interior Finishes	\$784,293	\$0	\$0	\$0	\$0
Ceiling Finishes	\$784,293	\$0	\$0	\$0	\$0
Floor Finishes	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$946,581	\$521,607
Domestic Water Distribution	\$0	\$0	\$0	\$66,634	\$36,718
Plumbing Fixture	\$0	\$0	\$0	\$439,783	\$242,339
Rain Water Drainage	\$0	\$0	\$0	\$0	\$0
Sanitary Sewer	\$0	\$0	\$0	\$440,164	\$242,549
Special Construction	\$0	\$0	\$0	\$0	\$0
Special Construction - Portable Building	\$0	\$0	\$0	\$0	\$0
HVAC	\$0	\$0	\$0	\$0	\$115,400
Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0
Cooling Generating System	\$0	\$0	\$0	\$0	\$0
Distribution System	\$0	\$0	\$0	\$0	\$115,400
Heat Generating Systems	\$0	\$0	\$0	\$0	\$0
Terminal & Package Units	\$0	\$0	\$0	\$0	\$0
Fire Protection	\$0	\$0	\$0	\$0	\$0
Fire Alarm & Detection	\$0	\$0	\$0	\$0	\$0
Electrical	\$489,422	\$0	\$0	\$0	\$225,974
Branch Wiring	\$0	\$0	\$0	\$0	\$225,974
Emergency Lighting and Exit Signs	\$26,227	\$0	\$0	\$0	\$0
Lighting	\$463,195	\$0	\$0	\$0	\$0
Service & Distribution	\$0	\$0	\$0	\$0	\$0
Security System	\$0	\$0	\$0	\$0	\$0
Security System	\$0	\$0	\$0	\$0	\$0
Technology Infrastructure	\$0	\$0	\$0	\$0	\$0
Technology Infrastructure	\$0	\$0	\$0	\$0	\$0
Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0
Institutional Equipment	\$0	\$0	\$0	\$0	\$0

MIDDLE SCHOOL
FACILITY CONDITION INFORMATION

Middle School

The project included facilities at 4 locations totaling approximately 290,266 square feet. The table below contains location-specific information regarding current and forecast Facility Condition Indices. A comprehensive list of expired systems and those expected to expire between now and the Year 2029 is shown in the Forecasted Needs Summarized by System: Middle School Table.

Table 9. Facility Description: Summary of Findings: Middle School

Name	Area (SF)	Total Needs 2019	Current Replacement Value	2019 FCI %	Total Needs 2024	2024 FCI %
Duval PK-8 School	55,377	\$0	12,949,093	0	\$5,419,858	46
Guyan Valley Middle School	67,420	\$0	14,542,052	0	\$4,468,489	31
Hamlin PK-8 School	96,335	\$0	22,515,575	0	\$6,937,970	0
Harts PK-8 School	71,134	\$0	17,056,789	0	\$2,099,876	0
SUBTOTAL	290,266	\$0	\$67,063,509	0	\$18,926,192	29
Site and Infrastructure (excluded from FCI calculations)		\$0			\$2,207,865	
Portables		\$0			\$0	
TOTALS	290,266	\$0	\$67,063,509		\$21,134,057	

Note: The average FCI for the Middle School facilities assessed is 0 while the average FCI in 5 years is estimated to be 29 assuming current sustainment levels.

Figures below show the current and forecasted needs respectively for all Middle School locations grouped by system.

Figure 10. Comparison of 2019 Current Needs vs. 2024 Forecasted Needs by System Group: Middle School

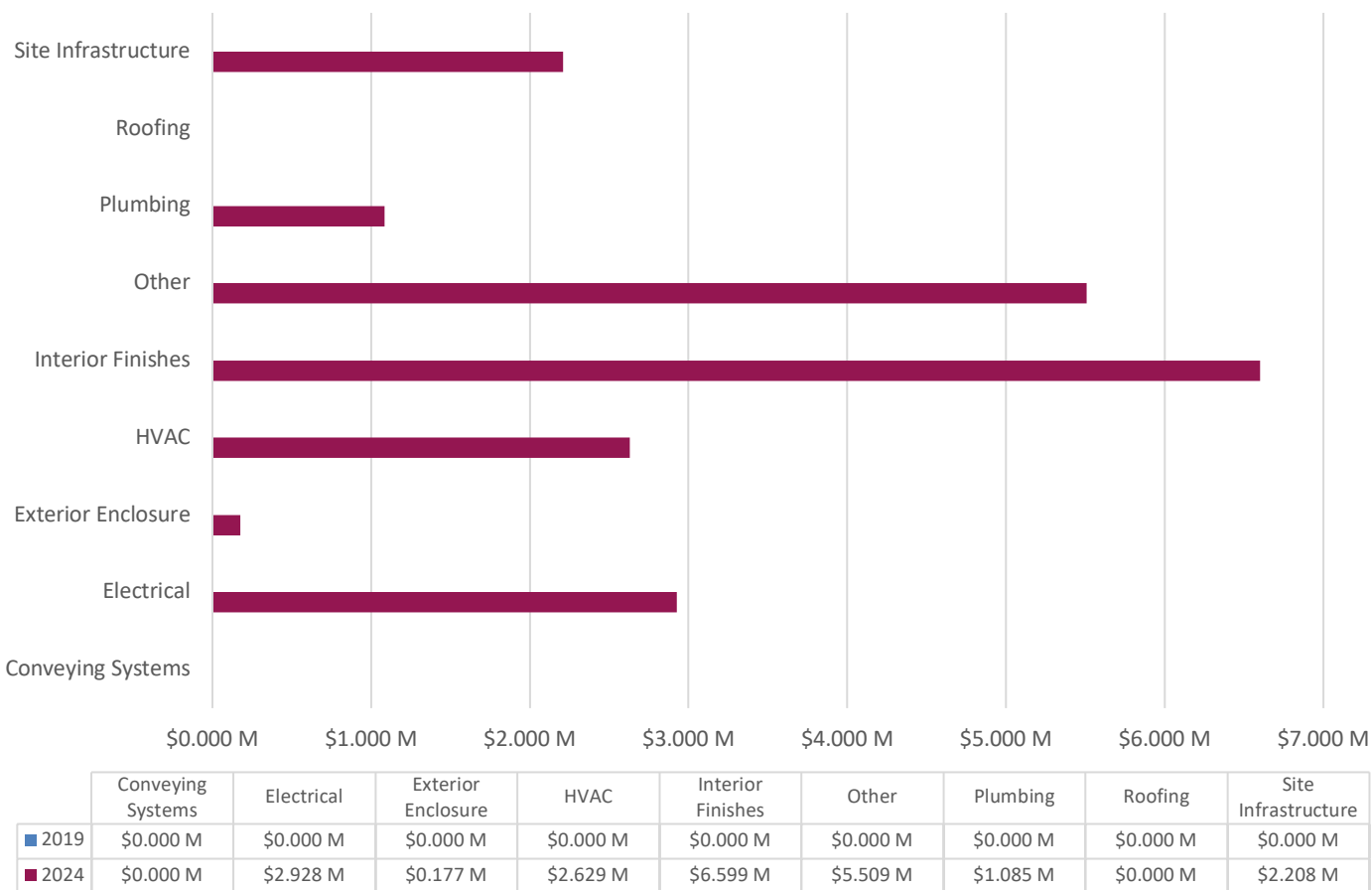
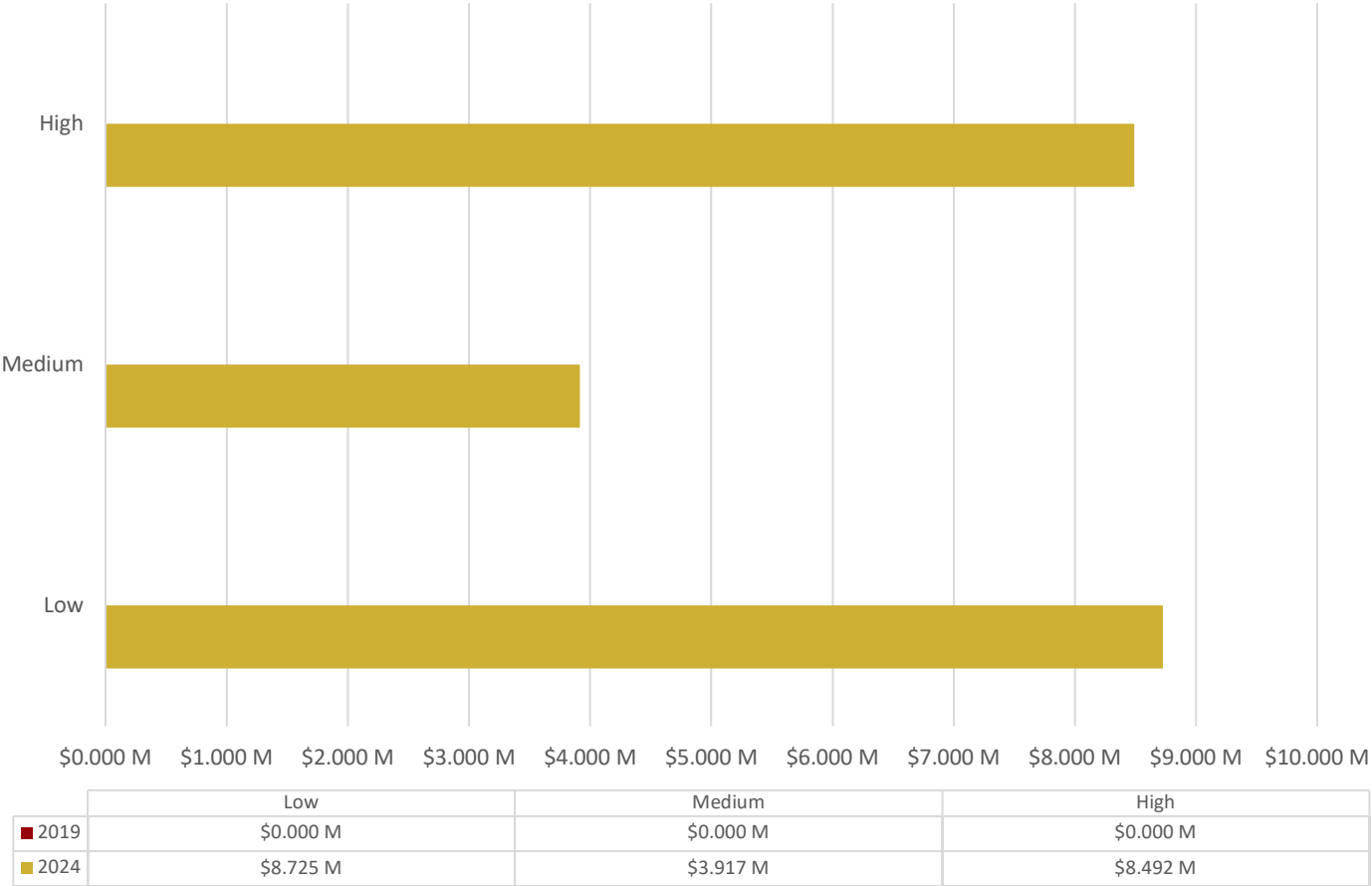


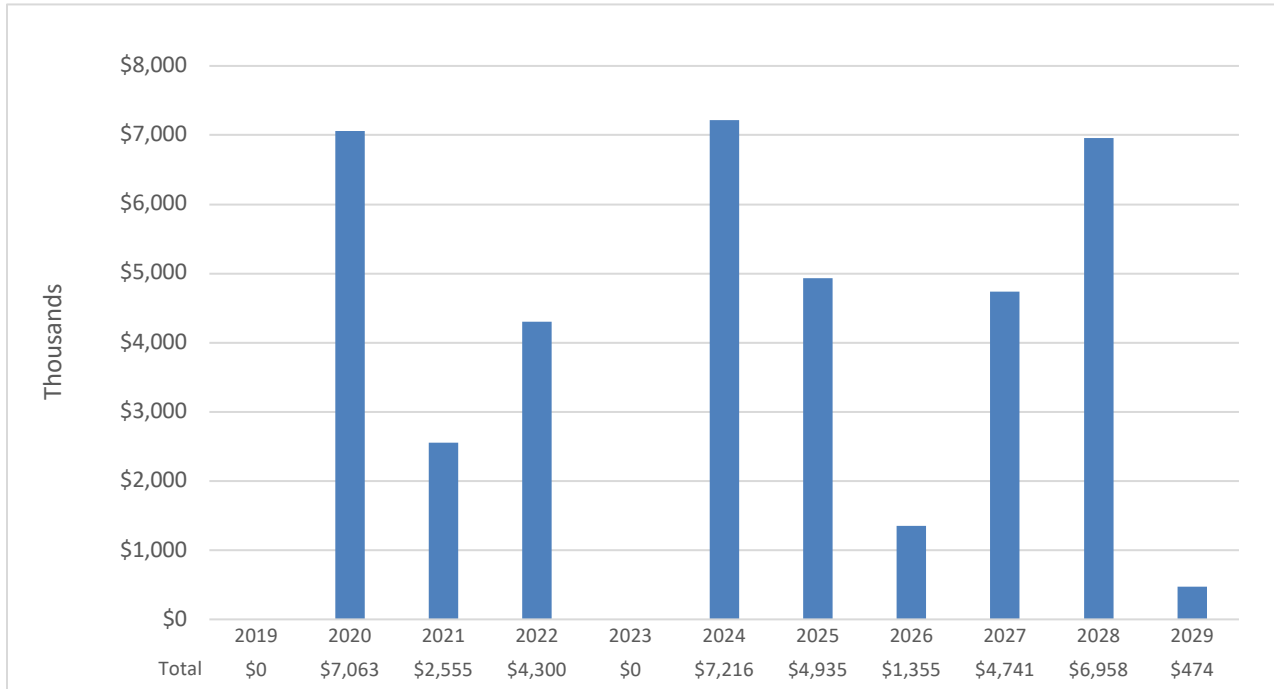
Figure 11. Comparison of 2019 Current Needs vs. 2024 Forecasted Needs by Priority: Middle School



Renewal Forecast

The renewal forecast below for Middle School locations shows the current backlog and projected facility sustainment requirements over the next 10 years. Please note the renewal forecast does not include potential costs associated with asbestos abatement, seismic evaluation; seismic retrofitting; hazardous material inspection, evaluation, and mitigation; and NFPA 101 and ADA upgrades. The renewal forecast is shown in the following figures:

Figure 12. Current and Forecasted Needs: Summarized by Reporting Period (Current +10 Years): Middle School



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Table 10. Current and Forecasted Needs Summarized by System (Current + 5 years): Middle School

System	2019	2020	2021	2022	2023	2024
Cumulative Needs by Year	\$0	\$7,062,563	\$9,617,741	\$13,917,887	\$13,917,887	\$21,134,057
Needs by Year	\$0	\$7,062,563	\$2,555,177	\$4,300,147	\$0	\$7,216,170
Exterior Enclosure	\$0	\$176,669	\$0	\$0	\$0	\$0
Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Windows	\$0	\$176,669	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0
Interior Construction	\$0	\$704,791	\$0	\$0	\$0	\$0
Interior Doors	\$0	\$446,956	\$0	\$0	\$0	\$0
Specialties and Casework	\$0	\$257,835	\$0	\$0	\$0	\$0
Interior Finishes	\$0	\$88,408	\$1,835,108	\$2,393,215	\$0	\$1,577,951
Ceiling Finishes	\$0	\$0	\$0	\$19,071	\$0	\$0
Floor Finishes	\$0	\$88,408	\$0	\$0	\$0	\$1,577,951
Gymnasium Floor Finishes	\$0	\$0	\$1,835,108	\$0	\$0	\$0
Wall Finishes	\$0	\$0	\$0	\$2,374,144	\$0	\$0
Plumbing	\$0	\$1,085,064	\$0	\$0	\$0	\$0
Domestic Water Distribution	\$0	\$145,664	\$0	\$0	\$0	\$0
Plumbing Fixture	\$0	\$939,401	\$0	\$0	\$0	\$0
Sanitary Sewer	\$0	\$0	\$0	\$0	\$0	\$0
Special Construction	\$0	\$0	\$0	\$0	\$0	\$2,064,765
Special Construction - Portable Building	\$0	\$0	\$0	\$0	\$0	\$2,064,765
HVAC	\$0	\$2,145,811	\$0	\$0	\$0	\$482,695
Controls & Instrumentation	\$0	\$463,955	\$0	\$0	\$0	\$482,695
Cooling Generating System	\$0	\$473,234	\$0	\$0	\$0	\$0
Distribution System	\$0	\$876,360	\$0	\$0	\$0	\$0
Heat Generating Systems	\$0	\$332,262	\$0	\$0	\$0	\$0
Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0
Fire Protection	\$0	\$300,565	\$0	\$0	\$0	\$605,065
Fire Alarm & Detection	\$0	\$300,565	\$0	\$0	\$0	\$605,065
Electrical	\$0	\$2,350,904	\$576,969	\$0	\$0	\$0
Branch Wiring	\$0	\$2,106,426	\$0	\$0	\$0	\$0
Emergency Lighting and Exit Signs	\$0	\$244,478	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$0	\$0	\$0
Service & Distribution	\$0	\$0	\$576,969	\$0	\$0	\$0
Security System	\$0	\$210,350	\$0	\$0	\$0	\$695,280
Security System	\$0	\$210,350	\$0	\$0	\$0	\$695,280
Technology Infrastructure	\$0	\$0	\$0	\$0	\$0	\$1,124,601
Technology Infrastructure	\$0	\$0	\$0	\$0	\$0	\$1,124,601
Equipment & Furnishings	\$0	\$0	\$0	\$1,906,932	\$0	\$665,814
Institutional Equipment	\$0	\$0	\$0	\$1,906,932	\$0	\$665,814
Site Infrastructure	\$0	\$0	\$143,100	\$0	\$0	\$0

System	2019	2020	2021	2022	2023	2024
Pedestrian Paving	\$0	\$0	\$6,975	\$0	\$0	\$0
Vehicular Pavements	\$0	\$0	\$136,125	\$0	\$0	\$0

Table 11. Current and Forecasted Needs Summarized by System (Years 6 - 10): Middle School

System	2025	2026	2027	2028	2029
Cumulative Needs by Year	\$26,069,505	\$27,424,011	\$32,164,659	\$39,122,340	\$39,595,963
Needs by Year	\$4,935,448	\$1,354,505	\$4,740,648	\$6,957,681	\$473,623
Exterior Enclosure	\$0	\$0	\$578,508	\$2,503,403	\$0
Exterior Doors	\$0	\$0	\$578,508	\$0	\$0
Exterior Wall Finishes	\$0	\$0	\$0	\$166,190	\$0
Exterior Windows	\$0	\$0	\$0	\$2,337,214	\$0
Roofing	\$543,576	\$390,952	\$0	\$0	\$473,623
Roof Coverings	\$543,576	\$390,952	\$0	\$0	\$473,623
Interior Construction	\$0	\$0	\$2,126,567	\$0	\$0
Interior Doors	\$0	\$0	\$1,435,826	\$0	\$0
Specialties and Casework	\$0	\$0	\$690,741	\$0	\$0
Interior Finishes	\$2,597,339	\$0	\$0	\$0	\$0
Ceiling Finishes	\$2,597,339	\$0	\$0	\$0	\$0
Floor Finishes	\$0	\$0	\$0	\$0	\$0
Gymnasium Floor Finishes	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$2,109,714	\$0
Domestic Water Distribution	\$0	\$0	\$0	\$430,741	\$0
Plumbing Fixture	\$0	\$0	\$0	\$322,108	\$0
Sanitary Sewer	\$0	\$0	\$0	\$1,356,865	\$0
Special Construction	\$0	\$0	\$0	\$0	\$0
Special Construction - Portable Building	\$0	\$0	\$0	\$0	\$0
HVAC	\$260,051	\$0	\$1,621,919	\$786,094	\$0
Controls & Instrumentation	\$0	\$0	\$307,299	\$0	\$0
Cooling Generating System	\$0	\$0	\$424,491	\$0	\$0
Distribution System	\$0	\$0	\$0	\$786,094	\$0
Heat Generating Systems	\$0	\$0	\$890,130	\$0	\$0
Terminal & Package Units	\$260,051	\$0	\$0	\$0	\$0
Fire Protection	\$0	\$0	\$0	\$0	\$0
Fire Alarm & Detection	\$0	\$0	\$0	\$0	\$0
Electrical	\$1,534,483	\$963,553	\$0	\$1,558,470	\$0
Branch Wiring	\$0	\$0	\$0	\$159,224	\$0
Emergency Lighting and Exit Signs	\$18,480	\$85,361	\$0	\$0	\$0
Lighting	\$1,516,003	\$878,192	\$0	\$1,399,247	\$0
Service & Distribution	\$0	\$0	\$0	\$0	\$0
Security System	\$0	\$0	\$0	\$0	\$0
Security System	\$0	\$0	\$0	\$0	\$0
Technology Infrastructure	\$0	\$0	\$392,660	\$0	\$0
Technology Infrastructure	\$0	\$0	\$392,660	\$0	\$0
Equipment & Furnishings	\$0	\$0	\$20,993	\$0	\$0
Institutional Equipment	\$0	\$0	\$20,993	\$0	\$0
Site Infrastructure	\$0	\$0	\$0	\$0	\$0

System	2025	2026	2027	2028	2029
Pedestrian Paving	\$0	\$0	\$0	\$0	\$0
Vehicular Pavements	\$0	\$0	\$0	\$0	\$0

HIGH SCHOOL
FACILITY CONDITION INFORMATION

High School

The project included facilities at 1 location totaling approximately 217,000 square feet. The table below contains location-specific information regarding current and forecast Facility Condition Indices. A comprehensive list of expired systems and those expected to expire between now and the Year 2029 is shown in the Forecasted Needs Summarized by System: High School Table.

Table 12. Facility Description: Summary of Findings: High School

Name	Area (SF)	Total Needs 2019	Current Replacement Value	2019 FCI %	Total Needs 2024	2024 FCI %
Lincoln County High School	217,000	\$0	48,796,615	0	\$3,747,677	8
SUBTOTAL	217,000	\$0	\$48,796,615	0	\$3,747,677	8
Site and Infrastructure (excluded from FCI calculations)		\$0			\$0	
Portables		\$0			\$0	
TOTALS	217,000	\$0	\$48,796,615		\$3,747,677	

Note: The average FCI for the High School facilities assessed is 0 while the average FCI in 5 years is estimated to be 8 assuming current sustainment levels.

Figures below show the current and forecasted needs respectively for all High School locations grouped by system.

Figure 13. Comparison of 2019 Current Needs vs. 2024 Forecasted Needs by System Group: High School

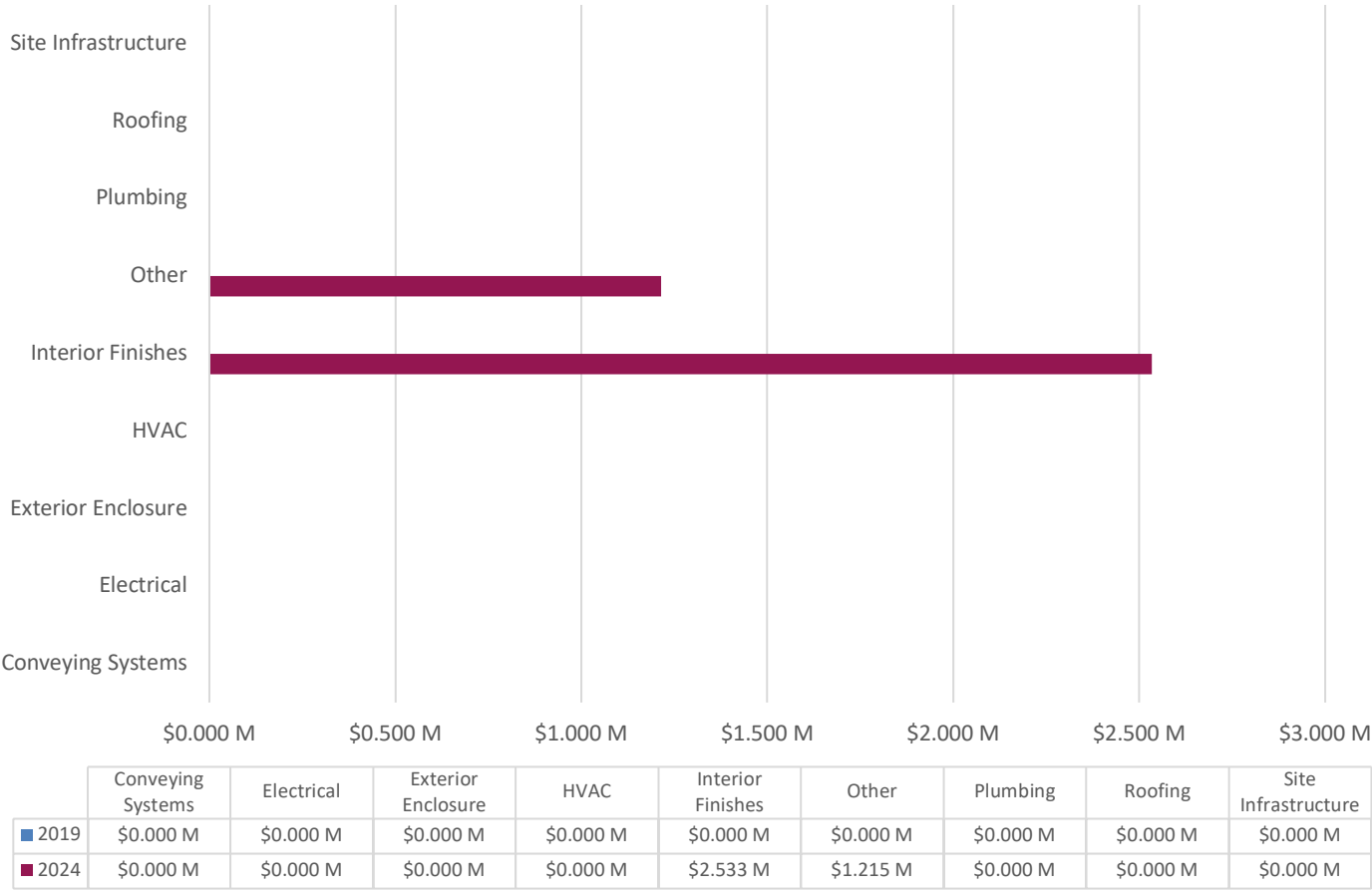
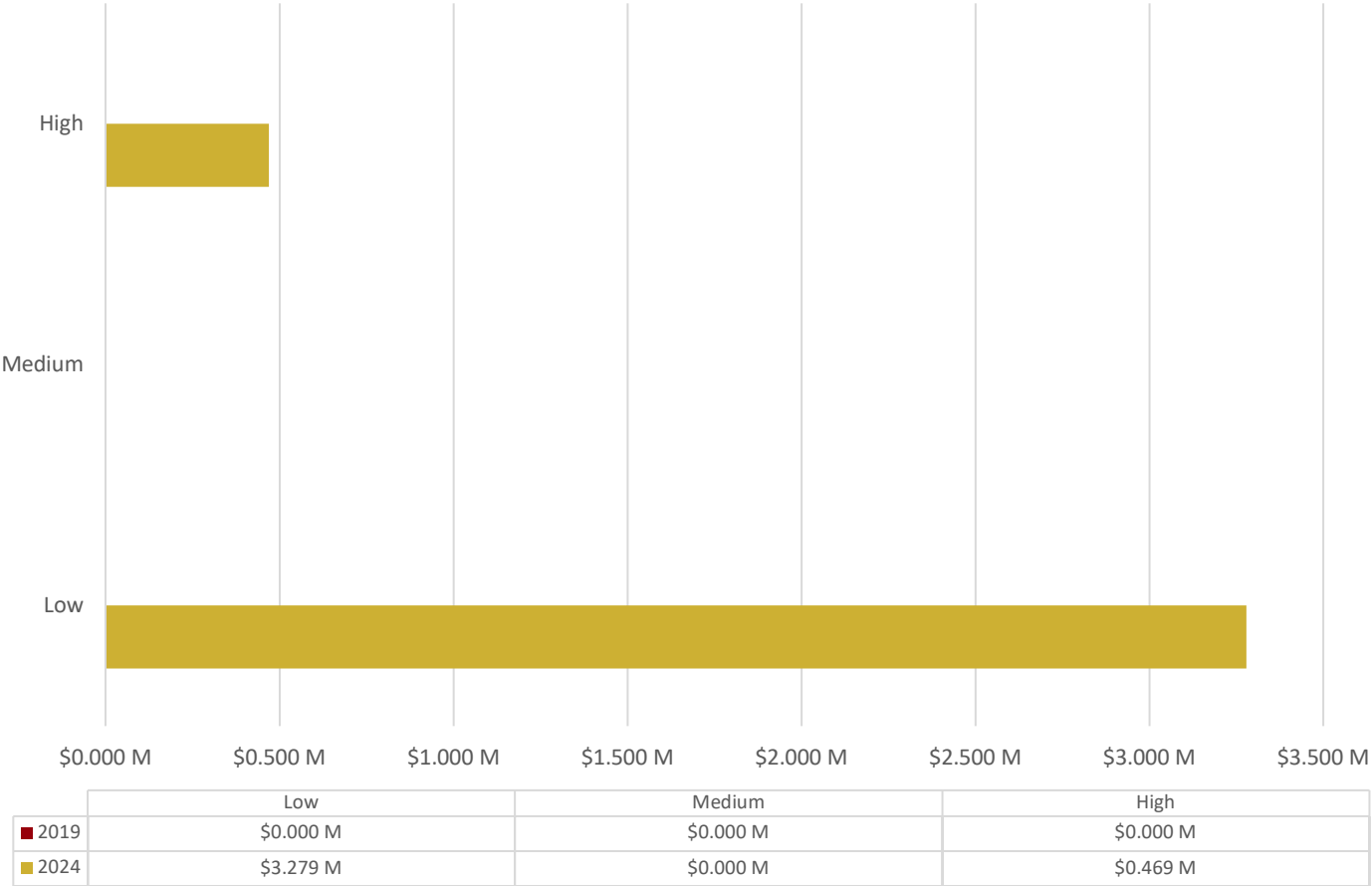


