

Upshur County Schools

100.016.2 Translating Educational Needs-Building Review

Building Review and Recommendations Report, compiled alphabetically by school.

BUCKHANNON-UPSHUR HIGH SCHOOL

Describe Existing Facility:

Given the details gathered in the charts in 100.016.1 Translating Educational Needs- HS Attendance Overview, describe the existing facility with respect to how the facility adequately meets or does not adequately meet the objectives and information gathered in Phase I, which includes the Goals & Objectives, Educational Plan, Community Analysis, Population & Enrollment Study, and the Evaluation & Inventory of Existing Facilities.

Buckhannon-Upshur High School was originally constructed in 1976 with 145,607 square feet, then the only addition was added in 2007 with 13,621 square feet. The building is constructed of masonry and steel construction with brick exterior. The roof was replaced on the original building with ballasted membrane; but the year of replacement is unknown. Mechanically fastened membrane was installed on the addition in 1976. The building is well maintained, however; systems are failing due to their age. Roofing needs replaced in this 10-year plan due to its age and deteriorating condition. A safe school entrance and installation of safe school bollards needs implemented for the safety/security of the staff and students along with lighting for the parking areas.

Describe Existing Facility Site:

Describe the existing site adequately meets or does not adequately meet WVBE Policy 6200 Chapter 2 – Site selection Criteria and the information and directives provided in Phase I of the CEFP.

The site consists of 182.89 acres of which 99.14 acres is useable and is compliant with recommended acreage guidelines. The site is 100% out of the 100-year flood plain. The site is well organized with paved bus loading/unloading and adequate parking for visitors, staff, and students. Playfields and playcourts are above average.

Recommendations for Future Use of Existing Facility:

Describe any recommended changes to grade configuration(s), specific improvements/renovations necessary, new square footage required, or if a new facility is an option, based on the information and directives provided in Phase I of the CEFP. Identify specific inadequacies in the facility related to health and safety, building integrity, or educational capability of the facility and identify project(s) to address these needs.

This facility is not in need of additional square footage, but it is recommended continuing its use with replacements and system upgrades. Most important should be the replacement of the roof, a safe school entrance, installation of safe school bollards and lighting for the parking areas to maintain the maximum safety for staff and students. Masonry also needs cleaned and sealed to maintain the integrity of the structure. The auxiliary gym is failing and will need to be addressed toward the end on the ten-year plan.

Cost Estimates for Recommendations:

*To implement the facility recommendations above, provide correlating **detailed** budgetary cost estimates that bring the facility into compliance with all WVDE, SBA, and State of West Virginia codes & standards.*

\$ 9,468,847.59

BUCKHANNON-UPSHUR MIDDLE SCHOOL 6-8

Describe Existing Facility:

Given the details gathered in the charts in 100.016.1 Translating Educational Needs- HS Attendance Overview, describe the existing facility with respect to how the facility adequately meets or does not adequately meet the objectives and information gathered in Phase I, which includes the Goals & Objectives, Educational Plan, Community Analysis, Population & Enrollment Study, and the Evaluation & Inventory of Existing Facilities.

The school originated in 1925 with 15,225 square feet, then had its first addition in 1952, second in 1958, third in 1968, fourth in 1977, fifth in 1993 and a sixth addition was added in 2001 making the facility