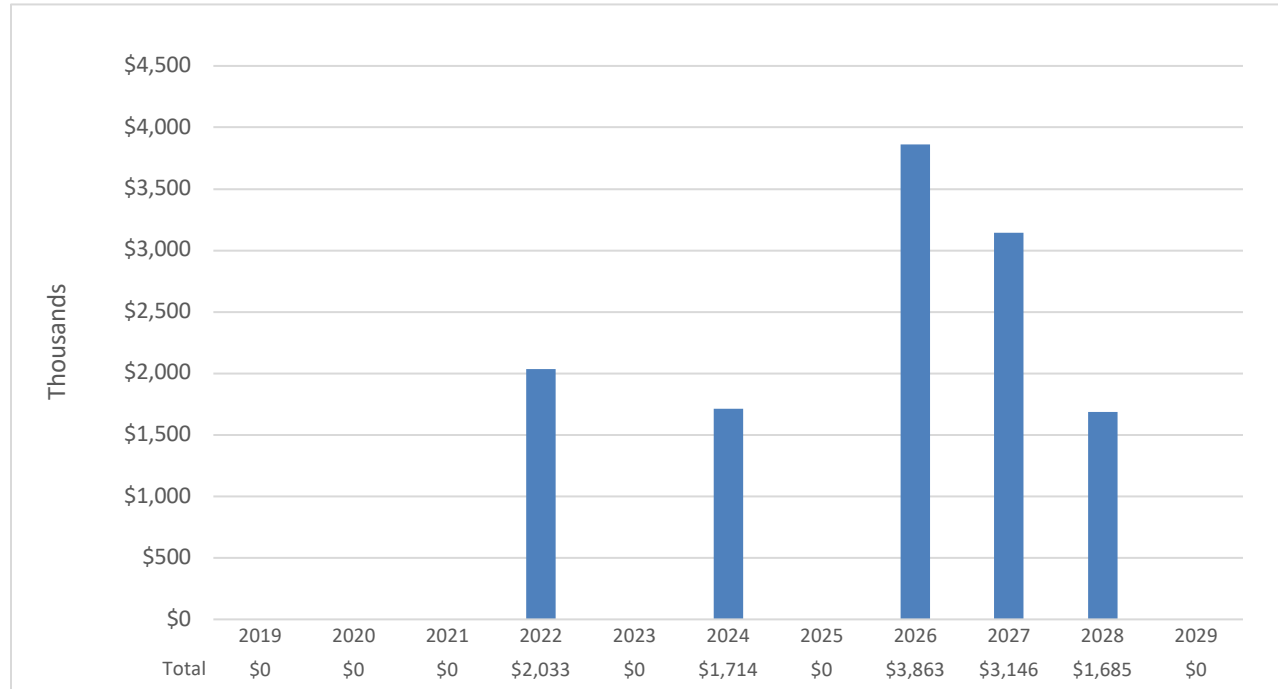
Figure 14. Comparison of 2019 Current Needs vs. 2024 Forecasted Needs by Priority: High School



Renewal Forecast

The renewal forecast below for High School locations shows the current backlog and projected facility sustainment requirements over the next 10 years. Please note the renewal forecast does not include potential costs associated with asbestos abatement, seismic evaluation; seismic retrofitting; hazardous material inspection, evaluation, and mitigation; and NFPA 101 and ADA upgrades. The renewal forecast is shown in the following figures:

Figure 15. Current and Forecasted Needs: Summarized by Reporting Period (Current +10 Years): High School



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Table 13. Current and Forecasted Needs Summarized by System (Current + 5 years): High School

System	2019	2020	2021	2022	2023	2024
Cumulative Needs by Year	\$0	\$0	\$0	\$2,033,203	\$2,033,203	\$3,747,677
Needs by Year	\$0	\$0	\$0	\$2,033,203	\$0	\$1,714,474
Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0
Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0
Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0
Specialties and Casework	\$0	\$0	\$0	\$0	\$0	\$0
Interior Finishes	\$0	\$0	\$0	\$1,287,418	\$0	\$1,245,754
Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$1,245,754
Wall Finishes	\$0	\$0	\$0	\$1,287,418	\$0	\$0
HVAC	\$0	\$0	\$0	\$0	\$0	\$0
Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0
Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0
Fire Alarm & Detection	\$0	\$0	\$0	\$0	\$0	\$0
Security System	\$0	\$0	\$0	\$0	\$0	\$468,720
Security System	\$0	\$0	\$0	\$0	\$0	\$468,720
Technology Infrastructure	\$0	\$0	\$0	\$0	\$0	\$0
Technology Infrastructure	\$0	\$0	\$0	\$0	\$0	\$0
Equipment & Furnishings	\$0	\$0	\$0	\$745,786	\$0	\$0
Institutional Equipment	\$0	\$0	\$0	\$745,786	\$0	\$0

Table 14. Current and Forecasted Needs Summarized by System (Years 6 - 10): High School

System	2025	2026	2027	2028	2029
Cumulative Needs by Year	\$3,747,677	\$7,610,971	\$10,756,603	\$12,441,912	\$12,441,912
Needs by Year	\$0	\$3,863,294	\$3,145,632	\$1,685,309	\$0
Exterior Enclosure	\$0	\$0	\$0	\$197,904	\$0
Exterior Doors	\$0	\$0	\$0	\$197,904	\$0
Roofing	\$0	\$1,192,632	\$0	\$0	\$0
Roof Coverings	\$0	\$1,192,632	\$0	\$0	\$0
Interior Construction	\$0	\$0	\$0	\$1,487,405	\$0
Interior Doors	\$0	\$0	\$0	\$1,010,352	\$0
Specialties and Casework	\$0	\$0	\$0	\$477,053	\$0
Interior Finishes	\$0	\$2,670,662	\$0	\$0	\$0
Ceiling Finishes	\$0	\$2,670,662	\$0	\$0	\$0
Floor Finishes	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$0	\$0	\$0	\$0	\$0
HVAC	\$0	\$0	\$1,010,352	\$0	\$0
Controls & Instrumentation	\$0	\$0	\$1,010,352	\$0	\$0
Fire Protection	\$0	\$0	\$1,197,840	\$0	\$0
Fire Alarm & Detection	\$0	\$0	\$1,197,840	\$0	\$0
Security System	\$0	\$0	\$0	\$0	\$0
Security System	\$0	\$0	\$0	\$0	\$0
Technology Infrastructure	\$0	\$0	\$937,440	\$0	\$0
Technology Infrastructure	\$0	\$0	\$937,440	\$0	\$0
Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0
Institutional Equipment	\$0	\$0	\$0	\$0	\$0

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Duval PK-8 School

Facility Condition Assessment

Lincoln County

April 15, 2020





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EXECUTIVE SUMMARY

Facility Condition Assessment Findings

At the time of the assessment there was one permanent building and one relocatable structure located at Duval PK-8 School. The team entered all accessible spaces in the permanent building to include classrooms, administrative, restrooms, mezzanines, and mechanical rooms. Please note the team did not enter any "permit - required confined spaces" as defined by the Occupational Safety & Health Administration.

The table below contains building-specific information regarding current and forecast Facility Condition Indices. A comprehensive list of expired systems and those expected to expire between now and the Year 2029 is shown in the Current and Forecasted Needs Summarized by System table.

Table 1. Summary of Findings: Duval PK-8 School

Name	Year Built	Area (SF)	Total Needs 2019	Current Replacement Value	2019 FCI %	Total Needs 2024	2024 FCI %
Middle School	1953	55,377	\$0	\$12,949,093	0	\$5,419,858	46
SUBTOTAL	-	55,377	\$0	\$12,949,093	0	\$5,419,858	46
Site and Infrastructure (excluded from FCI calculations)	N/A	N/A	\$0	N/A	N/A	\$2,064,765	N/A
TOTALS		55,377	\$0	\$12,949,093		\$7,484,623	

Note: The cumulative FCI for the Duval PK-8 School facilities assessed is 0 while the cumulative FCI in 5 years is estimated to be 46 assuming current sustainment levels.

No annual inflation rate or soft cost markups have been applied to costs presented in this report; however, an Area Cost Factor of 0.961 has been applied to account for regional cost differentials in West Virginia relative to national averages.

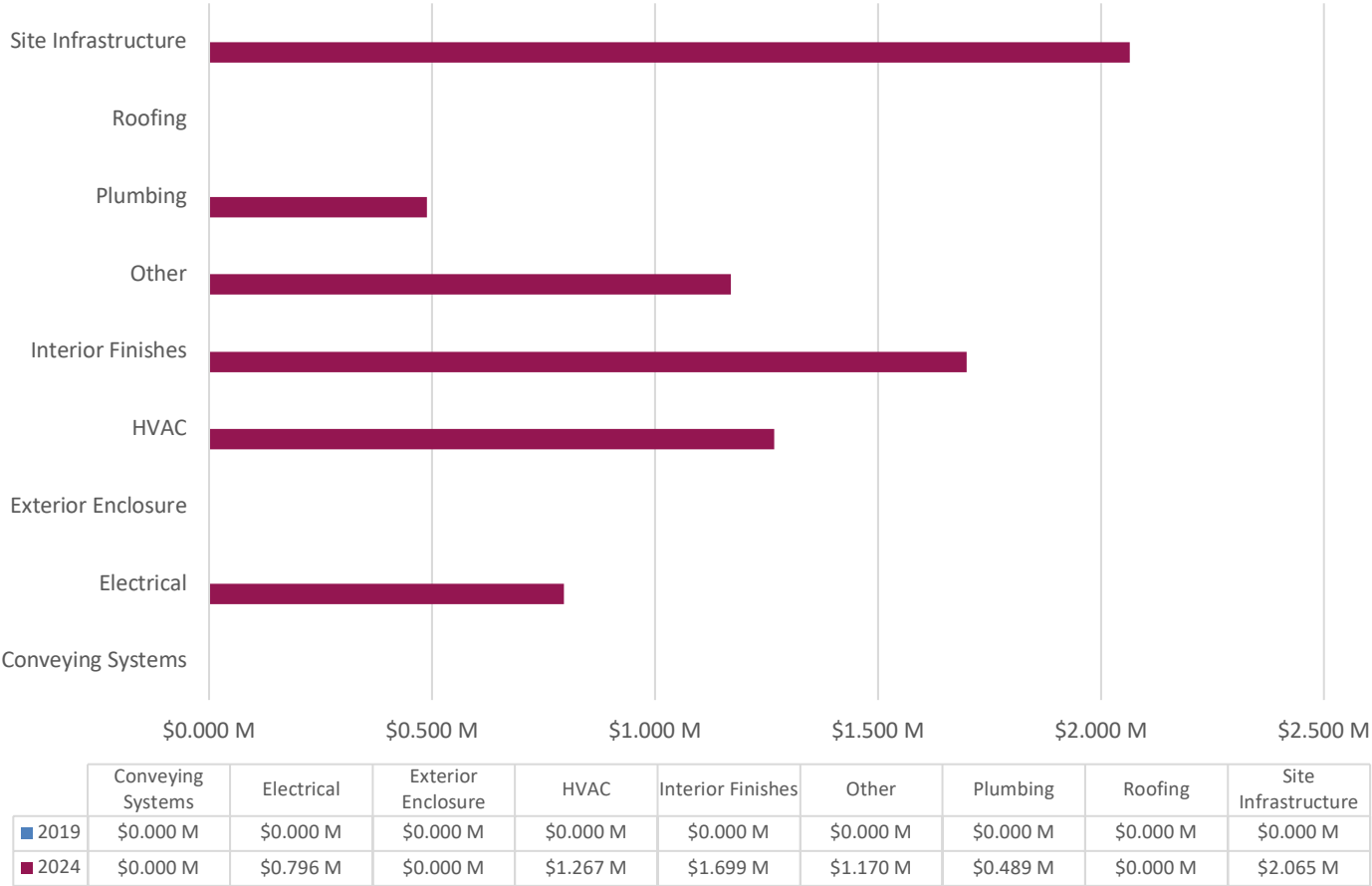
The Replacement Cost Allowance (RCA) was calculated according to SBA guidance. The 2020 RCA is \$23,062,270 based on a Middle School type with an enrollment of 491. The projected maintenance and repair backlog is not expected to exceed the RCA within the 11-year projection period of this assessment.

Overview of Findings

The assessment team made the following general observations:

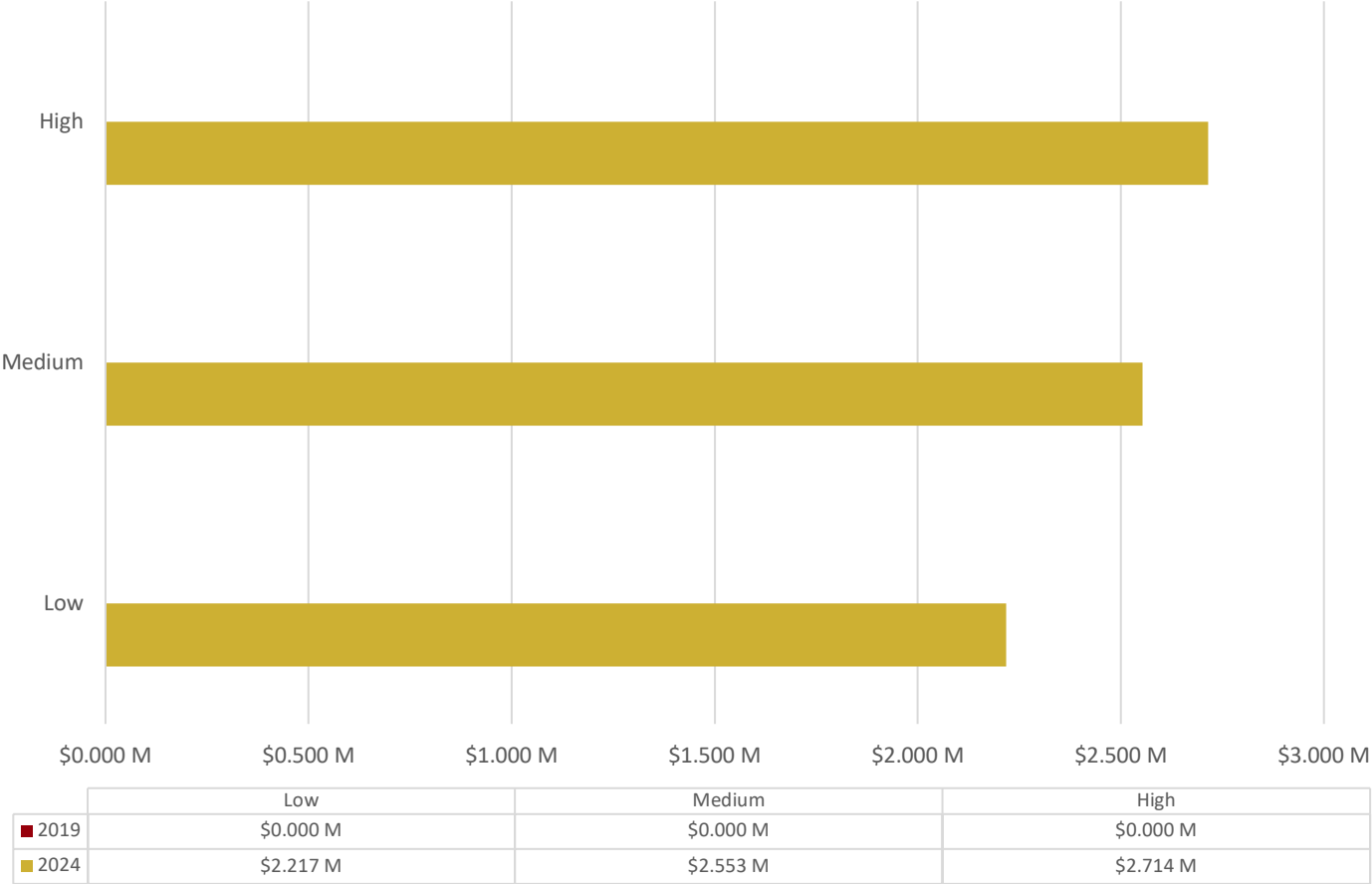
1. The building is not sprinkled.
2. The addition portion of main building appears to be settling/separating from main building. Multiple cracks are visible both inside and out.
3. A new roof and sewer treatment plant are currently being installed.
4. The gym floor is heaving in a couple of areas and is a tripping hazard.
5. This building does not have a safe school entrance.

Figure 1. Comparison of 2019 Current Needs vs. 2024 Forecasted Needs by System Group: Duval PK-8 School



Note: Forecasted Needs (2024) include Current Needs (2019)

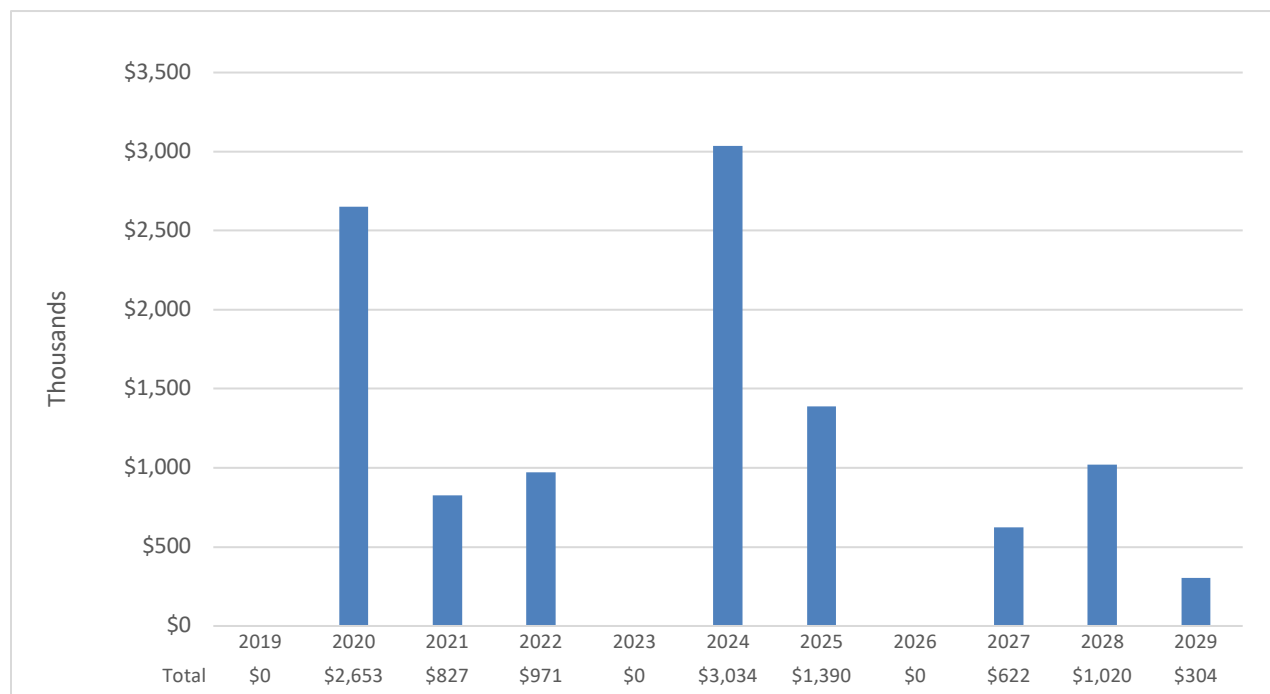
Figure 2. Comparison of 2019 Current Needs vs. 2024 Forecasted Needs by Priority: Duval PK-8 School



Renewal Forecast

The renewal forecast below shows the current maintenance and repair backlog and projected facility sustainment requirements over the next 10 years. No annual inflation rate or soft cost markups have been applied to costs presented in this report; however, an Area Cost Factor of 0.961 has been applied to account for regional cost differentials in West Virginia relative to national averages. Please note the renewal forecast does not include potential costs associated with seismic evaluation; seismic retrofitting; hazardous material inspection, evaluation, and mitigation, including asbestos abatement; and NFPA 101 and ADA upgrades. The renewal forecast is shown below:

Figure 3. Current and Forecasted Needs: Summarized by Reporting Period (Current +10 Years): Duval PK-8 School



The Replacement Cost Allowance (RCA) was calculated according to SBA guidance. The 2020 RCA is \$23,062,270 based on a Middle School type with an enrollment of 491. The projected maintenance and repair backlog is not expected to exceed the RCA within the 11-year projection period of this assessment.

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Table 2. Current and Forecasted Needs Summarized by System (Current + 5 years): Duval PK-8 School

System	2019	2020	2021	2022	2023	2024
Cumulative Needs by Year	\$0	\$2,652,780	\$3,479,448	\$4,450,716	\$4,450,716	\$7,484,623
Needs by Year	\$0	\$2,652,780	\$826,668	\$971,268	\$0	\$3,033,907
Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0
Interior Construction	\$0	\$257,835	\$0	\$0	\$0	\$0
Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0
Specialties and Casework	\$0	\$257,835	\$0	\$0	\$0	\$0
Interior Finishes	\$0	\$0	\$669,840	\$452,940	\$0	\$317,908
Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$317,908
Gymnasium Floor Finishes	\$0	\$0	\$669,840	\$0	\$0	\$0
Wall Finishes	\$0	\$0	\$0	\$452,940	\$0	\$0
Plumbing	\$0	\$488,558	\$0	\$0	\$0	\$0
Domestic Water Distribution	\$0	\$145,664	\$0	\$0	\$0	\$0
Plumbing Fixture	\$0	\$342,894	\$0	\$0	\$0	\$0
Sanitary Sewer	\$0	\$0	\$0	\$0	\$0	\$0
Special Construction	\$0	\$0	\$0	\$0	\$0	\$2,064,765
Special Construction - Portable Building	\$0	\$0	\$0	\$0	\$0	\$2,064,765
HVAC	\$0	\$1,267,380	\$0	\$0	\$0	\$0
Controls & Instrumentation	\$0	\$239,229	\$0	\$0	\$0	\$0
Cooling Generating System	\$0	\$244,013	\$0	\$0	\$0	\$0
Distribution System	\$0	\$451,876	\$0	\$0	\$0	\$0
Heat Generating Systems	\$0	\$332,262	\$0	\$0	\$0	\$0
Fire Protection	\$0	\$0	\$0	\$0	\$0	\$172,776
Fire Alarm & Detection	\$0	\$0	\$0	\$0	\$0	\$172,776
Electrical	\$0	\$639,006	\$156,828	\$0	\$0	\$0
Branch Wiring	\$0	\$572,554	\$0	\$0	\$0	\$0
Emergency Lighting and Exit Signs	\$0	\$66,452	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$0	\$0	\$0
Service & Distribution	\$0	\$0	\$156,828	\$0	\$0	\$0
Security System	\$0	\$0	\$0	\$0	\$0	\$172,776
Security System	\$0	\$0	\$0	\$0	\$0	\$172,776
Technology Infrastructure	\$0	\$0	\$0	\$0	\$0	\$305,681
Technology Infrastructure	\$0	\$0	\$0	\$0	\$0	\$305,681
Equipment & Furnishings	\$0	\$0	\$0	\$518,329	\$0	\$0
Institutional Equipment	\$0	\$0	\$0	\$518,329	\$0	\$0

Table 3. Current and Forecasted Needs Summarized by System (Years 6 - 10): Duval PK-8 School

System	2025	2026	2027	2028	2029
Cumulative Needs by Year	\$8,874,275	\$8,874,275	\$9,496,270	\$10,516,447	\$10,820,794
Needs by Year	\$1,389,653	\$0	\$621,994	\$1,020,177	\$304,347
Exterior Enclosure	\$0	\$0	\$146,195	\$677,283	\$0
Exterior Doors	\$0	\$0	\$146,195	\$0	\$0
Exterior Wall Finishes	\$0	\$0	\$0	\$41,998	\$0
Exterior Windows	\$0	\$0	\$0	\$635,285	\$0
Roofing	\$0	\$0	\$0	\$0	\$304,347
Roof Coverings	\$0	\$0	\$0	\$0	\$304,347
Interior Construction	\$0	\$0	\$475,799	\$0	\$0
Interior Doors	\$0	\$0	\$475,799	\$0	\$0
Specialties and Casework	\$0	\$0	\$0	\$0	\$0
Interior Finishes	\$705,990	\$0	\$0	\$0	\$0
Ceiling Finishes	\$705,990	\$0	\$0	\$0	\$0
Floor Finishes	\$0	\$0	\$0	\$0	\$0
Gymnasium Floor Finishes	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$342,894	\$0
Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0
Plumbing Fixture	\$0	\$0	\$0	\$0	\$0
Sanitary Sewer	\$0	\$0	\$0	\$342,894	\$0
Special Construction	\$0	\$0	\$0	\$0	\$0
Special Construction - Portable Building	\$0	\$0	\$0	\$0	\$0
HVAC	\$0	\$0	\$0	\$0	\$0
Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0
Cooling Generating System	\$0	\$0	\$0	\$0	\$0
Distribution System	\$0	\$0	\$0	\$0	\$0
Heat Generating Systems	\$0	\$0	\$0	\$0	\$0
Fire Protection	\$0	\$0	\$0	\$0	\$0
Fire Alarm & Detection	\$0	\$0	\$0	\$0	\$0
Electrical	\$683,662	\$0	\$0	\$0	\$0
Branch Wiring	\$0	\$0	\$0	\$0	\$0
Emergency Lighting and Exit Signs	\$0	\$0	\$0	\$0	\$0
Lighting	\$683,662	\$0	\$0	\$0	\$0
Service & Distribution	\$0	\$0	\$0	\$0	\$0
Security System	\$0	\$0	\$0	\$0	\$0
Security System	\$0	\$0	\$0	\$0	\$0
Technology Infrastructure	\$0	\$0	\$0	\$0	\$0
Technology Infrastructure	\$0	\$0	\$0	\$0	\$0
Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0
Institutional Equipment	\$0	\$0	\$0	\$0	\$0

MIDDLE SCHOOL

Table 4. Facility Description: Duval PK-8 School - Middle School

Name	Year Built	Area (SF)	Total Needs 2019	Current Replacement Value	2019 FCI %	Total Needs 2024	2024 FCI %
Middle School	1953	55377	\$0	\$12,949,093	0	\$5,419,858	46
			\$0			\$5,419,858	

No annual inflation rate or soft cost markups have been applied to costs presented in this report; however, an Area Cost Factor of 0.961 has been applied to account for regional cost differentials in West Virginia relative to national averages.

Table 5. Expired Systems 2019: Duval PK-8 School – Middle School

Building	System Category	System	Priority	2019 Needs
None				\$0
			TOTAL	\$0

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Guyan Valley Middle School

Facility Condition Assessment

Lincoln County

April 16, 2020





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EXECUTIVE SUMMARY

Facility Condition Assessment Findings

At the time of the assessment there were two permanent buildings and zero relocatable structures located at Guyan Valley Middle School. The team entered all accessible spaces in the permanent buildings to include classrooms, administrative, restrooms, mezzanines, and mechanical rooms. Please note the team did not enter any "permit - required confined spaces" as defined by the Occupational Safety & Health Administration.

The table below contains building-specific information regarding current and forecast Facility Condition Indices. A comprehensive list of expired systems and those expected to expire between now and the Year 2028 is shown in the Current and Forecasted Needs Summarized by System table.

Table 1. Summary of Findings: Guyan Valley Middle School

Name	Year Built	Area (SF)	Total Needs 2019	Current Replacement Value	2019 FCI %	Total Needs 2024	2024 FCI %
Field House	1962	15,400	\$0	\$3,085,231	0	\$572,732	19
Middle School	1926	52,020	\$0	\$11,456,821	0	\$3,895,757	34
SUBTOTAL	-	67,420	\$0	\$14,542,052	0	\$4,468,489	31
Site and Infrastructure (excluded from FCI calculations)	N/A	N/A	\$0	N/A	N/A	\$6,975	N/A
TOTALS		67,420	\$0	\$14,542,052		\$4,475,464	

Note: The cumulative FCI for the Guyan Valley Middle School facilities assessed is 0 while the cumulative FCI in 5 years is estimated to be 31 assuming current sustainment levels.

No annual inflation rate or soft cost markups have been applied to costs presented in this report; however, an Area Cost Factor of 0.961 has been applied to account for regional cost differentials in West Virginia relative to national averages.

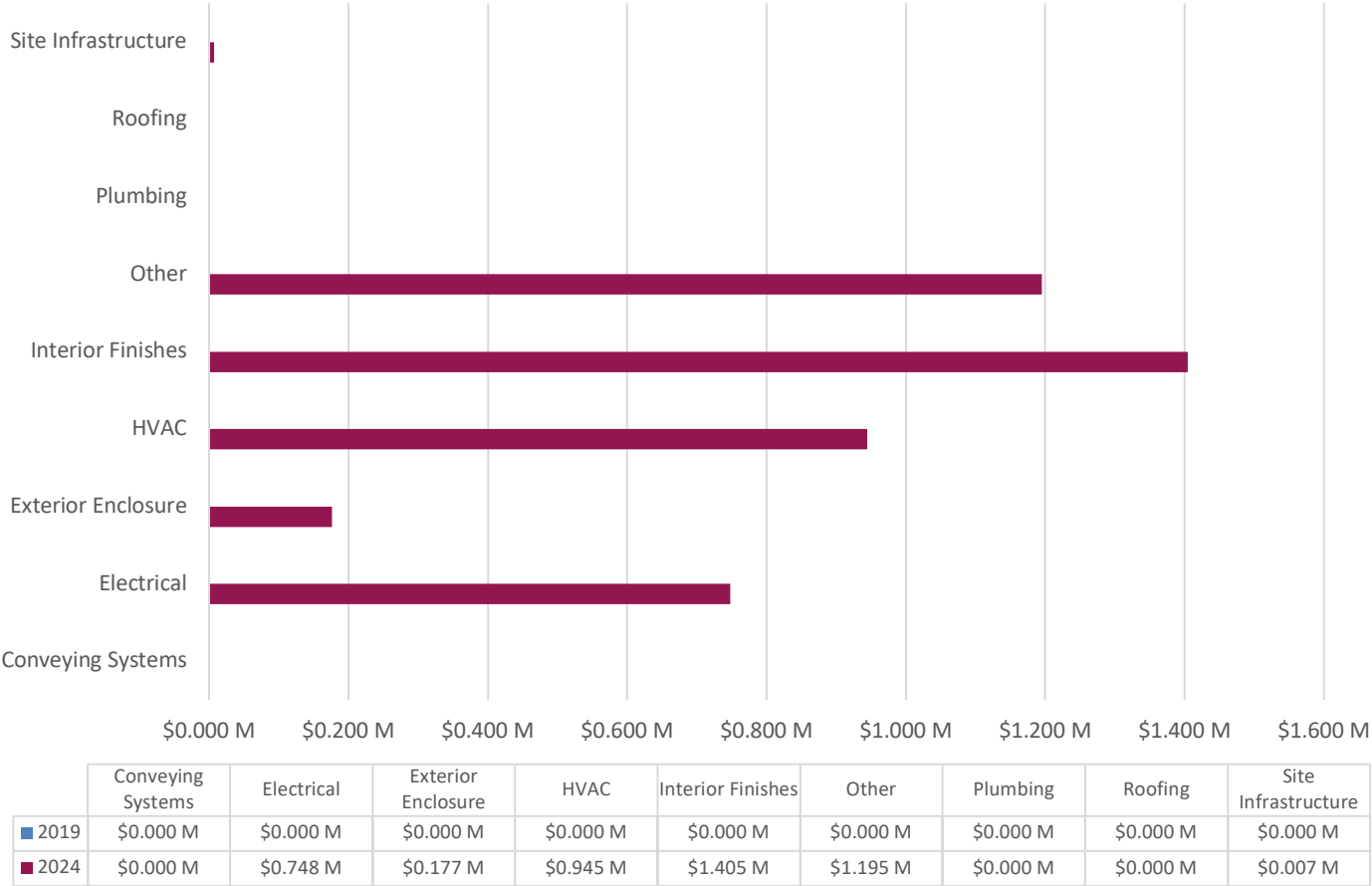
The Replacement Cost Allowance (RCA) was calculated according to SBA guidance. The 2020 RCA is \$12,092,080 based on a Middle School type with an enrollment of 260. The projected maintenance and repair backlog is not expected to exceed the RCA within the 11-year projection period of this assessment.

Overview of Findings

The assessment team made the following general observations:

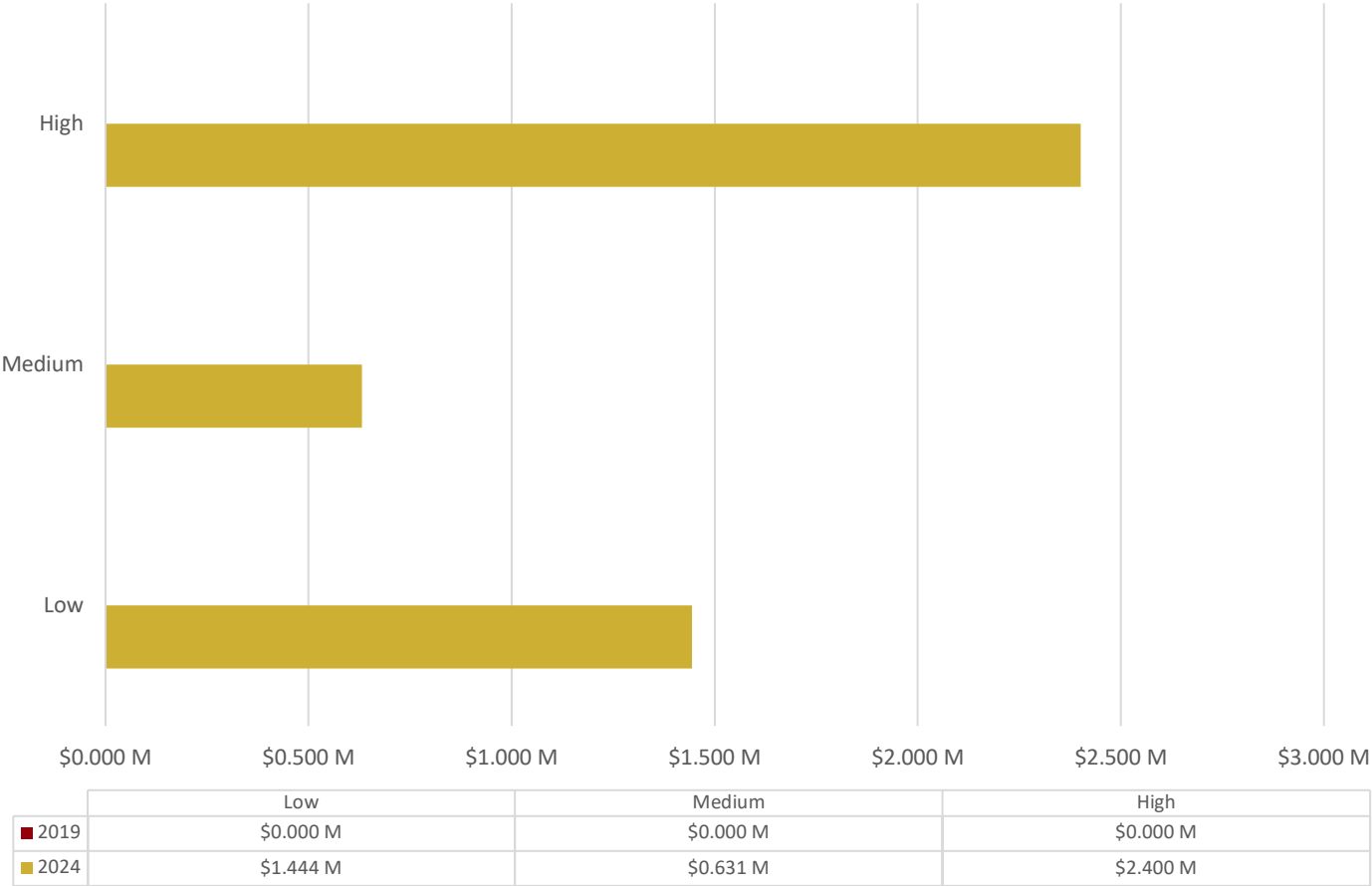
1. Both buildings are not sprinkled.
2. Bus Loop and parent drop off happens on public street behind school.
3. Field House has been recently re-roofed and had a new wood gym floor installed.
4. Most finishes and doors in the basement of the Middle School building are in much worse shape than the remainder of the building. This floor is not used as extensively as the upper floors.
5. This building does not have a safe school entrance.

Figure 1. Comparison of 2019 Current Needs vs. 2024 Forecasted Needs by System Group: Guyan Valley Middle School



Note: Forecasted Needs (2024) include Current Needs (2019)

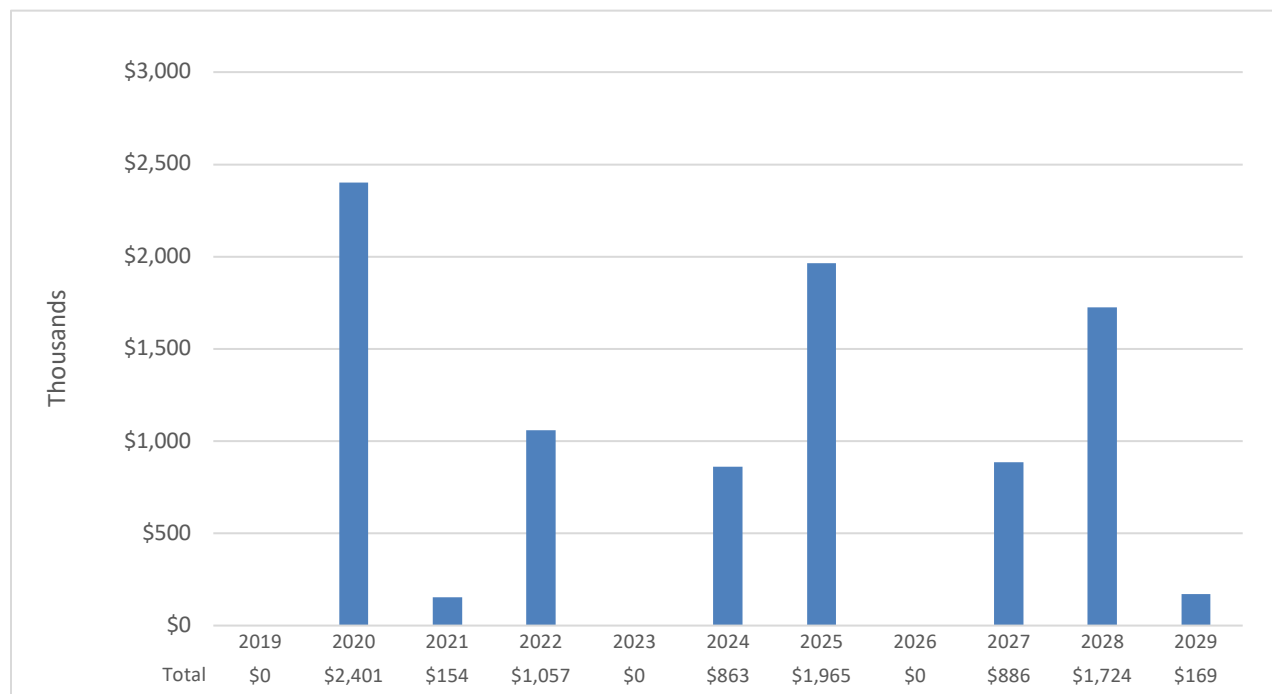
Figure 2. Comparison of 2019 Current Needs vs. 2024 Forecasted Needs by Priority: Guyan Valley Middle School



Renewal Forecast

The renewal forecast below shows the current maintenance and repair backlog and projected facility sustainment requirements over the next 10 years. No annual inflation rate or soft cost markups have been applied to costs presented in this report; however, an Area Cost Factor of 0.961 has been applied to account for regional cost differentials in West Virginia relative to national averages. Please note the renewal forecast does not include potential costs associated with seismic evaluation; seismic retrofitting; hazardous material inspection, evaluation, and mitigation, including asbestos abatement; and NFPA 101 and ADA upgrades. The renewal forecast is shown below:

Figure 3. Current and Forecasted Needs: Summarized by Reporting Period (Current +10 Years): Guyan Valley Middle School



The Replacement Cost Allowance (RCA) was calculated according to SBA guidance. The 2020 RCA is \$12,092,080 based on a Middle School type with an enrollment of 260. The projected maintenance and repair backlog is not expected to exceed the RCA within the 11-year projection period of this assessment.

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MIDDLE SCHOOL

Table 2. Facility Description: Guyan Valley Middle School - Middle School

Name	Year Built	Area (SF)	Total Needs 2019	Current Replacement Value	2019 FCI %	Total Needs 2024	2024 FCI %
Middle School	1926	52020	\$0	\$11,456,821	0	\$3,895,757	34
			\$0			\$3,895,757	

No annual inflation rate or soft cost markups have been applied to costs presented in this report; however, an Area Cost Factor of 0.961 has been applied to account for regional cost differentials in West Virginia relative to national averages.

Table 3. Current and Forecasted Needs Summarized by System (Current + 5 years): Middle School

System	2019	2020	2021	2022	2023	2024
Cumulative Needs by Year	\$0	\$2,087,958	\$2,235,279	\$3,147,668	\$3,147,668	\$3,895,757
Needs by Year	\$0	\$2,087,958	\$147,321	\$912,389	\$0	\$748,089
Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0
Interior Construction	\$0	\$446,956	\$0	\$0	\$0	\$0
Interior Doors	\$0	\$446,956	\$0	\$0	\$0	\$0
Specialties and Casework	\$0	\$0	\$0	\$0	\$0	\$0
Interior Finishes	\$0	\$0	\$0	\$425,482	\$0	\$298,636
Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$298,636
Wall Finishes	\$0	\$0	\$0	\$425,482	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing Fixture	\$0	\$0	\$0	\$0	\$0	\$0
Sanitary Sewer	\$0	\$0	\$0	\$0	\$0	\$0
HVAC	\$0	\$878,431	\$0	\$0	\$0	\$0
Controls & Instrumentation	\$0	\$224,726	\$0	\$0	\$0	\$0
Cooling Generating System	\$0	\$229,221	\$0	\$0	\$0	\$0
Distribution System	\$0	\$424,483	\$0	\$0	\$0	\$0
Heat Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0
Fire Protection	\$0	\$0	\$0	\$0	\$0	\$162,302
Fire Alarm & Detection	\$0	\$0	\$0	\$0	\$0	\$162,302
Electrical	\$0	\$600,269	\$147,321	\$0	\$0	\$0
Branch Wiring	\$0	\$537,845	\$0	\$0	\$0	\$0
Emergency Lighting and Exit Signs	\$0	\$62,424	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$0	\$0	\$0
Service & Distribution	\$0	\$0	\$147,321	\$0	\$0	\$0
Security System	\$0	\$162,302	\$0	\$0	\$0	\$0
Security System	\$0	\$162,302	\$0	\$0	\$0	\$0
Technology Infrastructure	\$0	\$0	\$0	\$0	\$0	\$287,150
Technology Infrastructure	\$0	\$0	\$0	\$0	\$0	\$287,150
Equipment & Furnishings	\$0	\$0	\$0	\$486,907	\$0	\$0
Institutional Equipment	\$0	\$0	\$0	\$486,907	\$0	\$0

Table 4. Current and Forecasted Needs Summarized by System (Years 6 - 10): Middle School

System	2025	2026	2027	2028	2029
Cumulative Needs by Year	\$5,391,769	\$5,391,769	\$6,083,427	\$7,500,701	\$7,500,701
Needs by Year	\$1,496,012	\$0	\$691,658	\$1,417,275	\$0
Exterior Enclosure	\$0	\$0	\$137,333	\$636,225	\$0
Exterior Doors	\$0	\$0	\$137,333	\$0	\$0
Exterior Wall Finishes	\$0	\$0	\$0	\$39,452	\$0
Exterior Windows	\$0	\$0	\$0	\$596,773	\$0
Roofing	\$190,601	\$0	\$0	\$0	\$0
Roof Coverings	\$190,601	\$0	\$0	\$0	\$0
Interior Construction	\$0	\$0	\$242,205	\$0	\$0
Interior Doors	\$0	\$0	\$0	\$0	\$0
Specialties and Casework	\$0	\$0	\$242,205	\$0	\$0
Interior Finishes	\$663,193	\$0	\$0	\$0	\$0
Ceiling Finishes	\$663,193	\$0	\$0	\$0	\$0
Floor Finishes	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$781,049	\$0
Domestic Water Distribution	\$0	\$0	\$0	\$136,833	\$0
Plumbing Fixture	\$0	\$0	\$0	\$322,108	\$0
Sanitary Sewer	\$0	\$0	\$0	\$322,108	\$0
HVAC	\$0	\$0	\$312,120	\$0	\$0
Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0
Cooling Generating System	\$0	\$0	\$0	\$0	\$0
Distribution System	\$0	\$0	\$0	\$0	\$0
Heat Generating Systems	\$0	\$0	\$312,120	\$0	\$0
Fire Protection	\$0	\$0	\$0	\$0	\$0
Fire Alarm & Detection	\$0	\$0	\$0	\$0	\$0
Electrical	\$642,218	\$0	\$0	\$0	\$0
Branch Wiring	\$0	\$0	\$0	\$0	\$0
Emergency Lighting and Exit Signs	\$0	\$0	\$0	\$0	\$0
Lighting	\$642,218	\$0	\$0	\$0	\$0
Service & Distribution	\$0	\$0	\$0	\$0	\$0
Security System	\$0	\$0	\$0	\$0	\$0
Security System	\$0	\$0	\$0	\$0	\$0
Technology Infrastructure	\$0	\$0	\$0	\$0	\$0
Technology Infrastructure	\$0	\$0	\$0	\$0	\$0
Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0
Institutional Equipment	\$0	\$0	\$0	\$0	\$0

Table 5. Expired Systems 2019: Guyan Valley Middle School – Middle School

Building	System Category	System	Priority	2019 Needs
None				\$0
			TOTAL	\$0

Table 6. Current and Forecasted Needs Summarized by System (Current + 5 years): Guyan Valley Middle School

System	2019	2020	2021	2022	2023	2024
Cumulative Needs by Year	\$0	\$2,401,083	\$2,555,379	\$3,612,799	\$3,612,799	\$4,475,464
Needs by Year	\$0	\$2,401,083	\$154,296	\$1,057,420	\$0	\$862,665
Exterior Enclosure	\$0	\$176,669	\$0	\$0	\$0	\$0
Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Windows	\$0	\$176,669	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0
Interior Construction	\$0	\$446,956	\$0	\$0	\$0	\$0
Interior Doors	\$0	\$446,956	\$0	\$0	\$0	\$0
Specialties and Casework	\$0	\$0	\$0	\$0	\$0	\$0
Interior Finishes	\$0	\$88,408	\$0	\$570,513	\$0	\$298,636
Ceiling Finishes	\$0	\$0	\$0	\$19,071	\$0	\$0
Floor Finishes	\$0	\$88,408	\$0	\$0	\$0	\$298,636
Wall Finishes	\$0	\$0	\$0	\$551,442	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing Fixture	\$0	\$0	\$0	\$0	\$0	\$0
Sanitary Sewer	\$0	\$0	\$0	\$0	\$0	\$0
HVAC	\$0	\$878,431	\$0	\$0	\$0	\$66,528
Controls & Instrumentation	\$0	\$224,726	\$0	\$0	\$0	\$66,528
Cooling Generating System	\$0	\$229,221	\$0	\$0	\$0	\$0
Distribution System	\$0	\$424,483	\$0	\$0	\$0	\$0
Heat Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0
Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0
Fire Protection	\$0	\$0	\$0	\$0	\$0	\$210,350
Fire Alarm & Detection	\$0	\$0	\$0	\$0	\$0	\$210,350
Electrical	\$0	\$600,269	\$147,321	\$0	\$0	\$0
Branch Wiring	\$0	\$537,845	\$0	\$0	\$0	\$0
Emergency Lighting and Exit Signs	\$0	\$62,424	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$0	\$0	\$0
Service & Distribution	\$0	\$0	\$147,321	\$0	\$0	\$0
Security System	\$0	\$210,350	\$0	\$0	\$0	\$0
Security System	\$0	\$210,350	\$0	\$0	\$0	\$0
Technology Infrastructure	\$0	\$0	\$0	\$0	\$0	\$287,150
Technology Infrastructure	\$0	\$0	\$0	\$0	\$0	\$287,150
Equipment & Furnishings	\$0	\$0	\$0	\$486,907	\$0	\$0
Institutional Equipment	\$0	\$0	\$0	\$486,907	\$0	\$0
Site Infrastructure	\$0	\$0	\$6,975	\$0	\$0	\$0
Pedestrian Paving	\$0	\$0	\$6,975	\$0	\$0	\$0

Table 7. Current and Forecasted Needs Summarized by System (Years 6 - 10): Guyan Valley Middle School

System	2025	2026	2027	2028	2029
Cumulative Needs by Year	\$6,440,129	\$6,440,129	\$7,325,753	\$9,049,795	\$9,219,072
Needs by Year	\$1,964,665	\$0	\$885,624	\$1,724,043	\$169,277
Exterior Enclosure	\$0	\$0	\$177,989	\$647,905	\$0
Exterior Doors	\$0	\$0	\$177,989	\$0	\$0
Exterior Wall Finishes	\$0	\$0	\$0	\$51,131	\$0
Exterior Windows	\$0	\$0	\$0	\$596,773	\$0
Roofing	\$190,601	\$0	\$0	\$0	\$169,277
Roof Coverings	\$190,601	\$0	\$0	\$0	\$169,277
Interior Construction	\$0	\$0	\$374,522	\$0	\$0
Interior Doors	\$0	\$0	\$132,317	\$0	\$0
Specialties and Casework	\$0	\$0	\$242,205	\$0	\$0
Interior Finishes	\$663,193	\$0	\$0	\$0	\$0
Ceiling Finishes	\$663,193	\$0	\$0	\$0	\$0
Floor Finishes	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$916,914	\$0
Domestic Water Distribution	\$0	\$0	\$0	\$177,342	\$0
Plumbing Fixture	\$0	\$0	\$0	\$322,108	\$0
Sanitary Sewer	\$0	\$0	\$0	\$417,465	\$0
HVAC	\$260,051	\$0	\$312,120	\$0	\$0
Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0
Cooling Generating System	\$0	\$0	\$0	\$0	\$0
Distribution System	\$0	\$0	\$0	\$0	\$0
Heat Generating Systems	\$0	\$0	\$312,120	\$0	\$0
Terminal & Package Units	\$260,051	\$0	\$0	\$0	\$0
Fire Protection	\$0	\$0	\$0	\$0	\$0
Fire Alarm & Detection	\$0	\$0	\$0	\$0	\$0
Electrical	\$850,820	\$0	\$0	\$159,224	\$0
Branch Wiring	\$0	\$0	\$0	\$159,224	\$0
Emergency Lighting and Exit Signs	\$18,480	\$0	\$0	\$0	\$0
Lighting	\$832,340	\$0	\$0	\$0	\$0
Service & Distribution	\$0	\$0	\$0	\$0	\$0
Security System	\$0	\$0	\$0	\$0	\$0
Security System	\$0	\$0	\$0	\$0	\$0
Technology Infrastructure	\$0	\$0	\$0	\$0	\$0
Technology Infrastructure	\$0	\$0	\$0	\$0	\$0
Equipment & Furnishings	\$0	\$0	\$20,993	\$0	\$0
Institutional Equipment	\$0	\$0	\$20,993	\$0	\$0
Site Infrastructure	\$0	\$0	\$0	\$0	\$0
Pedestrian Paving	\$0	\$0	\$0	\$0	\$0

FIELD HOUSE

Table 8. Facility Description: Guyan Valley Middle School - Field House

Name	Year Built	Area (SF)	Total Needs 2019	Current Replacement Value	2019 FCI %	Total Needs 2024	2024 FCI %
Field House	1962	15400	\$0	\$3,085,231	0	\$572,732	19
			\$0			\$572,732	

No annual inflation rate or soft cost markups have been applied to costs presented in this report; however, an Area Cost Factor of 0.961 has been applied to account for regional cost differentials in West Virginia relative to national averages.

Table 9. Current and Forecasted Needs Summarized by System (Current + 5 years): Field House

System	2019	2020	2021	2022	2023	2024
Cumulative Needs by Year	\$0	\$313,125	\$313,125	\$458,156	\$458,156	\$572,732
Needs by Year	\$0	\$313,125	\$0	\$145,031	\$0	\$114,576
Exterior Enclosure	\$0	\$176,669	\$0	\$0	\$0	\$0
Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Windows	\$0	\$176,669	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0
Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0
Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0
Interior Finishes	\$0	\$88,408	\$0	\$145,031	\$0	\$0
Ceiling Finishes	\$0	\$0	\$0	\$19,071	\$0	\$0
Floor Finishes	\$0	\$88,408	\$0	\$0	\$0	\$0
Wall Finishes	\$0	\$0	\$0	\$125,960	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0
Sanitary Sewer	\$0	\$0	\$0	\$0	\$0	\$0
HVAC	\$0	\$0	\$0	\$0	\$0	\$66,528
Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$66,528
Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0
Fire Protection	\$0	\$0	\$0	\$0	\$0	\$48,048
Fire Alarm & Detection	\$0	\$0	\$0	\$0	\$0	\$48,048
Electrical	\$0	\$0	\$0	\$0	\$0	\$0
Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0
Emergency Lighting and Exit Signs	\$0	\$0	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$0	\$0	\$0
Security System	\$0	\$48,048	\$0	\$0	\$0	\$0
Security System	\$0	\$48,048	\$0	\$0	\$0	\$0
Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0
Institutional Equipment	\$0	\$0	\$0	\$0	\$0	\$0

Table 10. Current and Forecasted Needs Summarized by System (Years 6 - 10): Field House

System	2025	2026	2027	2028	2029
Cumulative Needs by Year	\$1,041,385	\$1,041,385	\$1,235,351	\$1,542,119	\$1,711,396
Needs by Year	\$468,653	\$0	\$193,966	\$306,768	\$169,277
Exterior Enclosure	\$0	\$0	\$40,656	\$11,679	\$0
Exterior Doors	\$0	\$0	\$40,656	\$0	\$0
Exterior Wall Finishes	\$0	\$0	\$0	\$11,679	\$0
Exterior Windows	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$169,277
Roof Coverings	\$0	\$0	\$0	\$0	\$169,277
Interior Construction	\$0	\$0	\$132,317	\$0	\$0
Interior Doors	\$0	\$0	\$132,317	\$0	\$0
Interior Finishes	\$0	\$0	\$0	\$0	\$0
Ceiling Finishes	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$135,865	\$0
Domestic Water Distribution	\$0	\$0	\$0	\$40,508	\$0
Sanitary Sewer	\$0	\$0	\$0	\$95,357	\$0
HVAC	\$260,051	\$0	\$0	\$0	\$0
Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0
Terminal & Package Units	\$260,051	\$0	\$0	\$0	\$0
Fire Protection	\$0	\$0	\$0	\$0	\$0
Fire Alarm & Detection	\$0	\$0	\$0	\$0	\$0
Electrical	\$208,602	\$0	\$0	\$159,224	\$0
Branch Wiring	\$0	\$0	\$0	\$159,224	\$0
Emergency Lighting and Exit Signs	\$18,480	\$0	\$0	\$0	\$0
Lighting	\$190,122	\$0	\$0	\$0	\$0
Security System	\$0	\$0	\$0	\$0	\$0
Security System	\$0	\$0	\$0	\$0	\$0
Equipment & Furnishings	\$0	\$0	\$20,993	\$0	\$0
Institutional Equipment	\$0	\$0	\$20,993	\$0	\$0

Table 11. Expired Systems 2019: Guyan Valley Middle School – Field House

Building	System Category	System	Priority	2019 Needs
None				\$0
			TOTAL	\$0

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Hamlin PK-8 School

Facility Condition Assessment

Lincoln County

April 15, 2020





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EXECUTIVE SUMMARY

Facility Condition Assessment Findings

At the time of the assessment there was one permanent building and zero relocatable structures located at Hamlin PK-8 School. The team entered all accessible spaces in the permanent building to include classrooms, administrative, restrooms, mezzanines, and mechanical rooms. Please note the team did not enter any "permit - required confined spaces" as defined by the Occupational Safety & Health Administration.

The table below contains building-specific information regarding current and forecast Facility Condition Indices. A comprehensive list of expired systems and those expected to expire between now and the Year 2029 is shown in the Current and Forecasted Needs Summarized by System table.

Table 1. Summary of Findings: Hamlin PK-8 School

Name	Year Built	Area (SF)	Total Needs 2019	Current Replacement Value	2019 FCI %	Total Needs 2024	2024 FCI %
Middle School	1954	96,335	\$0	\$22,515,575	0	\$6,937,970	31
SUBTOTAL	-	96,335	\$0	\$22,515,575	0	\$6,937,970	31
Site and Infrastructure (excluded from FCI calculations)	N/A	N/A	\$0	N/A	N/A	\$136,125	N/A
TOTALS		96,335	\$0	\$22,515,575		\$7,074,095	

Note: The cumulative FCI for the Hamlin PK-8 School facilities assessed is 0 while the cumulative FCI in 5 years is estimated to be 31 assuming current sustainment levels.

No annual inflation rate or soft cost markups have been applied to costs presented in this report; however, an Area Cost Factor of 0.961 has been applied to account for regional cost differentials in West Virginia relative to national averages.

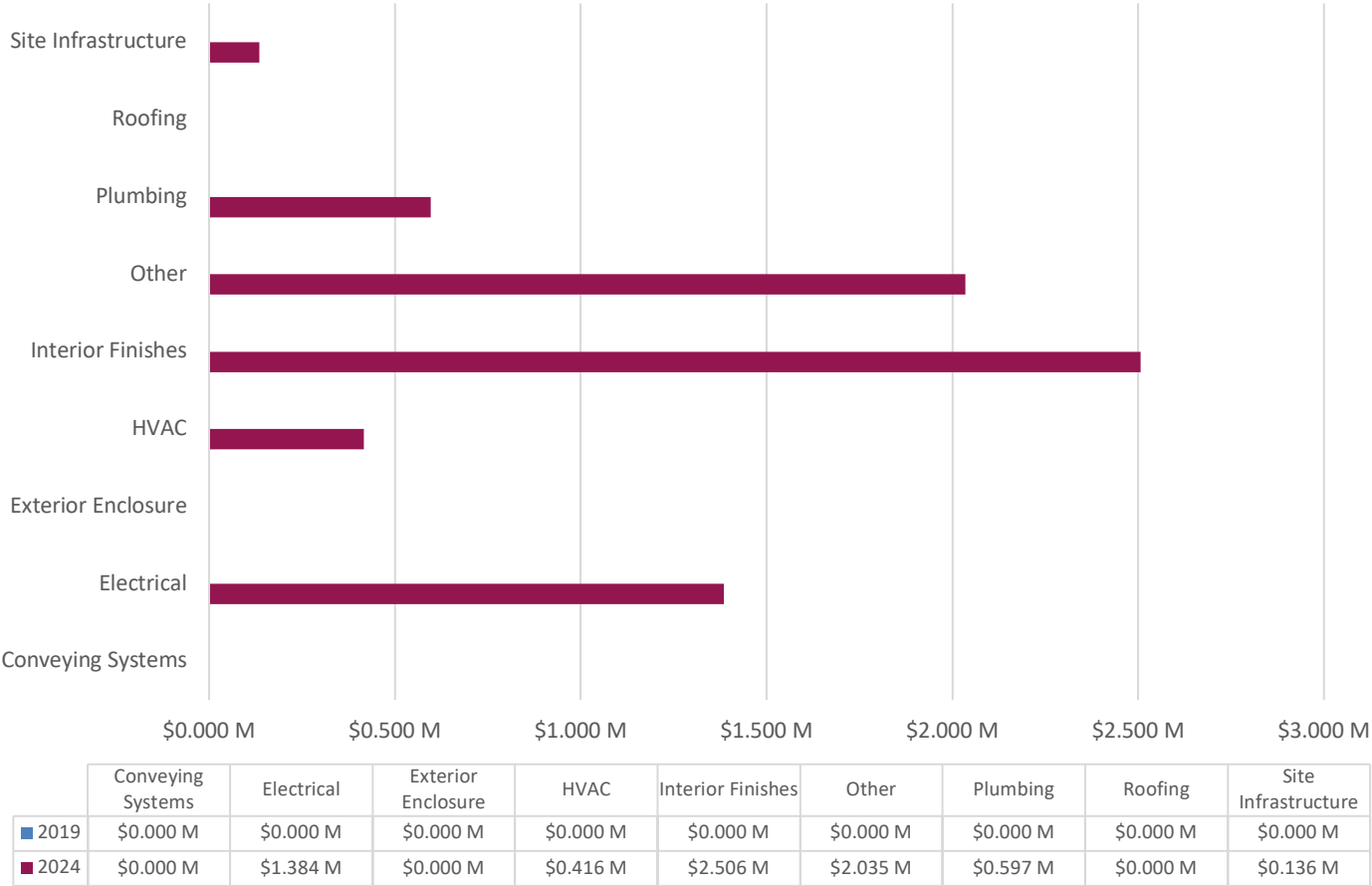
The Replacement Cost Allowance (RCA) was calculated according to SBA guidance. The 2020 RCA is \$21,465,290 based on a Middle School type with an enrollment of 457. The projected maintenance and repair backlog is not expected to exceed the RCA within the 11-year projection period of this assessment.

Overview of Findings

The assessment team made the following general observations:

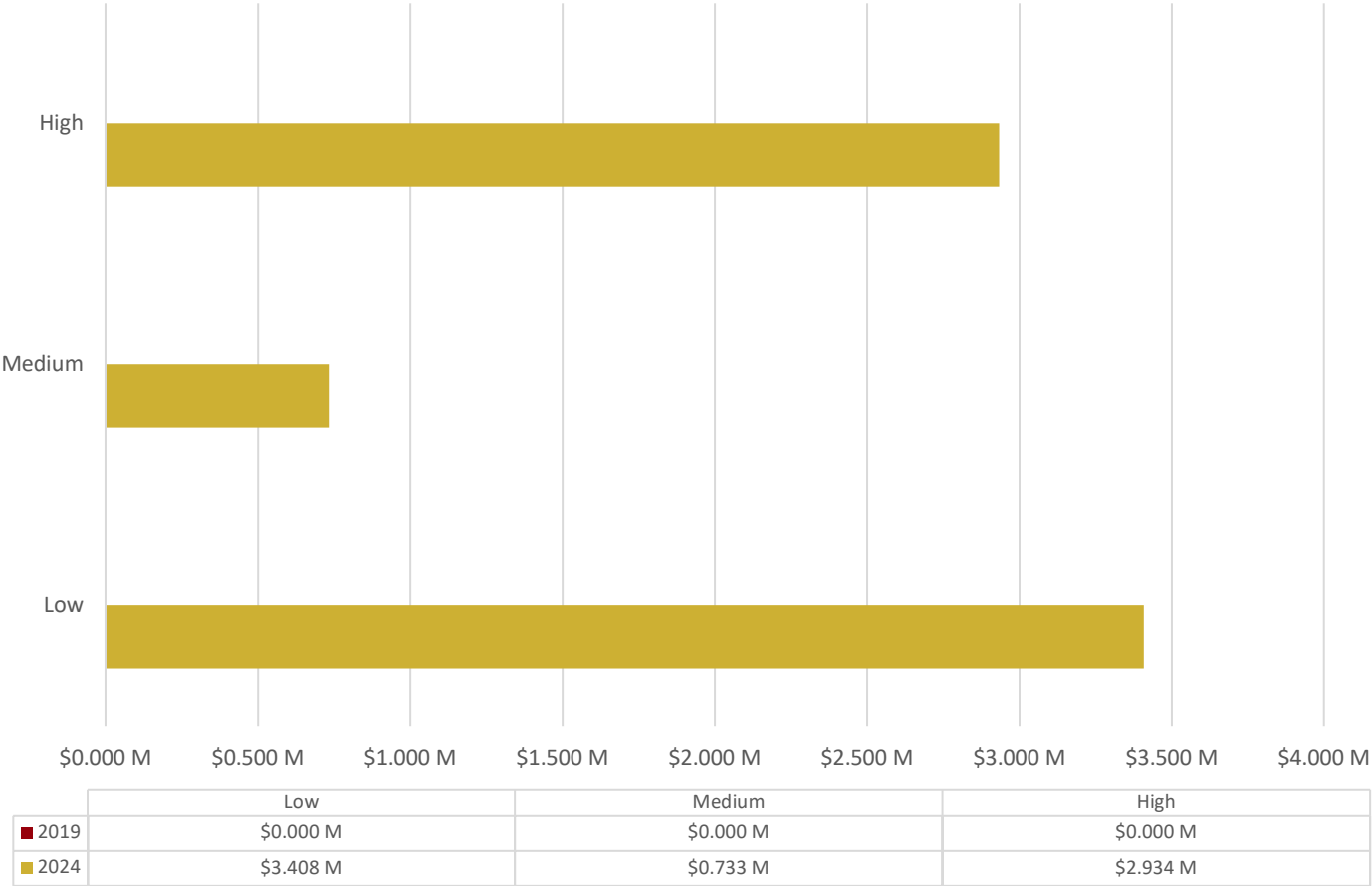
1. The building does not have sprinklers.
2. The interior finishes and doors in basement floor of main building (middle school) are showing signs of wear/deterioration.
3. This is a sprawling complex with multiple additions.

Figure 1. Comparison of 2019 Current Needs vs. 2024 Forecasted Needs by System Group: Hamlin PK-8 School



Note: Forecasted Needs (2024) include Current Needs (2019)

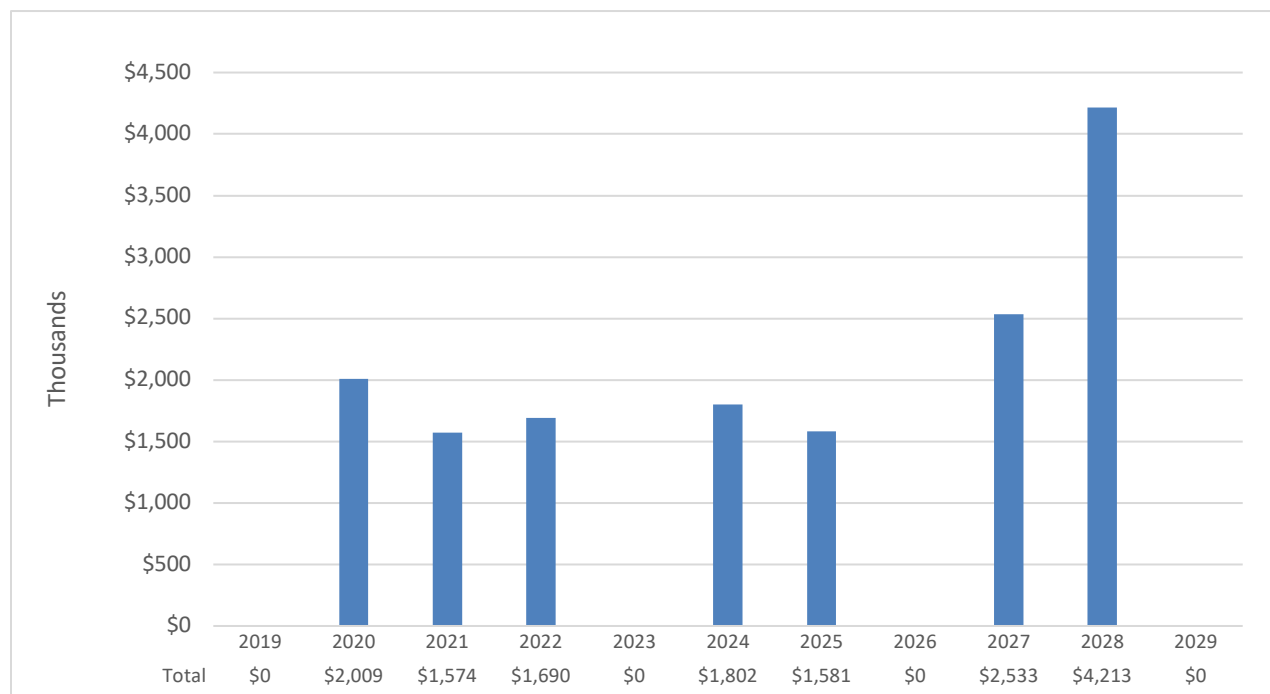
Figure 2. Comparison of 2019 Current Needs vs. 2024 Forecasted Needs by Priority: Hamlin PK-8 School



Renewal Forecast

The renewal forecast below shows the current maintenance and repair backlog and projected facility sustainment requirements over the next 10 years. No annual inflation rate or soft cost markups have been applied to costs presented in this report; however, an Area Cost Factor of 0.961 has been applied to account for regional cost differentials in West Virginia relative to national averages. Please note the renewal forecast does not include potential costs associated with seismic evaluation; seismic retrofitting; hazardous material inspection, evaluation, and mitigation, including asbestos abatement; and NFPA 101 and ADA upgrades. The renewal forecast is shown below:

Figure 3. Current and Forecasted Needs: Summarized by Reporting Period (Current +10 Years): Hamlin PK-8 School



The Replacement Cost Allowance (RCA) was calculated according to SBA guidance. The 2020 RCA is \$21,465,290 based on a Middle School type with an enrollment of 457. The projected maintenance and repair backlog is not expected to exceed the RCA within the 11-year projection period of this assessment.

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Table 2. Current and Forecasted Needs Summarized by System (Current + 5 years): Hamlin PK-8 School

System	2019	2020	2021	2022	2023	2024
Cumulative Needs by Year	\$0	\$2,008,700	\$3,582,914	\$5,272,553	\$5,272,553	\$7,074,095
Needs by Year	\$0	\$2,008,700	\$1,574,214	\$1,689,639	\$0	\$1,801,542
Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0
Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0
Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0
Specialties and Casework	\$0	\$0	\$0	\$0	\$0	\$0
Interior Finishes	\$0	\$0	\$1,165,268	\$787,943	\$0	\$553,040
Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$553,040
Gymnasium Floor Finishes	\$0	\$0	\$1,165,268	\$0	\$0	\$0
Wall Finishes	\$0	\$0	\$0	\$787,943	\$0	\$0
Plumbing	\$0	\$596,506	\$0	\$0	\$0	\$0
Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing Fixture	\$0	\$596,506	\$0	\$0	\$0	\$0
Sanitary Sewer	\$0	\$0	\$0	\$0	\$0	\$0
HVAC	\$0	\$0	\$0	\$0	\$0	\$416,167
Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$416,167
Cooling Generating System	\$0	\$0	\$0	\$0	\$0	\$0
Distribution System	\$0	\$0	\$0	\$0	\$0	\$0
Heat Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0
Fire Protection	\$0	\$300,565	\$0	\$0	\$0	\$0
Fire Alarm & Detection	\$0	\$300,565	\$0	\$0	\$0	\$0
Electrical	\$0	\$1,111,629	\$272,821	\$0	\$0	\$0
Branch Wiring	\$0	\$996,027	\$0	\$0	\$0	\$0
Emergency Lighting and Exit Signs	\$0	\$115,602	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$0	\$0	\$0
Service & Distribution	\$0	\$0	\$272,821	\$0	\$0	\$0
Security System	\$0	\$0	\$0	\$0	\$0	\$300,565
Security System	\$0	\$0	\$0	\$0	\$0	\$300,565
Technology Infrastructure	\$0	\$0	\$0	\$0	\$0	\$531,769
Technology Infrastructure	\$0	\$0	\$0	\$0	\$0	\$531,769
Equipment & Furnishings	\$0	\$0	\$0	\$901,696	\$0	\$0
Institutional Equipment	\$0	\$0	\$0	\$901,696	\$0	\$0
Site Infrastructure	\$0	\$0	\$136,125	\$0	\$0	\$0
Vehicular Pavements	\$0	\$0	\$136,125	\$0	\$0	\$0

Table 3. Current and Forecasted Needs Summarized by System (Years 6 - 10): Hamlin PK-8 School

System	2025	2026	2027	2028	2029
Cumulative Needs by Year	\$8,655,225	\$8,655,225	\$11,188,296	\$15,401,758	\$15,401,758
Needs by Year	\$1,581,131	\$0	\$2,533,071	\$4,213,462	\$0
Exterior Enclosure	\$0	\$0	\$254,324	\$1,178,216	\$0
Exterior Doors	\$0	\$0	\$254,324	\$0	\$0
Exterior Wall Finishes	\$0	\$0	\$0	\$73,060	\$0
Exterior Windows	\$0	\$0	\$0	\$1,105,155	\$0
Roofing	\$352,975	\$0	\$0	\$0	\$0
Roof Coverings	\$352,975	\$0	\$0	\$0	\$0
Interior Construction	\$0	\$0	\$1,276,246	\$0	\$0
Interior Doors	\$0	\$0	\$827,710	\$0	\$0
Specialties and Casework	\$0	\$0	\$448,536	\$0	\$0
Interior Finishes	\$1,228,156	\$0	\$0	\$0	\$0
Ceiling Finishes	\$1,228,156	\$0	\$0	\$0	\$0
Floor Finishes	\$0	\$0	\$0	\$0	\$0
Gymnasium Floor Finishes	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$849,906	\$0
Domestic Water Distribution	\$0	\$0	\$0	\$253,400	\$0
Plumbing Fixture	\$0	\$0	\$0	\$0	\$0
Sanitary Sewer	\$0	\$0	\$0	\$596,506	\$0
HVAC	\$0	\$0	\$1,002,501	\$786,094	\$0
Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0
Cooling Generating System	\$0	\$0	\$424,491	\$0	\$0
Distribution System	\$0	\$0	\$0	\$786,094	\$0
Heat Generating Systems	\$0	\$0	\$578,010	\$0	\$0
Fire Protection	\$0	\$0	\$0	\$0	\$0
Fire Alarm & Detection	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$1,399,247	\$0
Branch Wiring	\$0	\$0	\$0	\$0	\$0
Emergency Lighting and Exit Signs	\$0	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$1,399,247	\$0
Service & Distribution	\$0	\$0	\$0	\$0	\$0
Security System	\$0	\$0	\$0	\$0	\$0
Security System	\$0	\$0	\$0	\$0	\$0
Technology Infrastructure	\$0	\$0	\$0	\$0	\$0
Technology Infrastructure	\$0	\$0	\$0	\$0	\$0
Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0
Institutional Equipment	\$0	\$0	\$0	\$0	\$0
Site Infrastructure	\$0	\$0	\$0	\$0	\$0
Vehicular Pavements	\$0	\$0	\$0	\$0	\$0

MIDDLE SCHOOL

Table 4. Facility Description: Hamlin PK-8 School - Middle School

Name	Year Built	Area (SF)	Total Needs 2019	Current Replacement Value	2019 FCI %	Total Needs 2024	2024 FCI %
Middle School	1954	96335	\$0	\$22,515,575	0	\$6,937,970	31
			\$0			\$6,937,970	

No annual inflation rate or soft cost markups have been applied to costs presented in this report; however, an Area Cost Factor of 0.961 has been applied to account for regional cost differentials in West Virginia relative to national averages.

Table 5. Expired Systems 2019: Hamlin PK-8 School – Middle School

Building	System Category	System	Priority	2019 Needs
None				\$0
			TOTAL	\$0

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Harts PK-8 School

Facility Condition Assessment

Lincoln County

April 15, 2020





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EXECUTIVE SUMMARY

Facility Condition Assessment Findings

At the time of the assessment there was one permanent building and zero relocatable structures located at Harts PK-8 School. The team entered all accessible spaces in the permanent building to include classrooms, administrative, restrooms, mezzanines, and mechanical rooms. Please note the team did not enter any "permit - required confined spaces" as defined by the Occupational Safety & Health Administration.

The table below contains building-specific information regarding current and forecast Facility Condition Indices. A comprehensive list of expired systems and those expected to expire between now and the Year 2029 is shown in the Current and Forecasted Needs Summarized by System table.

Table 1. Summary of Findings: Harts PK-8 School

Name	Year Built	Area (SF)	Total Needs 2019	Current Replacement Value	2019 FCI %	Total Needs 2024	2024 FCI %
Middle School	2012	71,134	\$0	\$17,056,789	0	\$2,099,876	12
SUBTOTAL	-	71,134	\$0	\$17,056,789	0	\$2,099,876	12
Site and Infrastructure (excluded from FCI calculations)	N/A	N/A	\$0	N/A	N/A	\$0	N/A
TOTALS		71,134	\$0	\$17,056,789		\$2,099,876	

Note: The cumulative FCI for the Harts PK-8 School facilities assessed is 0 while the cumulative FCI in 5 years is estimated to be 12 assuming current sustainment levels.

No annual inflation rate or soft cost markups have been applied to costs presented in this report; however, an Area Cost Factor of 0.961 has been applied to account for regional cost differentials in West Virginia relative to national averages.

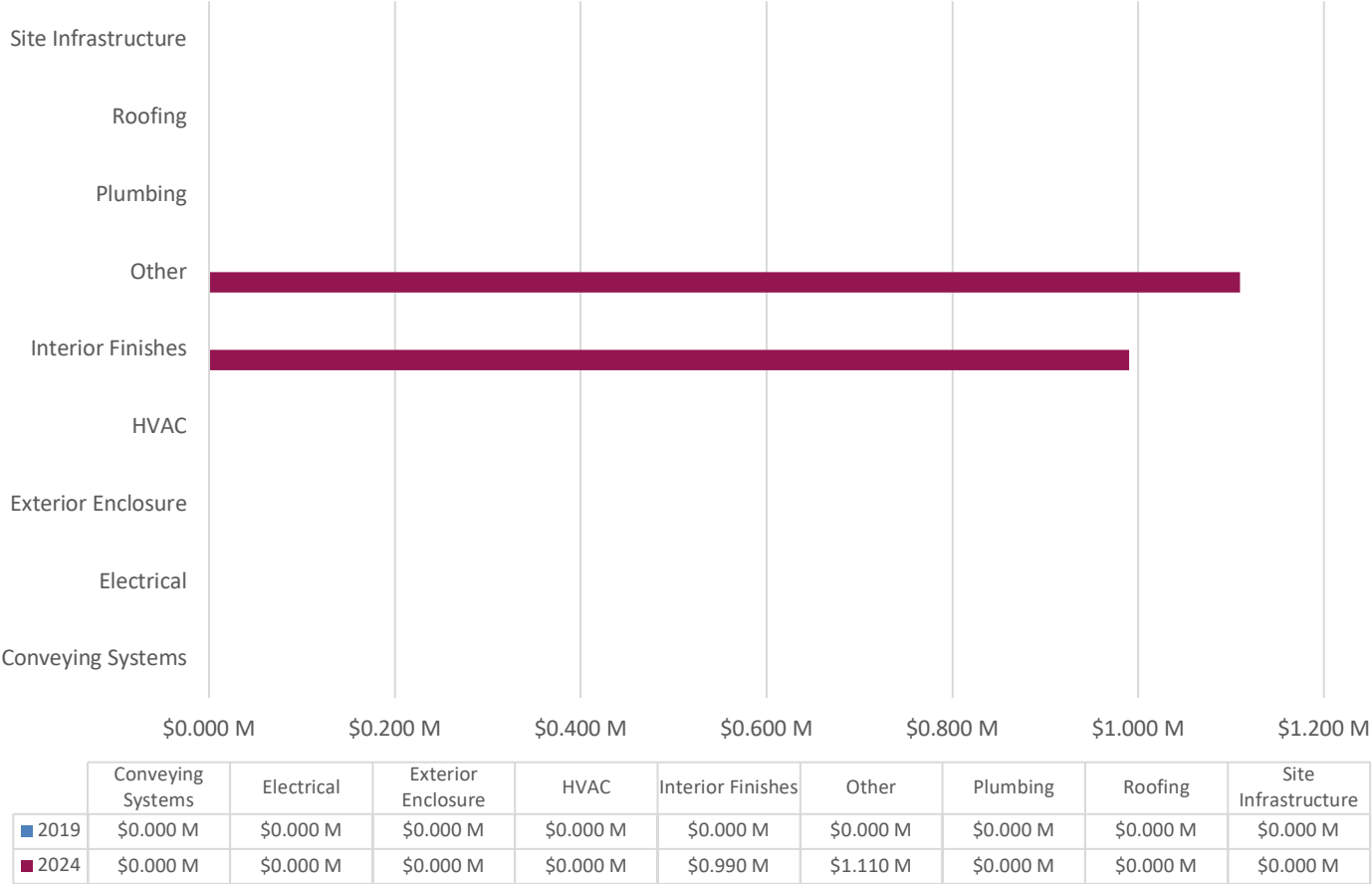
The Replacement Cost Allowance (RCA) was calculated according to SBA guidance. The 2020 RCA is \$16,815,260 based on a Middle School type with an enrollment of 358. The projected maintenance and repair backlog is not expected to exceed the RCA within the 11-year projection period of this assessment.

Overview of Findings

The assessment team made the following general observations:

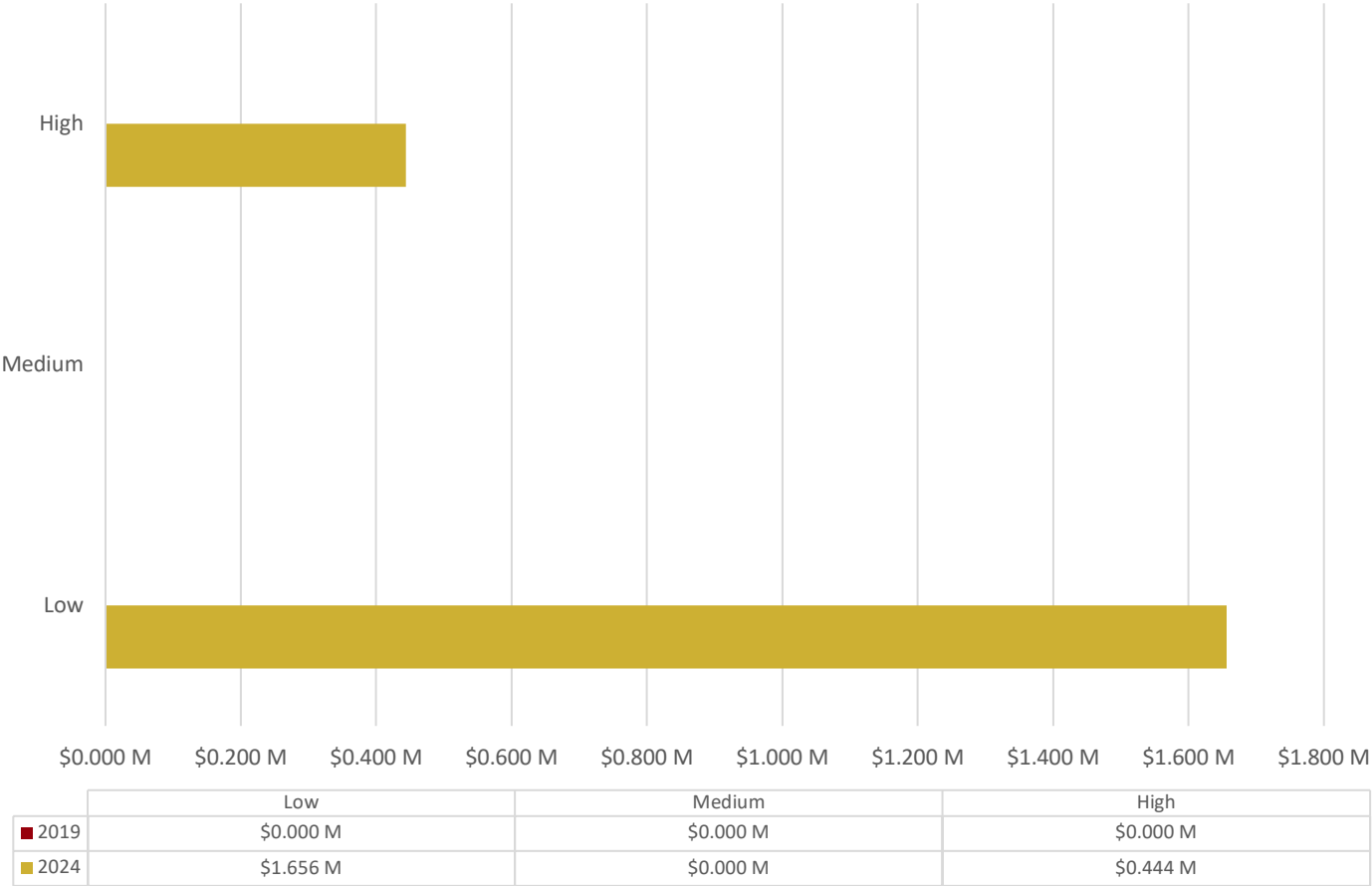
1. The building has a sprinkler system.
2. This is a new facility, and it is still in very good shape overall.

Figure 1. Comparison of 2019 Current Needs vs. 2024 Forecasted Needs by System Group: Harts PK-8 School



Note: Forecasted Needs (2024) include Current Needs (2019)

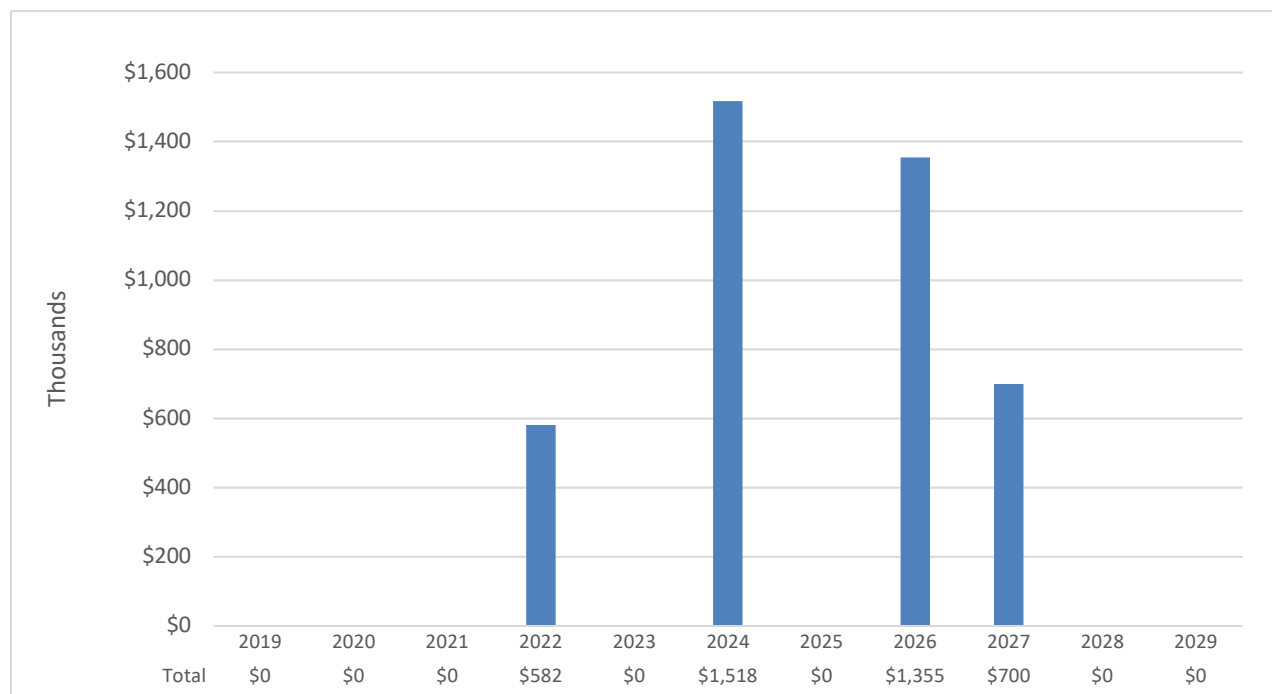
Figure 2. Comparison of 2019 Current Needs vs. 2024 Forecasted Needs by Priority: Harts PK-8 School



Renewal Forecast

The renewal forecast below shows the current maintenance and repair backlog and projected facility sustainment requirements over the next 10 years. No annual inflation rate or soft cost markups have been applied to costs presented in this report; however, an Area Cost Factor of 0.961 has been applied to account for regional cost differentials in West Virginia relative to national averages. Please note the renewal forecast does not include potential costs associated with seismic evaluation; seismic retrofitting; hazardous material inspection, evaluation, and mitigation, including asbestos abatement; and NFPA 101 and ADA upgrades. The renewal forecast is shown below:

Figure 3. Current and Forecasted Needs: Summarized by Reporting Period (Current +10 Years): Harts PK-8 School



The Replacement Cost Allowance (RCA) was calculated according to SBA guidance. The 2020 RCA is \$16,815,260 based on a Middle School type with an enrollment of 358. The projected maintenance and repair backlog is not expected to exceed the RCA within the 11-year projection period of this assessment.

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Table 2. Current and Forecasted Needs Summarized by System (Current + 5 years): Harts PK-8 School

System	2019	2020	2021	2022	2023	2024
Cumulative Needs by Year	\$0	\$0	\$0	\$581,819	\$581,819	\$2,099,876
Needs by Year	\$0	\$0	\$0	\$581,819	\$0	\$1,518,056
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0
Interior Finishes	\$0	\$0	\$0	\$581,819	\$0	\$408,366
Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$408,366
Wall Finishes	\$0	\$0	\$0	\$581,819	\$0	\$0
HVAC	\$0	\$0	\$0	\$0	\$0	\$0
Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0
Fire Protection	\$0	\$0	\$0	\$0	\$0	\$221,938
Fire Alarm & Detection	\$0	\$0	\$0	\$0	\$0	\$221,938
Electrical	\$0	\$0	\$0	\$0	\$0	\$0
Emergency Lighting and Exit Signs	\$0	\$0	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$0	\$0	\$0
Security System	\$0	\$0	\$0	\$0	\$0	\$221,938
Security System	\$0	\$0	\$0	\$0	\$0	\$221,938
Technology Infrastructure	\$0	\$0	\$0	\$0	\$0	\$0
Technology Infrastructure	\$0	\$0	\$0	\$0	\$0	\$0
Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$665,814
Institutional Equipment	\$0	\$0	\$0	\$0	\$0	\$665,814

Table 3. Current and Forecasted Needs Summarized by System (Years 6 - 10): Harts PK-8 School

System	2025	2026	2027	2028	2029
Cumulative Needs by Year	\$2,099,876	\$3,454,381	\$4,154,339	\$4,154,339	\$4,154,339
Needs by Year	\$0	\$1,354,505	\$699,959	\$0	\$0
Roofing	\$0	\$390,952	\$0	\$0	\$0
Roof Coverings	\$0	\$390,952	\$0	\$0	\$0
Interior Finishes	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$0	\$0	\$0	\$0	\$0
HVAC	\$0	\$0	\$307,299	\$0	\$0
Controls & Instrumentation	\$0	\$0	\$307,299	\$0	\$0
Fire Protection	\$0	\$0	\$0	\$0	\$0
Fire Alarm & Detection	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$963,553	\$0	\$0	\$0
Emergency Lighting and Exit Signs	\$0	\$85,361	\$0	\$0	\$0
Lighting	\$0	\$878,192	\$0	\$0	\$0
Security System	\$0	\$0	\$0	\$0	\$0
Security System	\$0	\$0	\$0	\$0	\$0
Technology Infrastructure	\$0	\$0	\$392,660	\$0	\$0
Technology Infrastructure	\$0	\$0	\$392,660	\$0	\$0
Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0
Institutional Equipment	\$0	\$0	\$0	\$0	\$0

MIDDLE SCHOOL

Table 4. Facility Description: Harts PK-8 School - Middle School

Name	Year Built	Area (SF)	Total Needs 2019	Current Replacement Value	2019 FCI %	Total Needs 2024	2024 FCI %
Middle School	2012	71134	\$0	\$17,056,789	0	\$2,099,876	12
			\$0			\$2,099,876	

No annual inflation rate or soft cost markups have been applied to costs presented in this report; however, an Area Cost Factor of 0.961 has been applied to account for regional cost differentials in West Virginia relative to national averages.

Table 5. Expired Systems 2019: Harts PK-8 School – Middle School

Building	System Category	System	Priority	2019 Needs
None				\$0
			TOTAL	\$0

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Lincoln County High School Facility Condition Assessment

Lincoln County

April 15, 2020





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EXECUTIVE SUMMARY

Facility Condition Assessment Findings

At the time of the assessment there was one permanent building and zero relocatable structures located at Lincoln County High School. The team entered all accessible spaces in the permanent building to include classrooms, administrative, restrooms, mezzanines, and mechanical rooms. Please note the team did not enter any "permit - required confined spaces" as defined by the Occupational Safety & Health Administration.

The table below contains building-specific information regarding current and forecast Facility Condition Indices. A comprehensive list of expired systems and those expected to expire between now and the Year 2028 is shown in the Current and Forecasted Needs Summarized by System table.

Table 1. Summary of Findings: Lincoln County High School

Name	Year Built	Area (SF)	Total Needs 2019	Current Replacement Value	2019 FCI %	Total Needs 2024	2024 FCI %
High School	2008	217,000	\$0	\$48,796,615	0	\$3,747,677	8
SUBTOTAL	-	217,000	\$0	\$48,796,615	0	\$3,747,677	8
Site and Infrastructure (excluded from FCI calculations)	N/A	N/A	\$0	N/A	N/A	\$0	N/A
TOTALS		217,000	\$0	\$48,796,615		\$3,747,677	

Note: The cumulative FCI for the Lincoln County High School facilities assessed is 0 while the cumulative FCI in 5 years is estimated to be 8 assuming current sustainment levels.

No annual inflation rate or soft cost markups have been applied to costs presented in this report; however, an Area Cost Factor of 0.961 has been applied to account for regional cost differentials in West Virginia relative to national averages.

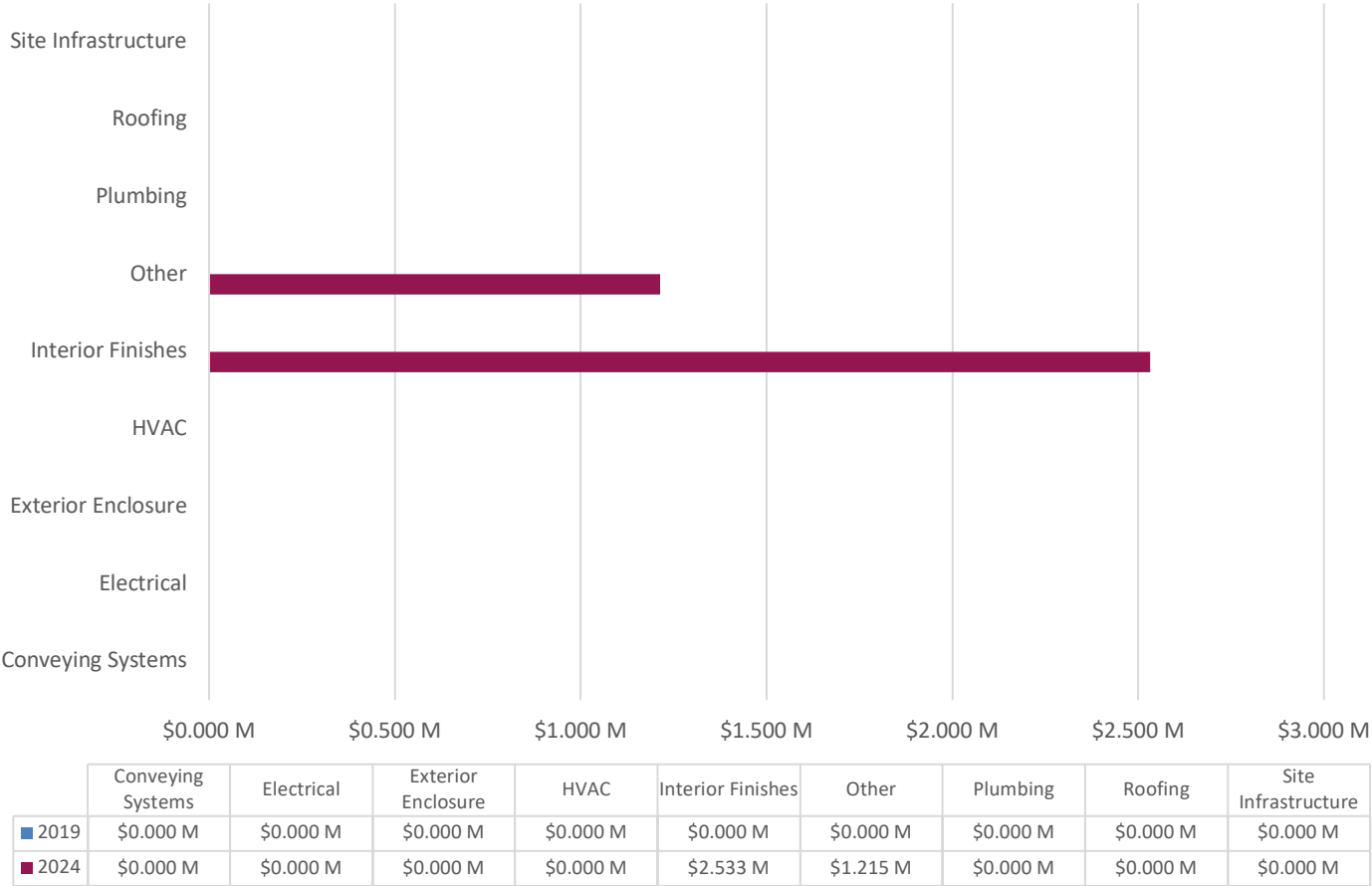
The Replacement Cost Allowance (RCA) was calculated according to SBA guidance. The 2020 RCA is \$46,305,000 based on a High School type with an enrollment of 882. The projected maintenance and repair backlog is not expected to exceed the RCA within the 11-year projection period of this assessment.

Overview of Findings

The assessment team made the following general observations:

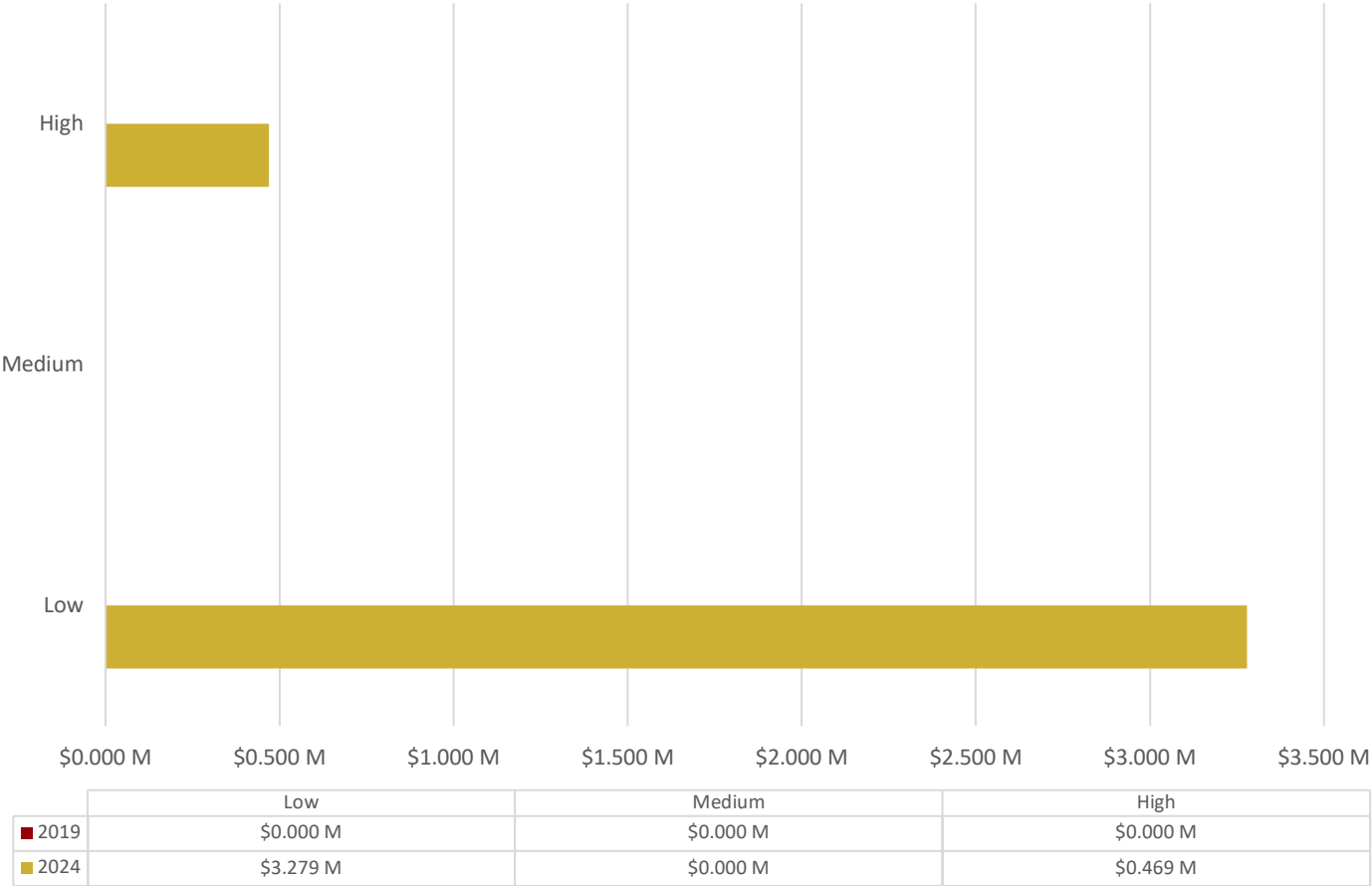
1. Building is sprinkled.
2. This is a relatively new facility. The roof is beginning to leak at low roof/wall intersections.
3. Building does not have a safe school entrance.

Figure 1. Comparison of 2019 Current Needs vs. 2024 Forecasted Needs by System Group: Lincoln County High School



Note: Forecasted Needs (2024) include Current Needs (2019)

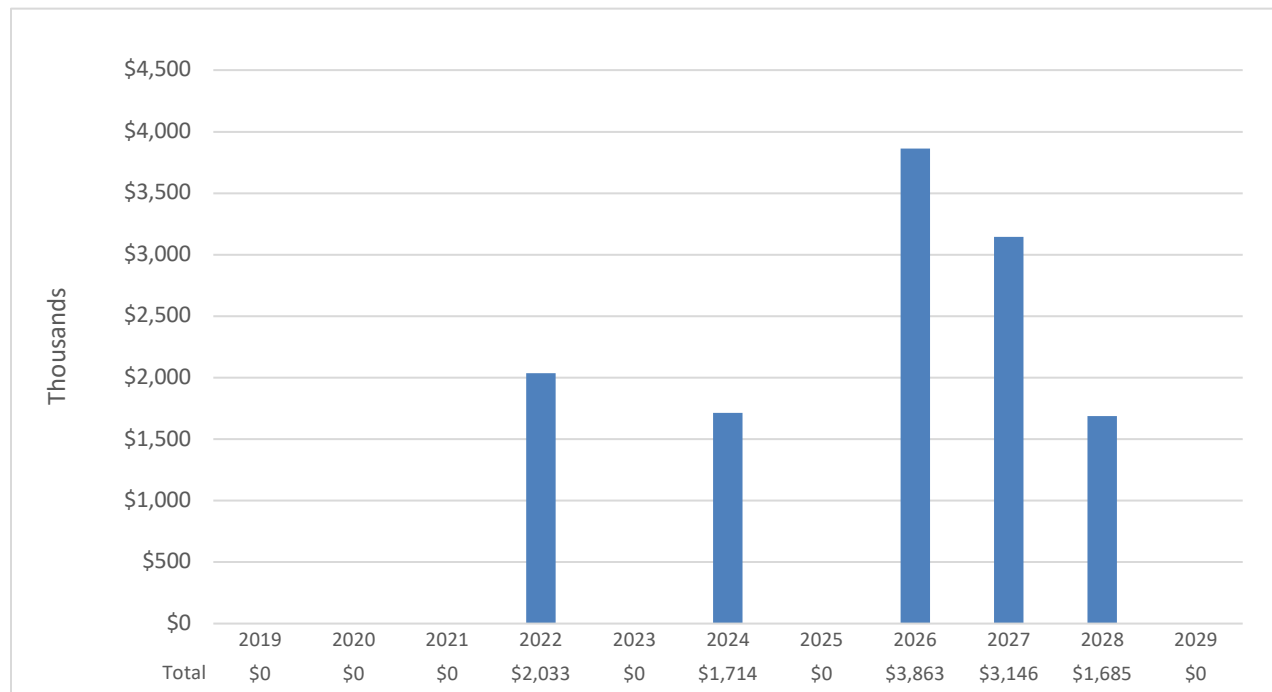
Figure 2. Comparison of 2019 Current Needs vs. 2024 Forecasted Needs by Priority: Lincoln County High School



Renewal Forecast

The renewal forecast below shows the current maintenance and repair backlog and projected facility sustainment requirements over the next 10 years. No annual inflation rate or soft cost markups have been applied to costs presented in this report; however, an Area Cost Factor of 0.961 has been applied to account for regional cost differentials in West Virginia relative to national averages. Please note the renewal forecast does not include potential costs associated with seismic evaluation; seismic retrofitting; hazardous material inspection, evaluation, and mitigation, including asbestos abatement; and NFPA 101 and ADA upgrades. The renewal forecast is shown below:

Figure 3. Current and Forecasted Needs: Summarized by Reporting Period (Current +10 Years): Lincoln County High School



The Replacement Cost Allowance (RCA) was calculated according to SBA guidance. The 2020 RCA is \$46,305,000 based on a High School type with an enrollment of 882. The projected maintenance and repair backlog is not expected to exceed the RCA within the 11-year projection period of this assessment.

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Table 2. Current and Forecasted Needs Summarized by System (Current + 5 years): Lincoln County High School

System	2019	2020	2021	2022	2023	2024
Cumulative Needs by Year	\$0	\$0	\$0	\$2,033,203	\$2,033,203	\$3,747,677
Needs by Year	\$0	\$0	\$0	\$2,033,203	\$0	\$1,714,474
Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0
Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0
Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0
Specialties and Casework	\$0	\$0	\$0	\$0	\$0	\$0
Interior Finishes	\$0	\$0	\$0	\$1,287,418	\$0	\$1,245,754
Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$1,245,754
Wall Finishes	\$0	\$0	\$0	\$1,287,418	\$0	\$0
HVAC	\$0	\$0	\$0	\$0	\$0	\$0
Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0
Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0
Fire Alarm & Detection	\$0	\$0	\$0	\$0	\$0	\$0
Security System	\$0	\$0	\$0	\$0	\$0	\$468,720
Security System	\$0	\$0	\$0	\$0	\$0	\$468,720
Technology Infrastructure	\$0	\$0	\$0	\$0	\$0	\$0
Technology Infrastructure	\$0	\$0	\$0	\$0	\$0	\$0
Equipment & Furnishings	\$0	\$0	\$0	\$745,786	\$0	\$0
Institutional Equipment	\$0	\$0	\$0	\$745,786	\$0	\$0

Table 3. Current and Forecasted Needs Summarized by System (Years 6 - 10): Lincoln County High School

System	2025	2026	2027	2028	2029
Cumulative Needs by Year	\$3,747,677	\$7,610,971	\$10,756,603	\$12,441,912	\$12,441,912
Needs by Year	\$0	\$3,863,294	\$3,145,632	\$1,685,309	\$0
Exterior Enclosure	\$0	\$0	\$0	\$197,904	\$0
Exterior Doors	\$0	\$0	\$0	\$197,904	\$0
Roofing	\$0	\$1,192,632	\$0	\$0	\$0
Roof Coverings	\$0	\$1,192,632	\$0	\$0	\$0
Interior Construction	\$0	\$0	\$0	\$1,487,405	\$0
Interior Doors	\$0	\$0	\$0	\$1,010,352	\$0
Specialties and Casework	\$0	\$0	\$0	\$477,053	\$0
Interior Finishes	\$0	\$2,670,662	\$0	\$0	\$0
Ceiling Finishes	\$0	\$2,670,662	\$0	\$0	\$0
Floor Finishes	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$0	\$0	\$0	\$0	\$0
HVAC	\$0	\$0	\$1,010,352	\$0	\$0
Controls & Instrumentation	\$0	\$0	\$1,010,352	\$0	\$0
Fire Protection	\$0	\$0	\$1,197,840	\$0	\$0
Fire Alarm & Detection	\$0	\$0	\$1,197,840	\$0	\$0
Security System	\$0	\$0	\$0	\$0	\$0
Security System	\$0	\$0	\$0	\$0	\$0
Technology Infrastructure	\$0	\$0	\$937,440	\$0	\$0
Technology Infrastructure	\$0	\$0	\$937,440	\$0	\$0
Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0
Institutional Equipment	\$0	\$0	\$0	\$0	\$0

HIGH SCHOOL

Table 4. Facility Description: Lincoln County High School - High School

Name	Year Built	Area (SF)	Total Needs 2019	Current Replacement Value	2019 FCI %	Total Needs 2024	2024 FCI %
High School	2008	217000	\$0	\$48,796,615	0	\$3,747,677	8
			\$0			\$3,747,677	

No annual inflation rate or soft cost markups have been applied to costs presented in this report; however, an Area Cost Factor of 0.961 has been applied to account for regional cost differentials in West Virginia relative to national averages.

Table 5. Expired Systems 2019: Lincoln County High School – High School

Building	System Category	System	Priority	2019 Needs
None				\$0
			TOTAL	\$0

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Midway Elementary School

Facility Condition Assessment

Lincoln County

April 15, 2020





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EXECUTIVE SUMMARY

Facility Condition Assessment Findings

At the time of the assessment there was one permanent building and zero relocatable structures located at Midway Elementary School. The team entered all accessible spaces in the permanent building to include classrooms, administrative, restrooms, mezzanines, and mechanical rooms. Please note the team did not enter any "permit - required confined spaces" as defined by the Occupational Safety & Health Administration.

The table below contains building-specific information regarding current and forecast Facility Condition Indices. A comprehensive list of expired systems and those expected to expire between now and the Year 2028 is shown in the Current and Forecasted Needs Summarized by System table.

Table 1. Summary of Findings: Midway Elementary School

Name	Year Built	Area (SF)	Total Needs 2019	Current Replacement Value	2019 FCI %	Total Needs 2024	2024 FCI %
Elementary School	1951	24,000	\$272,678	\$5,049,747	5	\$2,475,763	49
SUBTOTAL	-	24,000	\$272,678	\$5,049,747	5	\$2,475,763	49
Site and Infrastructure (excluded from FCI calculations)	N/A	N/A	\$0	N/A	N/A	\$883,706	N/A
TOTALS		24,000	\$272,678	\$5,049,747		\$3,359,469	

Note: The cumulative FCI for the Midway Elementary School facilities assessed is 5 while the cumulative FCI in 5 years is estimated to be 49 assuming current sustainment levels.

No annual inflation rate or soft cost markups have been applied to costs presented in this report; however, an Area Cost Factor of 0.961 has been applied to account for regional cost differentials in West Virginia relative to national averages.

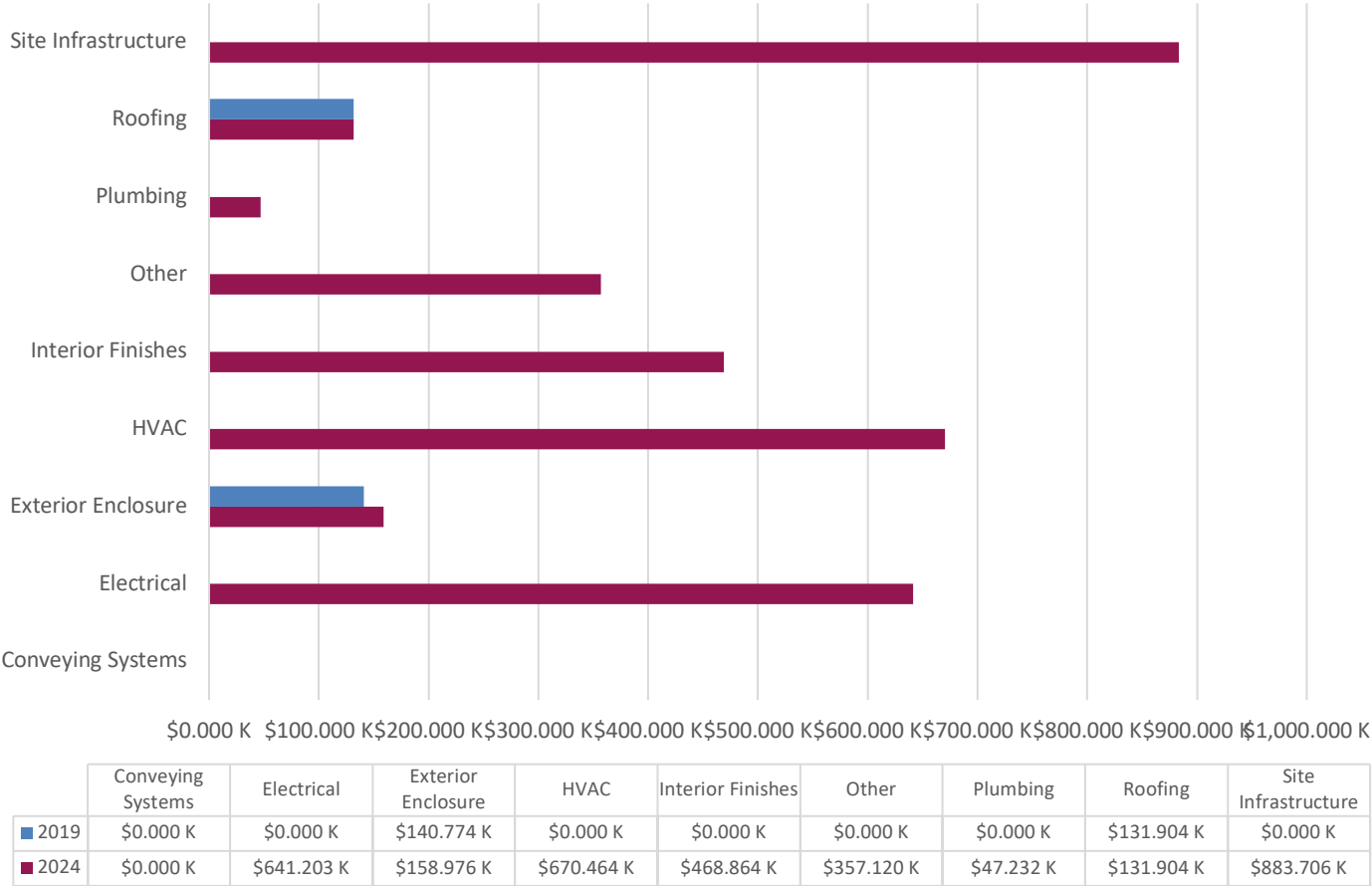
The Replacement Cost Allowance (RCA) was calculated according to SBA guidance. The 2020 RCA is \$12,986,100 based on an Elementary School type with an enrollment of 282. The projected maintenance and repair backlog is not expected to exceed the RCA within the 11-year projection period of this assessment.

Overview of Findings

The assessment team made the following general observations:

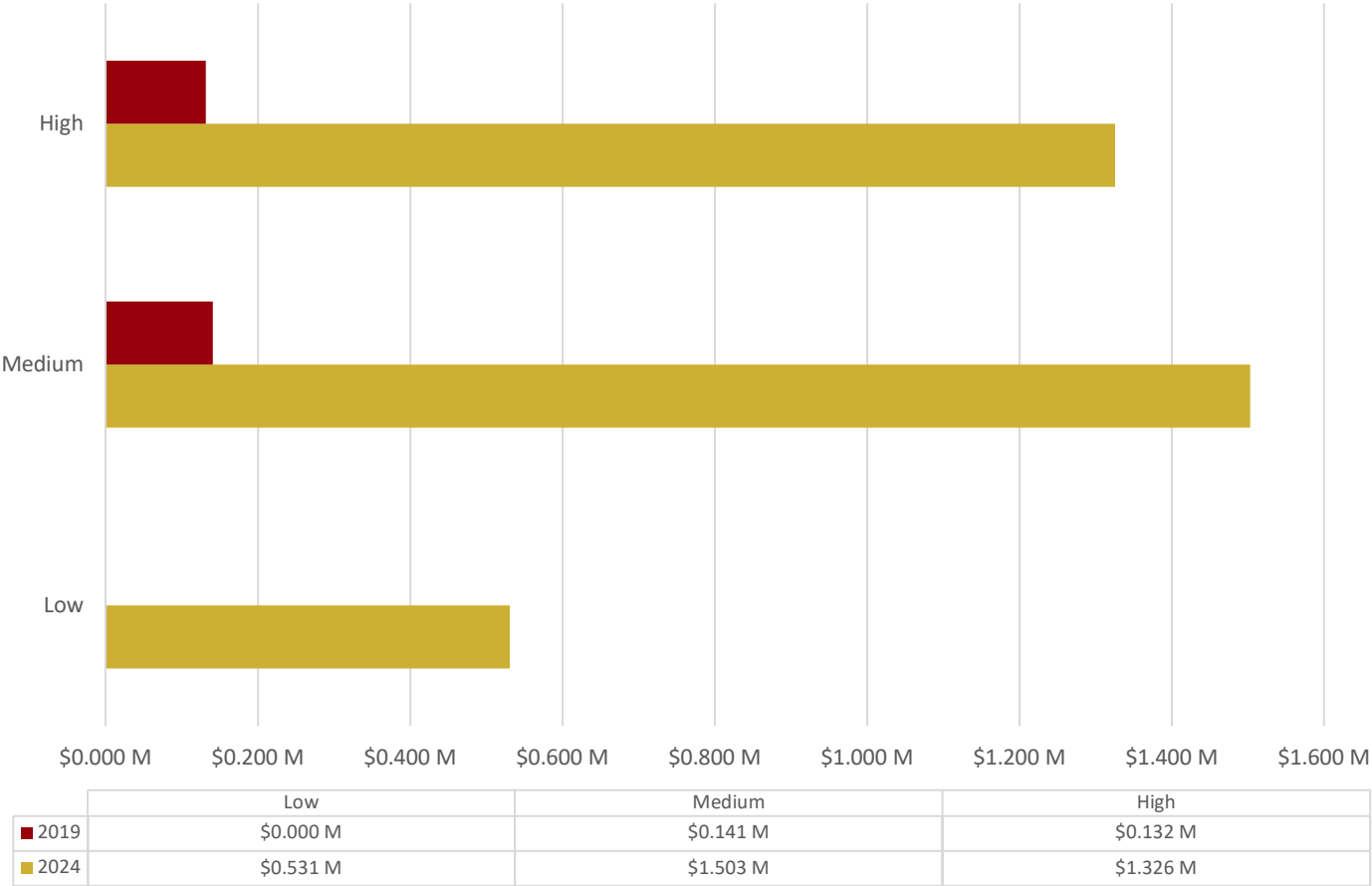
1. Building is not sprinkled.
2. Walk-in cooler and freezer accessible from multi-purpose room instead of kitchen.
3. New sewer treatment plant currently being installed.
4. This building does not have a safe school entrance.

Figure 1. Comparison of 2019 Current Needs vs. 2024 Forecasted Needs by System Group: Midway Elementary School



Note: Forecasted Needs (2024) include Current Needs (2019)

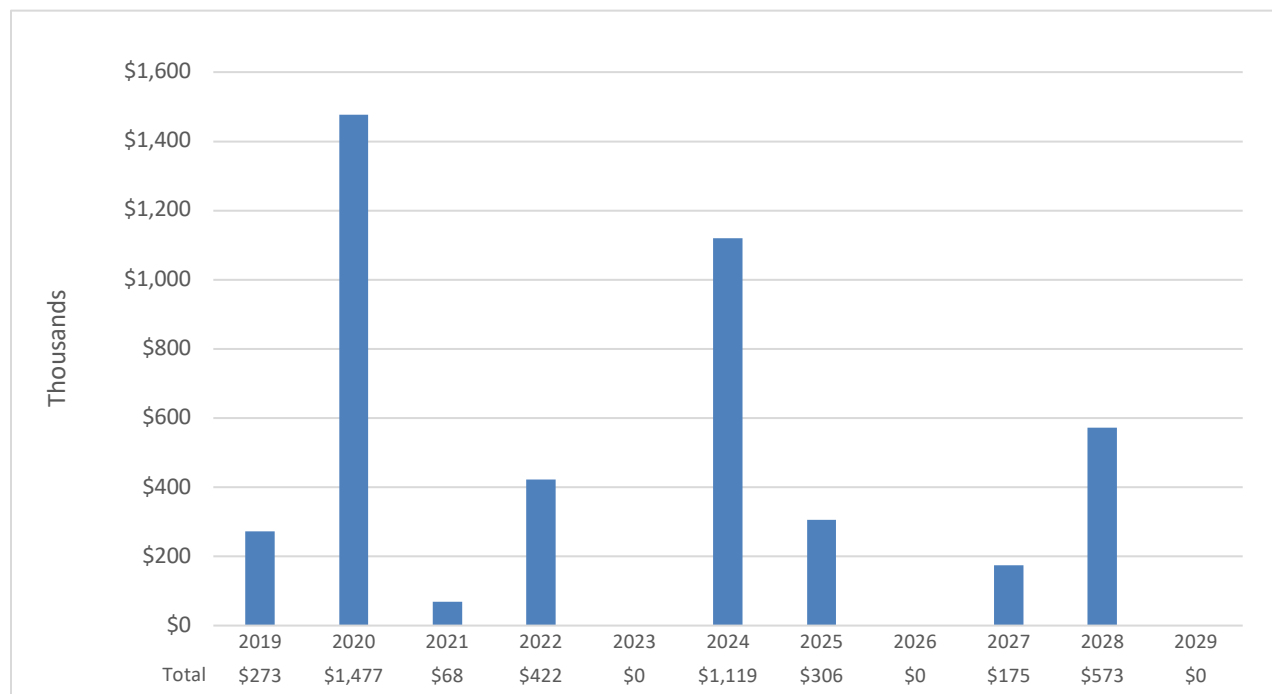
Figure 2. Comparison of 2019 Current Needs vs. 2024 Forecasted Needs by Priority: Midway Elementary School



Renewal Forecast

The renewal forecast below shows the current maintenance and repair backlog and projected facility sustainment requirements over the next 10 years. No annual inflation rate or soft cost markups have been applied to costs presented in this report; however, an Area Cost Factor of 0.961 has been applied to account for regional cost differentials in West Virginia relative to national averages. Please note the renewal forecast does not include potential costs associated with seismic evaluation; seismic retrofitting; hazardous material inspection, evaluation, and mitigation, including asbestos abatement; and NFPA 101 and ADA upgrades. The renewal forecast is shown below:

Figure 3. Current and Forecasted Needs: Summarized by Reporting Period (Current +10 Years): Midway Elementary School



The Replacement Cost Allowance (RCA) was calculated according to SBA guidance. The 2020 RCA is \$12,986,100 based on an Elementary School type with an enrollment of 282. The projected maintenance and repair backlog is not expected to exceed the RCA within the 11-year projection period of this assessment.

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Table 2. Current and Forecasted Needs Summarized by System (Current + 5 years): Midway Elementary School

System	2019	2020	2021	2022	2023	2024
Cumulative Needs by Year	\$272,678	\$1,750,003	\$1,817,971	\$2,240,064	\$2,240,064	\$3,359,469
Needs by Year	\$272,678	\$1,477,325	\$67,968	\$422,093	\$0	\$1,119,405
Exterior Enclosure	\$140,774	\$18,202	\$0	\$0	\$0	\$0
Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Wall Finishes	\$0	\$18,202	\$0	\$0	\$0	\$0
Exterior Windows	\$140,774	\$0	\$0	\$0	\$0	\$0
Roofing	\$131,904	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$131,904	\$0	\$0	\$0	\$0	\$0
Interior Construction	\$0	\$134,784	\$0	\$0	\$0	\$0
Interior Doors	\$0	\$134,784	\$0	\$0	\$0	\$0
Specialties and Casework	\$0	\$0	\$0	\$0	\$0	\$0
Interior Finishes	\$0	\$0	\$0	\$196,301	\$0	\$137,779
Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$137,779
Wall Finishes	\$0	\$0	\$0	\$196,301	\$0	\$0
Plumbing	\$0	\$0	\$0	\$47,232	\$0	\$0
Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing Fixture	\$0	\$0	\$0	\$0	\$0	\$0
Rain Water Drainage	\$0	\$0	\$0	\$47,232	\$0	\$0
Sanitary Sewer	\$0	\$0	\$0	\$0	\$0	\$0
Special Construction	\$0	\$0	\$0	\$0	\$0	\$883,706
Special Construction - Portable Building	\$0	\$0	\$0	\$0	\$0	\$883,706
HVAC	\$0	\$670,464	\$0	\$0	\$0	\$0
Controls & Instrumentation	\$0	\$103,680	\$0	\$0	\$0	\$0
Cooling Generating System	\$0	\$296,064	\$0	\$0	\$0	\$0
Distribution System	\$0	\$126,720	\$0	\$0	\$0	\$0
Heat Generating Systems	\$0	\$144,000	\$0	\$0	\$0	\$0
Fire Protection	\$0	\$0	\$0	\$0	\$0	\$69,120
Fire Alarm & Detection	\$0	\$0	\$0	\$0	\$0	\$69,120
Electrical	\$0	\$573,235	\$67,968	\$0	\$0	\$0
Branch Wiring	\$0	\$248,141	\$0	\$0	\$0	\$0
Emergency Lighting and Exit Signs	\$0	\$28,800	\$0	\$0	\$0	\$0
Lighting	\$0	\$296,294	\$0	\$0	\$0	\$0
Service & Distribution	\$0	\$0	\$67,968	\$0	\$0	\$0
Security System	\$0	\$0	\$0	\$0	\$0	\$28,800
Security System	\$0	\$0	\$0	\$0	\$0	\$28,800
Technology Infrastructure	\$0	\$80,640	\$0	\$0	\$0	\$0
Technology Infrastructure	\$0	\$80,640	\$0	\$0	\$0	\$0
Equipment & Furnishings	\$0	\$0	\$0	\$178,560	\$0	\$0
Institutional Equipment	\$0	\$0	\$0	\$178,560	\$0	\$0

Table 3. Current and Forecasted Needs Summarized by System (Years 6 - 10): Midway Elementary School

System	2025	2026	2027	2028	2029
Cumulative Needs by Year	\$3,665,440	\$3,665,440	\$3,840,544	\$4,413,319	\$4,413,319
Needs by Year	\$305,971	\$0	\$175,104	\$572,774	\$0
Exterior Enclosure	\$0	\$0	\$63,360	\$0	\$0
Exterior Doors	\$0	\$0	\$63,360	\$0	\$0
Exterior Wall Finishes	\$0	\$0	\$0	\$0	\$0
Exterior Windows	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$0	\$0	\$0	\$0	\$0
Interior Construction	\$0	\$0	\$111,744	\$0	\$0
Interior Doors	\$0	\$0	\$0	\$0	\$0
Specialties and Casework	\$0	\$0	\$111,744	\$0	\$0
Interior Finishes	\$305,971	\$0	\$0	\$0	\$0
Ceiling Finishes	\$305,971	\$0	\$0	\$0	\$0
Floor Finishes	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$572,774	\$0
Domestic Water Distribution	\$0	\$0	\$0	\$40,320	\$0
Plumbing Fixture	\$0	\$0	\$0	\$266,112	\$0
Rain Water Drainage	\$0	\$0	\$0	\$0	\$0
Sanitary Sewer	\$0	\$0	\$0	\$266,342	\$0
Special Construction	\$0	\$0	\$0	\$0	\$0
Special Construction - Portable Building	\$0	\$0	\$0	\$0	\$0
HVAC	\$0	\$0	\$0	\$0	\$0
Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0
Cooling Generating System	\$0	\$0	\$0	\$0	\$0
Distribution System	\$0	\$0	\$0	\$0	\$0
Heat Generating Systems	\$0	\$0	\$0	\$0	\$0
Fire Protection	\$0	\$0	\$0	\$0	\$0
Fire Alarm & Detection	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$0
Branch Wiring	\$0	\$0	\$0	\$0	\$0
Emergency Lighting and Exit Signs	\$0	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$0	\$0
Service & Distribution	\$0	\$0	\$0	\$0	\$0
Security System	\$0	\$0	\$0	\$0	\$0
Security System	\$0	\$0	\$0	\$0	\$0
Technology Infrastructure	\$0	\$0	\$0	\$0	\$0
Technology Infrastructure	\$0	\$0	\$0	\$0	\$0
Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0
Institutional Equipment	\$0	\$0	\$0	\$0	\$0

ELEMENTARY SCHOOL

Table 4. Facility Description: Midway Elementary School - Elementary School

Name	Year Built	Area (SF)	Total Needs 2019	Current Replacement Value	2019 FCI %	Total Needs 2024	2024 FCI %
Elementary School	1951	24000	\$272,678	\$5,049,747	5	\$2,475,763	49
			\$272,678			\$2,475,763	

No annual inflation rate or soft cost markups have been applied to costs presented in this report; however, an Area Cost Factor of 0.961 has been applied to account for regional cost differentials in West Virginia relative to national averages.

Table 5. Expired Systems 2019: Midway Elementary School – Elementary School

Building	System Category	System	Priority	2019 Needs
Elementary School	Exterior Enclosure	Exterior Windows	Medium	\$140,774
Elementary School	Roofing	Roof Coverings	High	\$131,904
			TOTAL	\$272,678

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Ranger Elementary School

Facility Condition Assessment

Lincoln County

April 15, 2020





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EXECUTIVE SUMMARY

Facility Condition Assessment Findings

At the time of the assessment there was one permanent building and zero relocatable structures located at Ranger Elementary School. The team entered all accessible spaces in the permanent building to include classrooms, administrative, restrooms, mezzanines, and mechanical rooms. Please note the team did not enter any "permit - required confined spaces" as defined by the Occupational Safety & Health Administration.

The table below contains building-specific information regarding current and forecast Facility Condition Indices. A comprehensive list of expired systems and those expected to expire between now and the Year 2028 is shown in the Current and Forecasted Needs Summarized by System table.

Table 1. Summary of Findings: Ranger Elementary School

Name	Year Built	Area (SF)	Total Needs 2019	Current Replacement Value	2019 FCI %	Total Needs 2024	2024 FCI %
Elementary School	1958	15,663	\$0	\$3,343,231	0	\$1,032,555	31
SUBTOTAL	-	15,663	\$0	\$3,343,231	0	\$1,032,555	31
Site and Infrastructure (excluded from FCI calculations)	N/A	N/A	\$0	N/A	N/A	\$0	N/A
TOTALS		15,663	\$0	\$3,343,231		\$1,032,555	

Note: The cumulative FCI for the Ranger Elementary School facilities assessed is 0 while the cumulative FCI in 5 years is estimated to be 31 assuming current sustainment levels.

No annual inflation rate or soft cost markups have been applied to costs presented in this report; however, an Area Cost Factor of 0.961 has been applied to account for regional cost differentials in West Virginia relative to national averages.

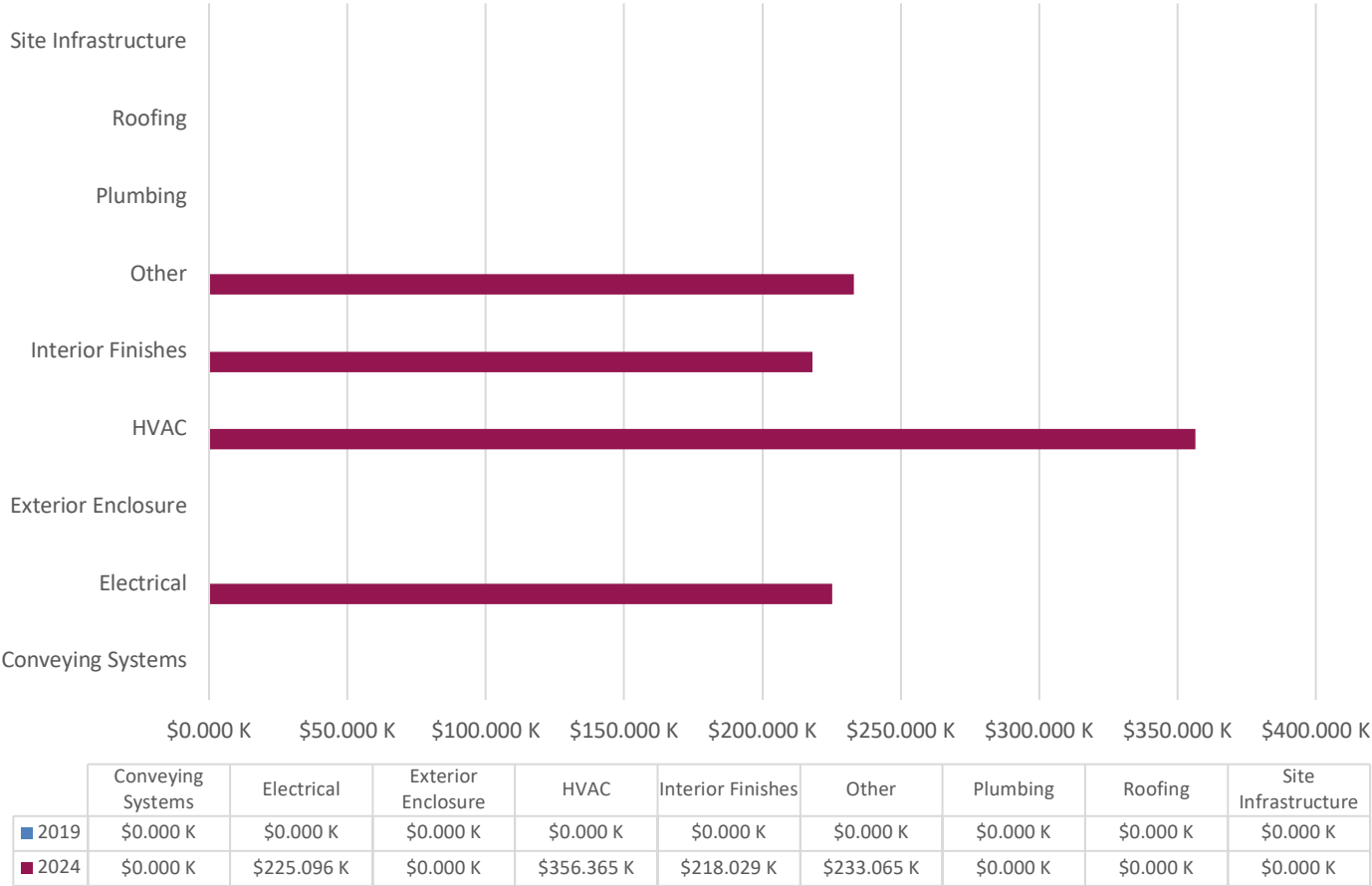
The Replacement Cost Allowance (RCA) was calculated according to SBA guidance. The 2020 RCA is \$5,467,056 based on an Elementary School type with an enrollment of 106. The projected maintenance and repair backlog is not expected to exceed the RCA within the 11-year projection period of this assessment.

Overview of Findings

The assessment team made the following general observations:

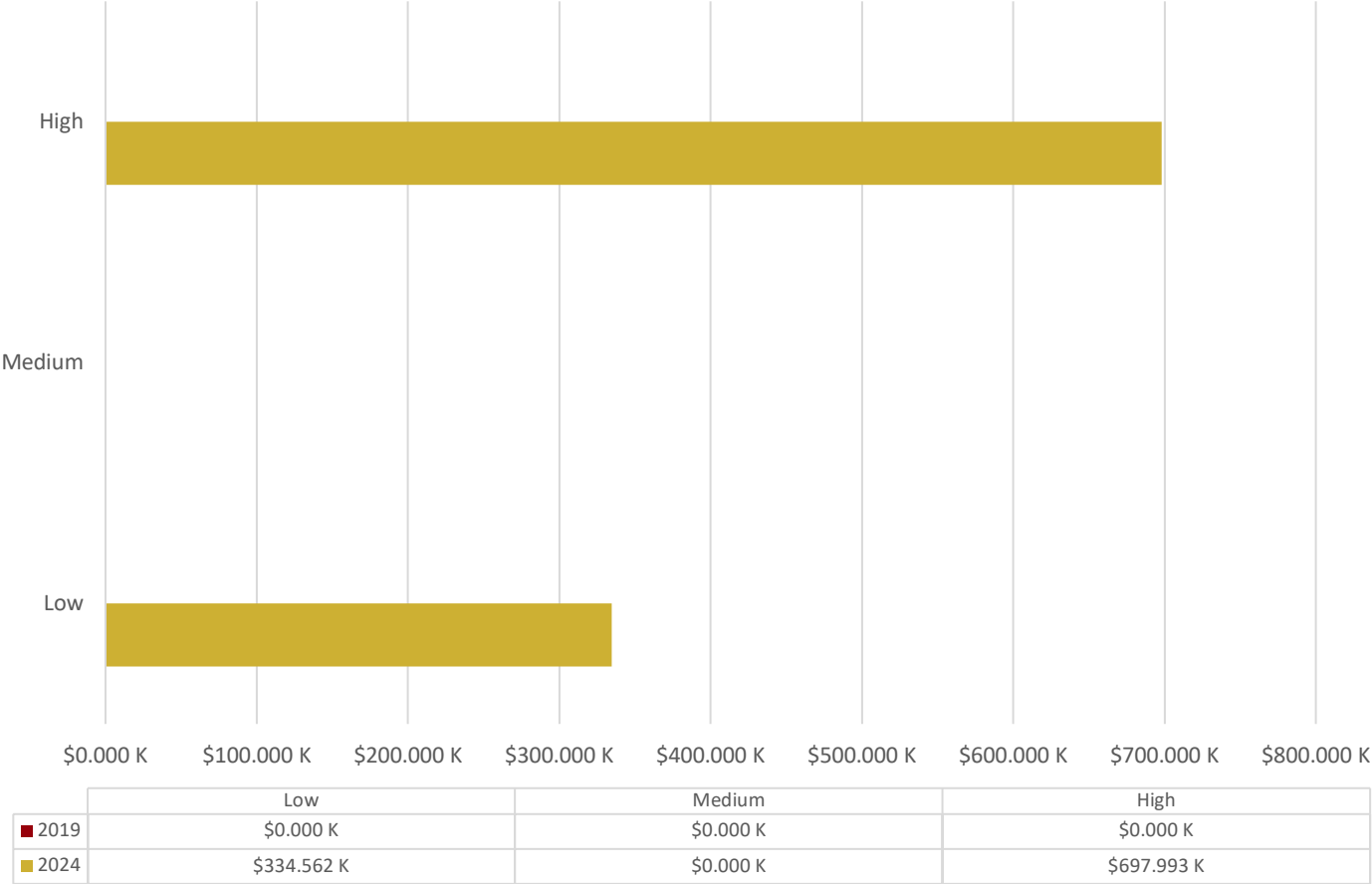
1. Building does not have sprinklers.
2. The site has no bus loop.
3. The building has been recently re-roofed.
4. The building has had all the windows replaced recently.
5. This building does not have a safe entrance.

Figure 1. Comparison of 2019 Current Needs vs. 2024 Forecasted Needs by System Group: Ranger Elementary School



Note: Forecasted Needs (2024) include Current Needs (2019)

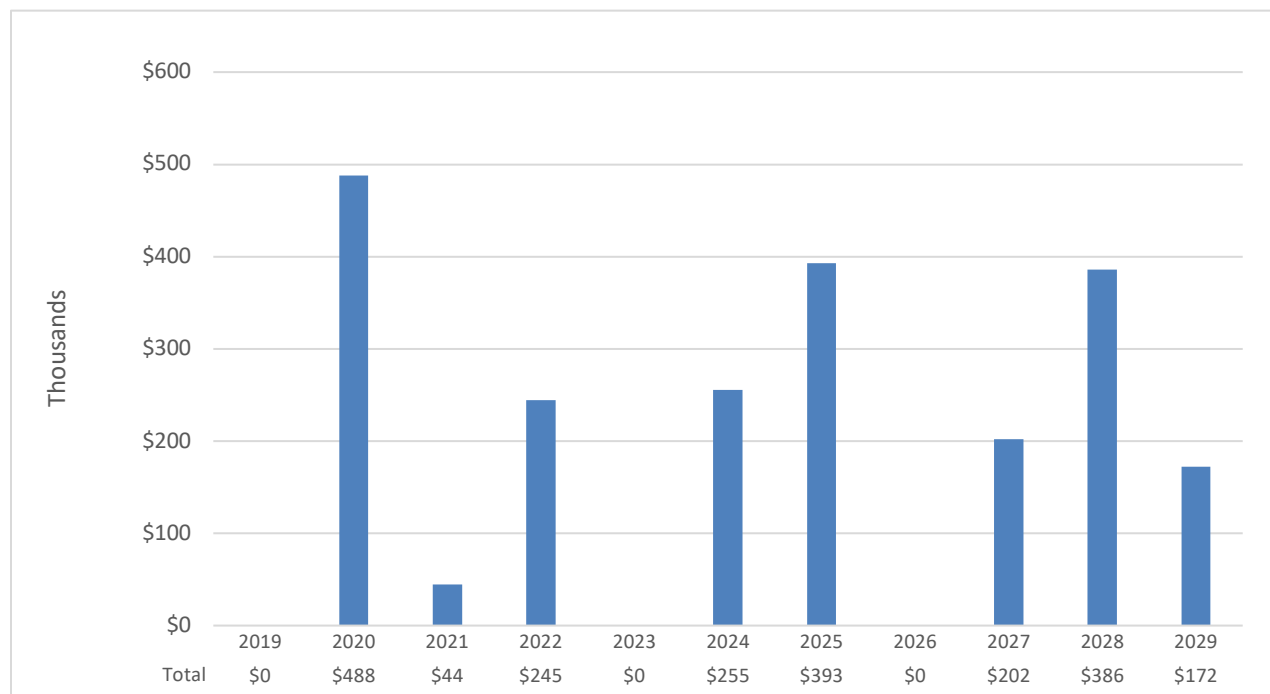
Figure 2. Comparison of 2019 Current Needs vs. 2024 Forecasted Needs by Priority: Ranger Elementary School



Renewal Forecast

The renewal forecast below shows the current maintenance and repair backlog and projected facility sustainment requirements over the next 10 years. No annual inflation rate or soft cost markups have been applied to costs presented in this report; however, an Area Cost Factor of 0.961 has been applied to account for regional cost differentials in West Virginia relative to national averages. Please note the renewal forecast does not include potential costs associated with seismic evaluation; seismic retrofitting; hazardous material inspection, evaluation, and mitigation, including asbestos abatement; and NFPA 101 and ADA upgrades. The renewal forecast is shown below:

Figure 3. Current and Forecasted Needs: Summarized by Reporting Period (Current +10 Years): Ranger Elementary School



The Replacement Cost Allowance (RCA) was calculated according to SBA guidance. The 2020 RCA is \$5,467,056 based on an Elementary School type with an enrollment of 106. The projected maintenance and repair backlog is not expected to exceed the RCA within the 11-year projection period of this assessment.

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Table 2. Current and Forecasted Needs Summarized by System (Current + 5 years): Ranger Elementary School

System	2019	2020	2021	2022	2023	2024
Cumulative Needs by Year	\$0	\$488,235	\$532,592	\$777,236	\$777,236	\$1,032,555
Needs by Year	\$0	\$488,235	\$44,358	\$244,644	\$0	\$255,319
Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0
Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0
Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0
Specialties and Casework	\$0	\$0	\$0	\$0	\$0	\$0
Interior Finishes	\$0	\$0	\$0	\$128,111	\$0	\$89,918
Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$89,918
Wall Finishes	\$0	\$0	\$0	\$128,111	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing Fixture	\$0	\$0	\$0	\$0	\$0	\$0
Sanitary Sewer	\$0	\$0	\$0	\$0	\$0	\$0
HVAC	\$0	\$288,700	\$0	\$0	\$0	\$67,664
Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$67,664
Terminal & Package Units	\$0	\$288,700	\$0	\$0	\$0	\$0
Fire Protection	\$0	\$0	\$0	\$0	\$0	\$45,109
Fire Alarm & Detection	\$0	\$0	\$0	\$0	\$0	\$45,109
Electrical	\$0	\$180,738	\$44,358	\$0	\$0	\$0
Branch Wiring	\$0	\$161,943	\$0	\$0	\$0	\$0
Emergency Lighting and Exit Signs	\$0	\$18,796	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$0	\$0	\$0
Service & Distribution	\$0	\$0	\$44,358	\$0	\$0	\$0
Security System	\$0	\$18,796	\$0	\$0	\$0	\$0
Security System	\$0	\$18,796	\$0	\$0	\$0	\$0
Technology Infrastructure	\$0	\$0	\$0	\$0	\$0	\$52,628
Technology Infrastructure	\$0	\$0	\$0	\$0	\$0	\$52,628
Equipment & Furnishings	\$0	\$0	\$0	\$116,533	\$0	\$0
Institutional Equipment	\$0	\$0	\$0	\$116,533	\$0	\$0

Table 3. Current and Forecasted Needs Summarized by System (Years 6 - 10): Ranger Elementary School

System	2025	2026	2027	2028	2029
Cumulative Needs by Year	\$1,425,609	\$1,425,609	\$1,627,849	\$2,013,535	\$2,185,703
Needs by Year	\$393,054	\$0	\$202,241	\$385,686	\$172,168
Exterior Enclosure	\$0	\$0	\$41,350	\$11,879	\$0
Exterior Doors	\$0	\$0	\$41,350	\$0	\$0
Exterior Wall Finishes	\$0	\$0	\$0	\$11,879	\$0
Roofing	\$0	\$0	\$0	\$0	\$172,168
Roof Coverings	\$0	\$0	\$0	\$0	\$172,168
Interior Construction	\$0	\$0	\$160,890	\$0	\$0
Interior Doors	\$0	\$0	\$87,963	\$0	\$0
Specialties and Casework	\$0	\$0	\$72,927	\$0	\$0
Interior Finishes	\$199,684	\$0	\$0	\$0	\$0
Ceiling Finishes	\$199,684	\$0	\$0	\$0	\$0
Floor Finishes	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$373,807	\$0
Domestic Water Distribution	\$0	\$0	\$0	\$26,314	\$0
Plumbing Fixture	\$0	\$0	\$0	\$173,671	\$0
Sanitary Sewer	\$0	\$0	\$0	\$173,822	\$0
HVAC	\$0	\$0	\$0	\$0	\$0
Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0
Terminal & Package Units	\$0	\$0	\$0	\$0	\$0
Fire Protection	\$0	\$0	\$0	\$0	\$0
Fire Alarm & Detection	\$0	\$0	\$0	\$0	\$0
Electrical	\$193,369	\$0	\$0	\$0	\$0
Branch Wiring	\$0	\$0	\$0	\$0	\$0
Emergency Lighting and Exit Signs	\$0	\$0	\$0	\$0	\$0
Lighting	\$193,369	\$0	\$0	\$0	\$0
Service & Distribution	\$0	\$0	\$0	\$0	\$0
Security System	\$0	\$0	\$0	\$0	\$0
Security System	\$0	\$0	\$0	\$0	\$0
Technology Infrastructure	\$0	\$0	\$0	\$0	\$0
Technology Infrastructure	\$0	\$0	\$0	\$0	\$0
Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0
Institutional Equipment	\$0	\$0	\$0	\$0	\$0

ELEMENTARY SCHOOL

Table 4. Facility Description: Ranger Elementary School - Elementary School

Name	Year Built	Area (SF)	Total Needs 2019	Current Replacement Value	2019 FCI %	Total Needs 2024	2024 FCI %
Elementary School	1958	15663	\$0	\$3,343,231	0	\$1,032,555	31
			\$0			\$1,032,555	

No annual inflation rate or soft cost markups have been applied to costs presented in this report; however, an Area Cost Factor of 0.961 has been applied to account for regional cost differentials in West Virginia relative to national averages.

Table 5. Expired Systems 2019: Ranger Elementary School – Elementary School

Building	System Category	System	Priority	2019 Needs
None				\$0
			TOTAL	\$0

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West Hamlin Elementary School

Facility Condition Assessment

Lincoln County

April 15, 2020





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EXECUTIVE SUMMARY

Facility Condition Assessment Findings

At the time of the assessment there was one permanent building and one relocatable structure located at West Hamlin Elementary School. The team entered all accessible spaces in the permanent building to include classrooms, administrative, restrooms, mezzanines, and mechanical rooms. Please note the team did not enter any "permit - required confined spaces" as defined by the Occupational Safety & Health Administration. Evaluation of the relocatable structure was age-based with replacement in-kind at the end of its cycle. Life cycles used for this evaluation were 15 years for portable or 10 years for shed.

The table below contains building-specific information regarding current and forecast Facility Condition Indices. A comprehensive list of expired systems and those expected to expire between now and the Year 2028 is shown in the Current and Forecasted Needs Summarized by System table.

Table 1. Summary of Findings: West Hamlin Elementary School

Name	Year Built	Area (SF)	Total Needs 2019	Current Replacement Value	2019 FCI %	Total Needs 2024	2024 FCI %
Elementary School	1980	21,856	\$0	\$4,915,266	0	\$1,124,622	23
SUBTOTAL	-	21,856	\$0	\$4,915,266	0	\$1,124,622	23
Site and Infrastructure (excluded from FCI calculations)	N/A	N/A	\$0	N/A	N/A	\$665,684	N/A
Classroom Modular	2013	1,480	\$0	\$332,837	N/A	\$0	N/A
TOTALS		23,336	\$0	\$5,248,103		\$1,790,306	

Note: The cumulative FCI for the West Hamlin Elementary School facilities assessed is 0 while the cumulative FCI in 5 years is estimated to be 23 assuming current sustainment levels.

No annual inflation rate or soft cost markups have been applied to costs presented in this report; however, an Area Cost Factor of 0.961 has been applied to account for regional cost differentials in West Virginia relative to national averages.

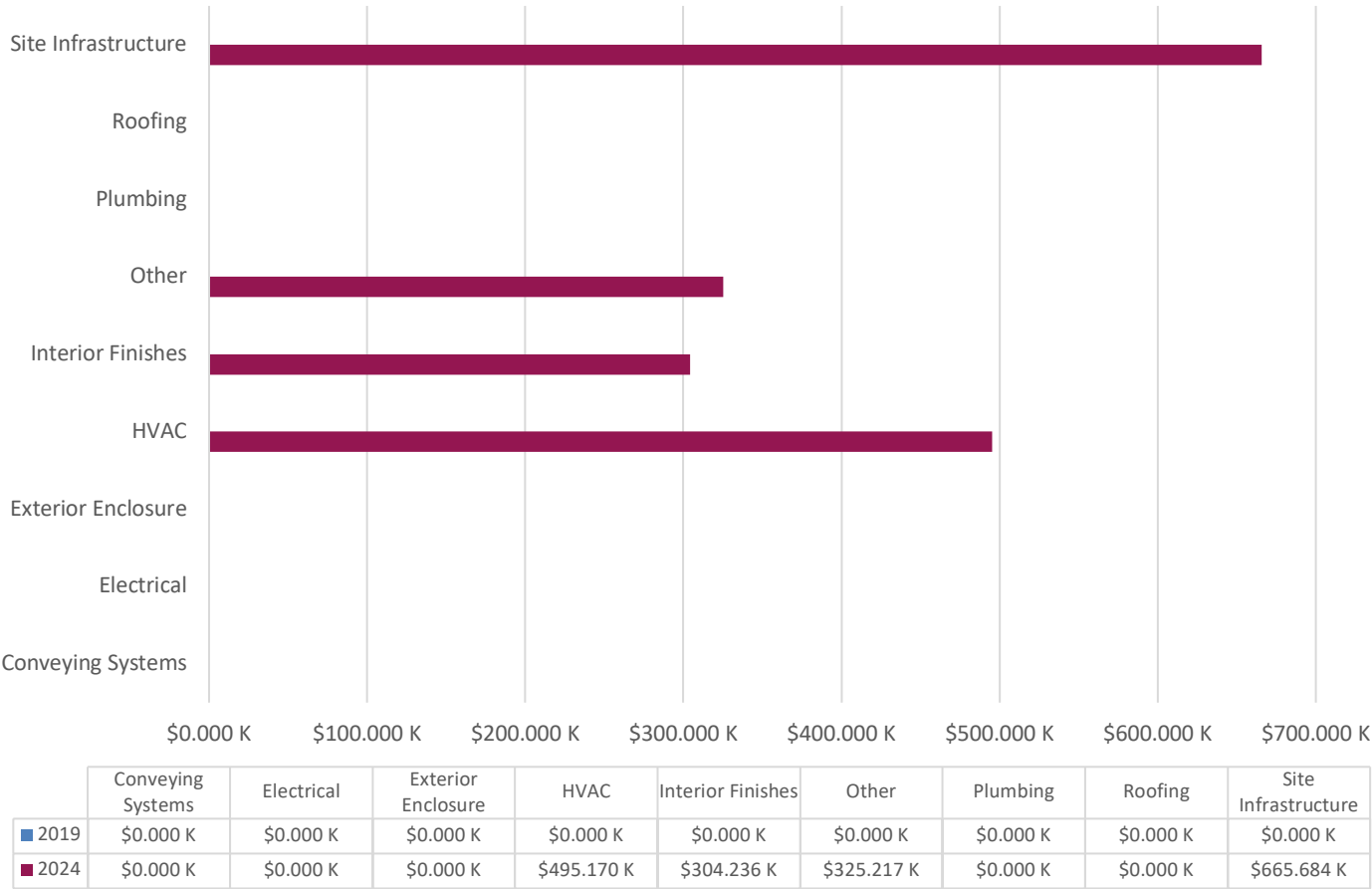
The Replacement Cost Allowance (RCA) was calculated according to SBA guidance. The 2020 RCA is \$15,610,336 based on an Elementary School type with an enrollment of 454. The projected maintenance and repair backlog is not expected to exceed the RCA within the 11-year projection period of this assessment.

Overview of Findings

The assessment team made the following general observations:

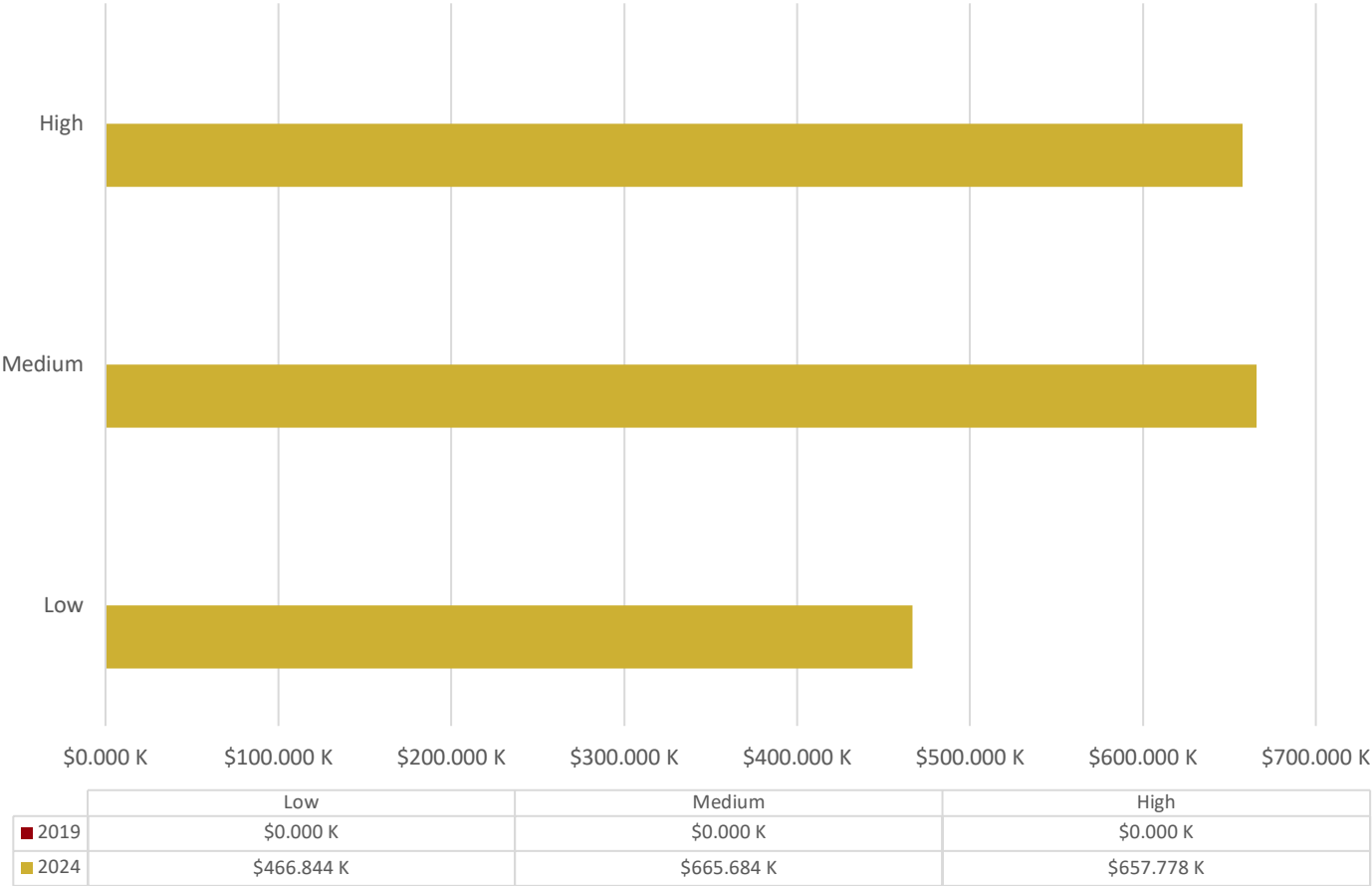
1. Building is sprinkled.
2. Interior finishes and doors in original portion of building are showing signs of wear/deterioration.
3. Newer playground equipment.
4. Majority of building was built in 2000.
5. This building does not have a safe school entrance.

Figure 1. Comparison of 2019 Current Needs vs. 2024 Forecasted Needs by System Group: West Hamlin Elementary School



Note: Forecasted Needs (2024) include Current Needs (2019)

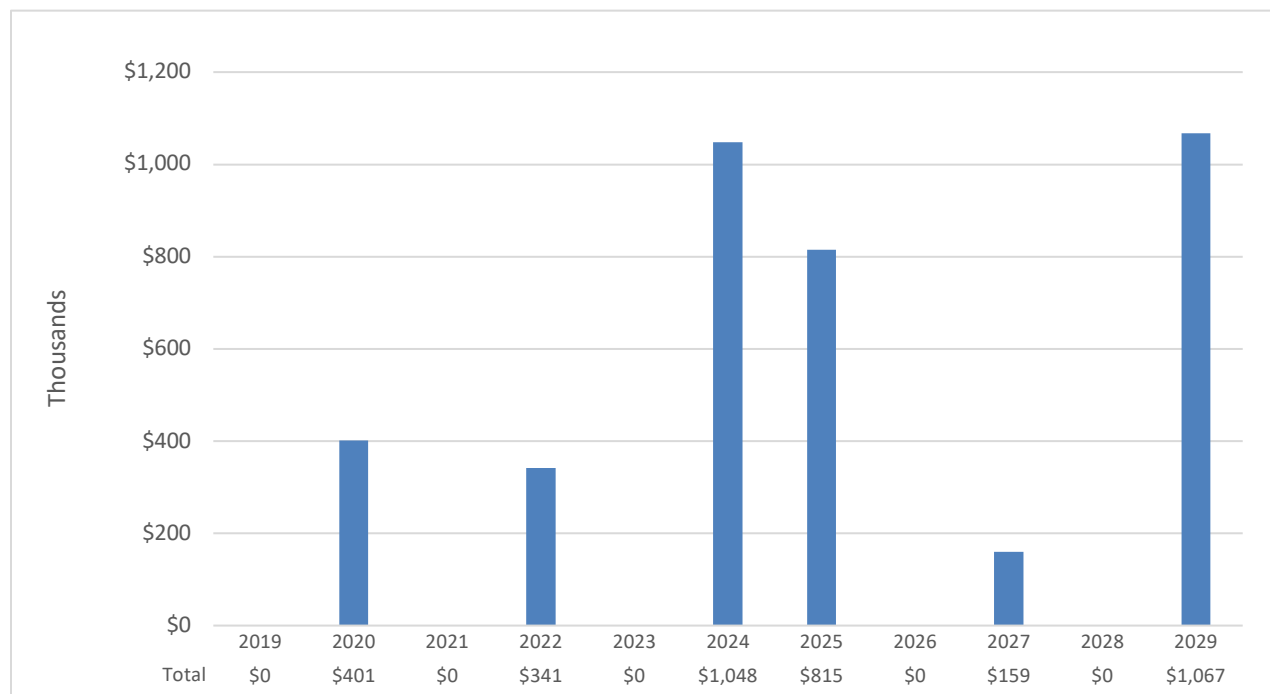
Figure 2. Comparison of 2019 Current Needs vs. 2024 Forecasted Needs by Priority: West Hamlin Elementary School



Renewal Forecast

The renewal forecast below shows the current maintenance and repair backlog and projected facility sustainment requirements over the next 10 years. No annual inflation rate or soft cost markups have been applied to costs presented in this report; however, an Area Cost Factor of 0.961 has been applied to account for regional cost differentials in West Virginia relative to national averages. Please note the renewal forecast does not include potential costs associated with seismic evaluation; seismic retrofitting; hazardous material inspection, evaluation, and mitigation, including asbestos abatement; and NFPA 101 and ADA upgrades. The renewal forecast is shown below:

Figure 3. Current and Forecasted Needs: Summarized by Reporting Period (Current +10 Years): West Hamlin Elementary School



The Replacement Cost Allowance (RCA) was calculated according to SBA guidance. The 2020 RCA is \$15,610,336 based on an Elementary School type with an enrollment of 454. The projected maintenance and repair backlog is not expected to exceed the RCA within the 11-year projection period of this assessment.

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Table 2. Current and Forecasted Needs Summarized by System (Current + 5 years): West Hamlin Elementary School

System	2019	2020	2021	2022	2023	2024
Cumulative Needs by Year	\$0	\$400,752	\$400,752	\$742,125	\$742,125	\$1,790,306
Needs by Year	\$0	\$400,752	\$0	\$341,373	\$0	\$1,048,181
Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0
Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0
Specialties and Casework	\$0	\$0	\$0	\$0	\$0	\$0
Interior Finishes	\$0	\$0	\$0	\$178,765	\$0	\$125,471
Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$125,471
Wall Finishes	\$0	\$0	\$0	\$178,765	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing Fixture	\$0	\$0	\$0	\$0	\$0	\$0
Sanitary Sewer	\$0	\$0	\$0	\$0	\$0	\$0
Special Construction	\$0	\$0	\$0	\$0	\$0	\$665,684
Special Construction - Portable Building	\$0	\$0	\$0	\$0	\$0	\$665,684
HVAC	\$0	\$400,752	\$0	\$0	\$0	\$94,418
Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$94,418
Cooling Generating System	\$0	\$269,616	\$0	\$0	\$0	\$0
Distribution System	\$0	\$0	\$0	\$0	\$0	\$0
Heat Generating Systems	\$0	\$131,136	\$0	\$0	\$0	\$0
Fire Protection	\$0	\$0	\$0	\$0	\$0	\$62,945
Fire Alarm & Detection	\$0	\$0	\$0	\$0	\$0	\$62,945
Electrical	\$0	\$0	\$0	\$0	\$0	\$0
Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0
Emergency Lighting and Exit Signs	\$0	\$0	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$0	\$0	\$0
Security System	\$0	\$0	\$0	\$0	\$0	\$26,227
Security System	\$0	\$0	\$0	\$0	\$0	\$26,227
Technology Infrastructure	\$0	\$0	\$0	\$0	\$0	\$73,436
Technology Infrastructure	\$0	\$0	\$0	\$0	\$0	\$73,436
Equipment & Furnishings	\$0	\$0	\$0	\$162,609	\$0	\$0
Institutional Equipment	\$0	\$0	\$0	\$162,609	\$0	\$0

Table 3. Current and Forecasted Needs Summarized by System (Years 6 - 10): West Hamlin Elementary School

System	2025	2026	2027	2028	2029
Cumulative Needs by Year	\$2,605,238	\$2,605,238	\$2,764,699	\$2,764,699	\$3,832,041
Needs by Year	\$814,932	\$0	\$159,461	\$0	\$1,067,342
Exterior Enclosure	\$0	\$0	\$57,700	\$0	\$204,362
Exterior Doors	\$0	\$0	\$57,700	\$0	\$0
Exterior Wall Finishes	\$0	\$0	\$0	\$0	\$16,576
Exterior Windows	\$0	\$0	\$0	\$0	\$187,787
Roofing	\$240,241	\$0	\$0	\$0	\$0
Roof Coverings	\$240,241	\$0	\$0	\$0	\$0
Interior Construction	\$0	\$0	\$101,762	\$0	\$0
Specialties and Casework	\$0	\$0	\$101,762	\$0	\$0
Interior Finishes	\$278,638	\$0	\$0	\$0	\$0
Ceiling Finishes	\$278,638	\$0	\$0	\$0	\$0
Floor Finishes	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$521,607
Domestic Water Distribution	\$0	\$0	\$0	\$0	\$36,718
Plumbing Fixture	\$0	\$0	\$0	\$0	\$242,339
Sanitary Sewer	\$0	\$0	\$0	\$0	\$242,549
Special Construction	\$0	\$0	\$0	\$0	\$0
Special Construction - Portable Building	\$0	\$0	\$0	\$0	\$0
HVAC	\$0	\$0	\$0	\$0	\$115,400
Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0
Cooling Generating System	\$0	\$0	\$0	\$0	\$0
Distribution System	\$0	\$0	\$0	\$0	\$115,400
Heat Generating Systems	\$0	\$0	\$0	\$0	\$0
Fire Protection	\$0	\$0	\$0	\$0	\$0
Fire Alarm & Detection	\$0	\$0	\$0	\$0	\$0
Electrical	\$296,053	\$0	\$0	\$0	\$225,974
Branch Wiring	\$0	\$0	\$0	\$0	\$225,974
Emergency Lighting and Exit Signs	\$26,227	\$0	\$0	\$0	\$0
Lighting	\$269,825	\$0	\$0	\$0	\$0
Security System	\$0	\$0	\$0	\$0	\$0
Security System	\$0	\$0	\$0	\$0	\$0
Technology Infrastructure	\$0	\$0	\$0	\$0	\$0
Technology Infrastructure	\$0	\$0	\$0	\$0	\$0
Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0
Institutional Equipment	\$0	\$0	\$0	\$0	\$0

ELEMENTARY SCHOOL

Table 4. Facility Description: West Hamlin Elementary School - Elementary School

Name	Year Built	Area (SF)	Total Needs 2019	Current Replacement Value	2019 FCI %	Total Needs 2024	2024 FCI %
Elementary School	1980	21856	\$0	\$4,915,266	0	\$1,124,622	23
			\$0			\$1,124,622	

No annual inflation rate or soft cost markups have been applied to costs presented in this report; however, an Area Cost Factor of 0.961 has been applied to account for regional cost differentials in West Virginia relative to national averages.

Table 5. Current and Forecasted Needs Summarized by System (Current + 5 years): Elementary School

System	2019	2020	2021	2022	2023	2024
Cumulative Needs by Year	\$0	\$400,752	\$400,752	\$742,125	\$742,125	\$1,124,622
Needs by Year	\$0	\$400,752	\$0	\$341,373	\$0	\$382,497
Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0
Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0
Specialties and Casework	\$0	\$0	\$0	\$0	\$0	\$0
Interior Finishes	\$0	\$0	\$0	\$178,765	\$0	\$125,471
Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$125,471
Wall Finishes	\$0	\$0	\$0	\$178,765	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing Fixture	\$0	\$0	\$0	\$0	\$0	\$0
Sanitary Sewer	\$0	\$0	\$0	\$0	\$0	\$0
HVAC	\$0	\$400,752	\$0	\$0	\$0	\$94,418
Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$94,418
Cooling Generating System	\$0	\$269,616	\$0	\$0	\$0	\$0
Distribution System	\$0	\$0	\$0	\$0	\$0	\$0
Heat Generating Systems	\$0	\$131,136	\$0	\$0	\$0	\$0
Fire Protection	\$0	\$0	\$0	\$0	\$0	\$62,945
Fire Alarm & Detection	\$0	\$0	\$0	\$0	\$0	\$62,945
Electrical	\$0	\$0	\$0	\$0	\$0	\$0
Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0
Emergency Lighting and Exit Signs	\$0	\$0	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$0	\$0	\$0
Security System	\$0	\$0	\$0	\$0	\$0	\$26,227
Security System	\$0	\$0	\$0	\$0	\$0	\$26,227
Technology Infrastructure	\$0	\$0	\$0	\$0	\$0	\$73,436
Technology Infrastructure	\$0	\$0	\$0	\$0	\$0	\$73,436
Equipment & Furnishings	\$0	\$0	\$0	\$162,609	\$0	\$0
Institutional Equipment	\$0	\$0	\$0	\$162,609	\$0	\$0

Table 6. Current and Forecasted Needs Summarized by System (Years 6 - 10): Elementary School

System	2025	2026	2027	2028	2029
Cumulative Needs by Year	\$1,939,554	\$1,939,554	\$2,099,015	\$2,099,015	\$3,166,357
Needs by Year	\$814,932	\$0	\$159,461	\$0	\$1,067,342
Exterior Enclosure	\$0	\$0	\$57,700	\$0	\$204,362
Exterior Doors	\$0	\$0	\$57,700	\$0	\$0
Exterior Wall Finishes	\$0	\$0	\$0	\$0	\$16,576
Exterior Windows	\$0	\$0	\$0	\$0	\$187,787
Roofing	\$240,241	\$0	\$0	\$0	\$0
Roof Coverings	\$240,241	\$0	\$0	\$0	\$0
Interior Construction	\$0	\$0	\$101,762	\$0	\$0
Specialties and Casework	\$0	\$0	\$101,762	\$0	\$0
Interior Finishes	\$278,638	\$0	\$0	\$0	\$0
Ceiling Finishes	\$278,638	\$0	\$0	\$0	\$0
Floor Finishes	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$521,607
Domestic Water Distribution	\$0	\$0	\$0	\$0	\$36,718
Plumbing Fixture	\$0	\$0	\$0	\$0	\$242,339
Sanitary Sewer	\$0	\$0	\$0	\$0	\$242,549
HVAC	\$0	\$0	\$0	\$0	\$115,400
Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0
Cooling Generating System	\$0	\$0	\$0	\$0	\$0
Distribution System	\$0	\$0	\$0	\$0	\$115,400
Heat Generating Systems	\$0	\$0	\$0	\$0	\$0
Fire Protection	\$0	\$0	\$0	\$0	\$0
Fire Alarm & Detection	\$0	\$0	\$0	\$0	\$0
Electrical	\$296,053	\$0	\$0	\$0	\$225,974
Branch Wiring	\$0	\$0	\$0	\$0	\$225,974
Emergency Lighting and Exit Signs	\$26,227	\$0	\$0	\$0	\$0
Lighting	\$269,825	\$0	\$0	\$0	\$0
Security System	\$0	\$0	\$0	\$0	\$0
Security System	\$0	\$0	\$0	\$0	\$0
Technology Infrastructure	\$0	\$0	\$0	\$0	\$0
Technology Infrastructure	\$0	\$0	\$0	\$0	\$0
Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0
Institutional Equipment	\$0	\$0	\$0	\$0	\$0

Table 7. Expired Systems 2019: West Hamlin Elementary School – Elementary School

Building	System Category	System	Priority	2019 Needs
None				\$0
			TOTAL	\$0

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Facility Condition Assessment

Supplemental Information

West Virginia Department of Education

January 2020





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SUPPLEMENTAL INFORMATION

Facility Condition Assessment Approach

CapitalForecast (CF) was used to document facility conditions, to determine current requirements, and to forecast future requirements for facilities within the County. Parametric cost models contained within CF were assigned to most buildings while new cost models were developed in instances where an appropriate cost model did not exist. New cost models developed by the ALPHA Team are also contained within CF. System and component life cycles used within the cost models are based on average service life as shown in the Preventive Maintenance Guidebook: Best Practices to Maintain Efficient and Sustainable Buildings published by Building Owners and Managers Association (BOMA) International. When life cycle information is not provided by BOMA, we used our experience and professional judgment to suggest appropriate average service life for those components and systems. Unit costs, which are used to calculate renewal requirements, are also built in to the cost models. Life cycles and unit costs have been adjusted on a location-specific basis as appropriate or as requested by County personnel.

Although there are many factors that are important to obtain a successful outcome for a facility condition assessment, three provide the foundation for establishing a reliable cost model for each building. Those three factors are related to the following basic building information:

- Gross area
- Date built
- Building/location name

The gross area of a building, also known as gross square footage (GSF), is one of the basic building blocks for determining current replacement value (CRV) and generating system renewal costs, which are major components of a parametric-based effort. The date built for each facility provides the basis for establishing life cycles for many, and in some cases, all major building systems. Finally, although not critical to the outcome of the project, agreeing upon a building/location naming convention that is meaningful to all stakeholders enhances the usefulness and readability of the facility condition assessment report. Please note that GSF for each building was provided by the County and generally was not validated as part of this project. It should be noted that some building names may have changed at the direction of the County from what was indicated in documentation initially provided. Locations, names, dates built, and GSF data contained in this report are as shown in your Capital Forecast account.

In order to determine basic building information, the ALPHA Team met with designated County personnel to discuss County-specific information such as building construction/renovation programs and building naming conventions. Scaled floor and site plans were generally not available, so square footages associated with additions and site features were obtained from a combination of sources to include County records, satellite imagery, and professional judgment.

It is worth noting that, although most concealed systems may appear to be functional, the risk of failure increases with time when they have exceeded the average service life as predicted by BOMA. Consequently, this effort assumes that replacement of concealed systems that have exceeded the average service life as predicted by BOMA is appropriate. Based on the availability of resources and the tolerance for risk or potential out-of-service conditions, the County may elect to defer immediate replacement of concealed systems that have exceeded average service life as appropriate.

Building condition requirements and site infrastructure requirements are documented within Capital Forecast and based on estimated quantities, RS Means, and client supplied data when available.

Prioritization of Needs

All needs contained within CF have been assigned a default priority based on importance to mission performance. Therefore, systems whose failure might render a building not suitable for occupancy have been ranked with a higher priority than those systems that have minimal or no impact on a facility's suitability for occupancy. For example, replacement of an HVAC system might take priority over replacement of flooring. The priority for a specific need can be changed if required and priorities can be further refined if desired by assignment of scores of one through 99. Although additional priorities are available within CF, priorities used for this project are:

- High
- Medium
- Low

Needs contained within CF have been ranked in terms of urgency in order to aid in the prioritization for allocation of funds. The priorities of applicable systems for this project are as follows:

High

- Electrical - Branch Wiring
- Electrical - Other Electrical Services
- Electrical - Service & Distribution
- Fire Protection - Fire Alarm & Detection
- Fire Protection - Sprinklers & Standpipe
- HVAC - Distribution System

Medium

- Electrical - Lighting
- Exterior Enclosure - Exterior Doors
- Exterior Enclosure - Exterior Doors > Maintenance Roll-up Doors
- Exterior Enclosure - Exterior Walls (Finishes)
- Exterior Enclosure - Exterior Windows
- HVAC - Controls & Instrumentation
- HVAC - Cooling Generating Systems
- HVAC - Distribution System
- HVAC - Heat Generating Systems
- HVAC - Terminal & Package Units
- Interior Construction - Interior Doors
- Plumbing - Domestic Water Distribution
- Plumbing - Plumbing Fixtures
- Plumbing - Sanitary Waste

Low

- Equip & Furnishings - Institutional Equipment
- Equip & Furnishings - Other Equipment > Special Structure
- Exterior Enclosure - Exterior Walls (Finishes)
- Interior Construction - Specialties
- Interior Construction - Specialties > Toilet Partitions
- Interior Finishes - Ceiling Finishes
- Interior Finishes - Floor Finishes
- Interior Finishes - Floor Finishes > Wood (Refinish)

Building Performance Metrics

As part of the FCA process, a Facility Condition Index (FCI) was calculated for each facility. The FCI is used to quantify a facility's physical condition at a specific point in time and is calculated using the expired system replacement costs (costs associated with systems that are beyond average service life) and the current replacement value (CRV) of the building. Expired system replacement costs consist of work that is necessary to restore the facility to a condition equivalent to its original (like new) state.

The FCI can be helpful in several ways to include:

- Comparing the condition of one facility to a group of facilities
- Tracking trends (the extent of improvement or deterioration over time)
- Prioritizing capital improvement projects
- Making renovation versus replacement decisions

The FCI is calculated as follows:

$$FCI = \frac{\text{Requirements}}{CRV}$$

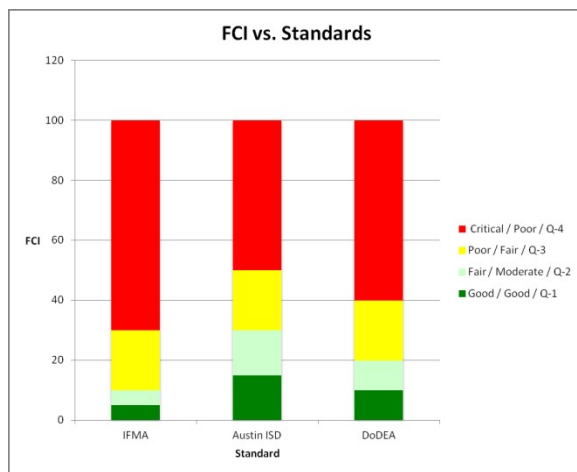
Example: Total expired system replacement costs (Requirements) = \$3,000,000

Current Replacement Value (CRV) = \$10,000,000

$$FCI = \frac{\$3,000,000}{\$10,000,000} = .30$$

While a lower FCI indicates a better facility condition, it is important to note there is no recognized standard for what constitutes an acceptable or unacceptable FCI. For example, the International Facility Management Association (IFMA) indicates that building condition is often defined in terms of the FCI as follows:

1. Good - 0% to 5%,
2. Fair - 5% to 10%,
3. Poor - 10% to 30%, and
4. Critical - greater than 30%



The Renovation Versus Replacement Question

A question that often arises is at what point does it make sense to replace a facility rather than to renovate it. Again, there is no industry standard, but conventional thinking is that replacement of a facility should be seriously considered when the FCI rises above 50%. However, the FCI is not the only consideration when making renovation versus replacement decisions. One consideration that should be taken into account is whether a facility is functionally adequate for the intended use. Another

consideration revolves around the magnitude of needed renovations. For example, when cost of renovation reaches or exceeds 50% of the replacement cost of the facility, requirements to meet Americans with Disabilities Act (ADA), Life Safety and possibly other codes may be triggered. When the requirement to meet current building codes or civil rights statutes, such as those mentioned above are triggered, additional costs will be incurred. Although it is not possible to predict what the additional costs will be until project requirements are identified and cost estimates are prepared, it has been our experience that additional cost can be expected to range from 5% to 20% depending upon the age of the facility.

Figure 1. FCI Standards

Categorization of Costs

At this point, it is appropriate to review the different types of costs associated with facility renovation and construction and how they apply to this project. According to the American Institute of Architects (AIA), facility capital costs are normally subdivided into three major categories - site costs, hard costs, and soft costs. Site costs are normally associated with the owner's initial land acquisition and development costs for a project and are not a consideration in the context of this project. Hard costs are associated with direct construction costs while soft costs can be defined as any indirect costs incurred in addition to the direct construction costs. Soft costs include a variety of costs such as design fees, legal fees, taxes, insurance, owner's administration costs, and financing costs. Cost data produced by the parametric cost models within CFD includes hard costs including consideration of renewal costs, which accounts for the additional cost associated with replacing an existing building system versus constructing the system in a new facility. Cost information within this report does not include soft costs.

It is important to remember that cost models are intended to produce rough order of magnitude (ROM) costs for purposes of developing a baseline from which to establish an FCI for each facility and to facilitate capital planning. It is not unusual for those new to the parametric cost estimating/life cycle analysis process to have expectations that are not completely in alignment with what the process is intended to yield. For example, the parametric cost estimating/life cycle analysis process generates ROM budgeting-level costs while costs that are more detailed are derived during formal preliminary design and final design cost estimating processes.

As a point of interest, *APPA: Leadership in Educational Facilities* published a paper citing research conducted by the *Building Research Board of the National Research Council* indicating, "Underfunding of maintenance and repair is a widespread and persistent problem." The council concluded, "That an appropriate total budget allocation for routine maintenance and capital renewal is in the range of two to four percent of the aggregate current replacement value (CRV) of those facilities (excluding major infrastructure). When a backlog of deferred maintenance has been allowed to accumulate, spending must exceed this minimum level until the backlog has been eliminated."

Facility Condition Assessment

Facility-related data contained in this report was developed at the building level, which in turn, was rolled up at the campus level. All data was then rolled up to provide an aggregate view of District facilities. Data within the Executive Summary report has been grouped as follows:

- Elementary Schools
- Middle Schools
- High Schools
- Other (including multi-vocational campuses and WV schools for the deaf and blind)

This report includes the following content, which is found at campus and/or Executive Summary levels:

- Current (2019) and Forecast (2024) FCI
- Facility Description: Summary of Findings
- Current and Forecasted Needs, Summarized by System
- Current and Forecasted Needs, Summarized by Campus
- Current and Forecasted Needs, Summarized by Priority
- Current and Forecasted Needs, Summarized by Reporting Period

APPENDICES

Appendix A – Typical System Life Cycles

System and component life cycles used in the cost models for this project were based on average service life as shown in the *Preventive Maintenance Guidebook: Best Practices to Maintain Efficient and Sustainable Buildings* published by Building Owners and Managers Association (BOMA) International. When life cycle information is not provided by BOMA, life cycles have been assigned using ALPHA's professional judgment.

Table 1. Typical Life Cycles

System	Lifecycle (Years)	System	Lifecycle (Years)
Roofing		Plumbing	
Built-up	25	Plumbing Fixtures	20 - 30
Composition Shingle	20	Domestic Water Distribution	30
Metal Panels	25	Sanitary Waste	30
Modified Bitumen	20	Fire Protection	
Standing Seam Metal	35	Fire Sprinklers and Standpipe (Piping and Risers)	40
Building Exterior		Fire Detection (Activation Devices)	15
Exterior Doors ¹	15 - 25	Fire Detection (Notification Devices and Control Panels)	15
Exterior Walls (Finishes) ¹	30	Fire Detection (Wiring)	30
Exterior Windows	30	HVAC	
Interior Finishes		Cooling Generating	25
Interior Doors ¹	25	Controls	15
Ceiling (Acoustical Tile and Grids)	20	Distribution	30
Ceiling (Painted) ¹	10	Heat Generating	25
Walls	10	Terminal and Package Units	20
Floors	15 - 50	Electrical	
Built-in Equip/Specialties		Branch Wiring	30
Built-in Equip/Specialties ¹	20	Lighting	20 - 30
Toilet Partitions (Heavy Use) ¹	10	Service and Distribution	40
Toilet Partitions (Light Use) ¹	20	Generators	20
Conveying Systems		Equipment	
Elevators	35	Institutional Equipment	25
Chair Lifts	15	Other Equipment	15 - 25

¹BOMA Life cycle information not available

Appendix B – Supplemental Information

Capital Planning v. Budgeting

While traditional budgets may be perceived as reacting to short-term needs based on the historical performance of facilities and systems, a capital plan anticipates both short- and long-term degradation by employing a facility condition assessment and predictive cost modeling.

- **Budgeting:** Traditional, cost-based, budgeting practices describe a system by which a prior period's budget is adjusted to provide for the fluctuating cost of maintaining facilities. Traditional budgeting issues may include: 1) anticipated needs; 2) organizational growth; 3) the acquisition of new assets; 4) operations and maintenance; 5) deferred maintenance; and, 5) insurance.
- **Capital Planning:** Capital planning differs from budgeting in that it considers a broader range of financial considerations over an extended timeline so as to more effectively predict and manage the fiscal needs of a real estate portfolio. Financial considerations may include the cost of capital, depreciation, organizational risk and return on investment (ROI). Similar in concept to the accounting principle of anticipating the capital depreciation of plant value, a capital renewal plan anticipates and attempts to counteract the ongoing deterioration of facility systems and components in order to extend a facility's life and value.

Present Value and Nominal Value

In the calculation of FCI sums, monetary values can be discounted to incorporate the time value of money, or be expressed in constant terms, ignoring the effects of inflation and interest. Because the cost of capital can vary significantly according to time, portfolio types, and project programs, all monetary terms in this report are expressed as nominal values.

- **Nominal Value:** expresses monetary values, without adjusting for inflation or interest (also known as face value or par value).
- **Present Value:** The current worth of a future sum of money or stream of cash flows given a specified rate of return. Future cash flows can be discounted at a client specified discount rate to reflect the owner's internal cost of capital.

Hard and Soft Costs

Unless otherwise stated, the costs indicated in this report represent hard costs only. Because soft costs vary regionally and periodically, provisions for soft cost expenses should be considered in addition to the hard costs indicated. For the purpose of this report, Hard and Soft costs are defined as follows:

- **Hard costs:** Direct costs incurred in relation to a specific construction project. Hard cost may include labor, materials, equipment, etc.
- **Soft cost:** Indirect costs incurred in addition to the direct construction cost. Soft costs may include professional services, financing, taxes, etc.

Building Systems

A building system describes a mechanism, or group of mechanisms that perform a given role to maintain the functionality of a facility. Examples of building systems may include roofing, plumbing or heating, ventilation and air conditioning (HVAC) systems.

Per the Uniformat classification standard, building systems have been grouped as follows:

- Foundations
- Superstructure
- Exterior Enclosure
- Roofing
- Interior Construction
- Interior Finishes
- Conveying Systems
- Plumbing
- HVAC
- Fire Protection
- Electrical

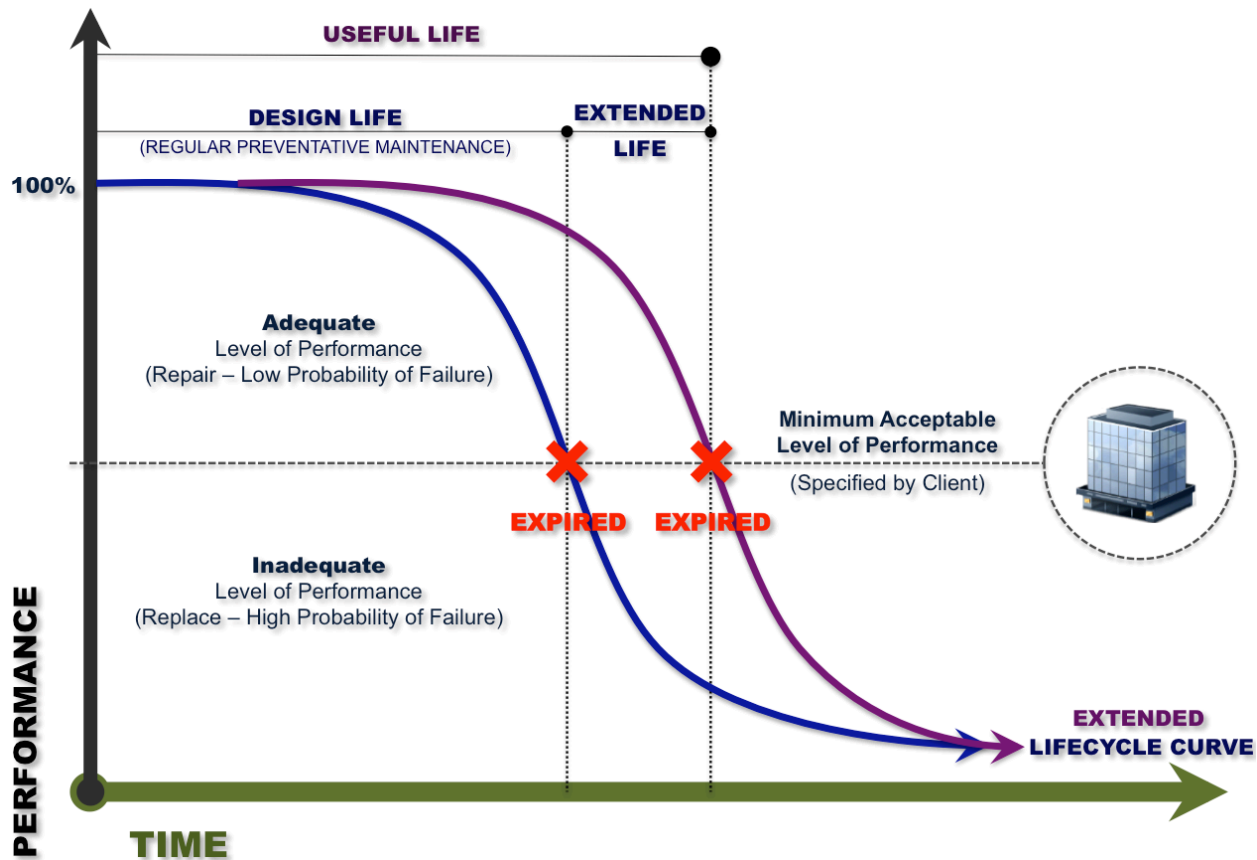
System States

The design life of a building system or component describes the duration for which a system is expected to perform within normal operational parameters. The design life may be shortened for a variety of reasons including, neglect or inadequate maintenance or extended as a result of robust preventative / predictive maintenance. This extended or shortened design life is defined as a system's useful life, and quantifies the duration for which a system, or component, operates within a minimally accepted level of performance.

As illustrated in the figure below, a facility condition analysis will make an appraisal of systems and components and recommend one of a series of actions necessary to ensure the continued functionality of a facility:

- **Missing:** A system or component may be deemed missing if the element absent but is required for the operation of a facility (Example: ADA requirements for accessible ramps).
- **Extended:** The life cycle of a system or component may be extended beyond its anticipated design life, if the element is deemed to be performing adequately.
- **Expired:** A system or component may be recommended for replacement (at any time) if the element is deemed to be performing inadequately.

Figure 2. System or Component Life Cycle Curve



System Actions

A deficiency describes a condition in which there exists the need to repair an item that is damaged, missing, inadequate or insufficient for an intended purpose. Deficiencies are typically associated with underperforming systems or components and describe activities that are required to extend their useful life.

- **Repair:** Describes a condition in which it is recommended that the building system or component be serviced to provide additional useful life. Repairs are curative in nature, while maintenance by contrast is preventative.
- **Replace:** Describes a condition in which it is recommended that the building system or component be removed and replaced with a new system or component. Replacement needs may vary according to building type, region, use, and maintenance management.

Multiple building systems are considered “non-renewable” because the replacement of those systems would typically be so costly as to require the replacement of the entire facility (Example: Foundations). Accordingly, there are no deficiencies or costs associated to non-renewable system.

Additionally, per client preferences, many aspects of the built environment may not be part of the scope of a facility condition analysis.

Cost Models

Cost estimation models are parametric equations used to predict the costs or the life cycle of a building system or component. The projections of the cost models are factored into capital plans, budgeting tools and other financial planning mechanisms. The rough order of magnitude cost estimates contained in this report are based on the cost models available within the client's database platform.

It is important to note that there are a variety of cost model equations employed in the building industry and it is not uncommon for prices derived from the client's database platform to vary from external references. If required, adjustments can typically be made to the facility condition data in order to facilitate comparison with external cost models, better reflect local conditions or perform sensitivity analyses.

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Appendix C – Glossary

ACBM: Asbestos-containing Building Material

ADA: Americans with Disabilities Act

AHERA: Asbestos Hazard Emergency Response Act

ALPHA: ALPHA Facilities Solutions, LLC

Alterations: Work performed to change the interior arrangements or other physical characteristics of an existing facility or fixed equipment so that it can be used more effectively for its current designated purpose or adapted to a new use.

ASHRAE: American Society of Heating, Refrigerating and Air Conditioning Engineers

ASTM: American Society for Testing and Materials

BOMA: Building Owners and Managers Association

Budgeting: A system by which a prior period's estimate of income and expenditure is adjusted to account for operational realities in order to provide for the cost of maintaining facilities. Traditional budgeting issues may include anticipated needs, organizational growth, the acquisition of new assets, operations and maintenance, deferred maintenance and insurance.

Building: An enclosed and roofed structure that can be traversed without exiting to the exterior.

Building Addition: An area, space or component of a building added to the existing structure, after the original building's year built date.

Capital Renewal: The planned replacement of building subsystems such as roofs, electrical systems, HVAC systems, and plumbing systems that have reached the end of their useful lives. Without significant reinvestment in building subsystems, older facilities will fall into a state of deteriorating condition and functionality, and the repair and maintenance costs will increase (International Facilities Management Association).

Calculated Next Renewal: The year a system or element would be expected to expire, based solely on the date it was installed and the expected service life of the system.

Condition: Condition refers to the state of physical fitness or readiness of a facility, system or systemic element for its intended use.

Cost Model: Parametric equations used to quantify the condition of building systems and estimate the cost necessary to sustain a facility over a given set of reporting periods. These estimated costs can be presented over a timeline to represent a capital renewal schedule.

Current Replacement Value (CRV): CRV is a standard industry cost estimate of materials, supplies and labor required to replace facility at existing size and functional capability. Please note that the terms Plant Replacement Value and Current Replacement Value have the same meaning in the context of determining Facility Condition Index.

Deficiency: A deficiency describes a condition in which there exists the need to repair a building system or component that is damaged, missing, inadequate or insufficient for an intended purpose.

Element: Elements are the major components that comprise building systems.

Facility: A facility refers to site(s), building(s), or building addition(s) or combinations thereof that provide a particular service or support of an educational purpose.

Facility Condition Assessment (FCA): The process of performing a physical evaluation of the condition of a facility and its systems. The findings of this analysis may be used in conjunction with cost models to estimate the current and future funding streams necessary to maintain a real estate portfolio.

Facility Condition Index (FCI): FCI is an industry-standard measurement of a facility's condition that is the ratio of the cost to correct a facility's deficiencies to the Current Replacement Value of the facilities – the higher the FCI, the poorer the condition of the facility. After an FCI is established for all buildings within a portfolio, a building's condition can be ranked relative to other buildings. The FCI may also represent the condition of a portfolio based on the cumulative FCIs of the portfolio's facilities.

Gross Square Feet (GSF): The size of the enclosed floor space of a building in square feet, measured to the outside face of the enclosing walls.

Hard Costs: Direct costs incurred in relation to a specific construction project. Hard costs may include labor, materials, equipment, etc.

Heating, Ventilation and Air Conditioning (HVAC): A term used to describe building systems responsible for maintaining the temperature, humidity and air quality control.

IFMA: International Facilities Management Association.

Indoor Air Quality (IAQ): A metric used to quantify the air quality within and around buildings and structures, especially as it relates to the health and comfort of building occupants.

Install Year: The year a building or system was built or the most recent major renovation date (where a minimum of 70% of the system's Current Replacement Value (CRV) was replaced).

Inflation: The trend of increasing prices from one year to the next, representing the rate at which the real value of an investment is eroded and the loss in spending power over time.

Interest: The charge for the privilege of borrowing money, typically expressed as an annual percentage rate and commonly calculated using simple or compound interest calculation.

Life Cycle: The period of time that a building, system or element can be expected to adequately serve its intended function.

Maintenance: Work necessary to realize the originally anticipated life of a fixed asset, including buildings, fixed equipment and infrastructure. Maintenance is preventative, whereas repairs are curative.

Mechanical, Electrical and Plumbing (MEP): A term used to describe building systems related to the provision of HVAC, electric and plumbing services to a facility.

Needs: In the context of this report, needs are the backlog of capital renewal requirements.

Next Renewal: The assessor adjusted expected useful life of a system or element as a result of on-site inspection.

Nominal Value: A value expressed in monetary terms for a specific year or years, without adjusting for inflation – also known as face value or par value.

Operations: Activities related to normal performance of the functions for which a building is used (e.g., utilities, janitorial services, waste treatment).

O&M: Operations and Maintenance

Parametric Cost Modeling: Parametric statistics is a branch of statistics that assumes that the data has come from a type of probability distribution and makes inferences about the parameters of the distribution.

Plant Replacement Value (PRV): PRV represents the cost to design and construct a notional facility to current standards to replace an existing facility at the same location. Please note that the terms Plant Replacement Value (PRV) and Current Replacement Value (CRV) have the same meaning in the context of determining Facility Condition Index (FCI).

Present Value (PV): The current worth of a future sum of money or stream of cash flows given a specified rate of return. Future cash flows are discounted at a client specified discount rate.

Real Interest Rate: A net interest rate adjusted to remove the effects of inflation. It is the amount by which the nominal interest rate is higher than the inflation rate.

Repairs: Work to restore damaged or worn-out facilities to normal operating condition. Repairs are curative, whereas maintenance is preventative.

Replacements: An exchange of one fixed asset for another that has the same capacity to perform the same function. In contrast to repair, replacement generally involves a complete identifiable item of reinvestment (e.g., a major building component or subsystem).

Return on Investment (ROI): ROI is a financial indicator used to evaluate the performance of an investment and as a means to compare benefit.

Rough Order of Magnitude (ROM): ROM cost estimates are the most basic of cost estimate classifications.

RSMeans: An independent third-party provider of building industry construction cost data.

Site: A facility's grounds and its utilities, roadways, landscaping, fencing and other typical land improvements needed to support the facility.

Soft Costs: Indirect costs incurred in addition to the direct construction cost. Soft costs may include professional services, financing, taxes, etc.

System: System refers to building and related site work elements as described by ASTM Uniformat II, Classification for Building Elements (E1557-97), a format for classifying major facility elements common to most buildings. Elements usually perform a given function, regardless of the design specification, construction method or materials used. See also, "Uniformat II".

Uniformat II: Uniformat II (commonly referred to simply as Uniformat), is ASTM Uniformat II, Classification for Building Elements (E1557-97) – A methodology for classifying major facility components common to most buildings.

Year Built: The year that a building or addition was originally built, based on substantial completion or occupancy.



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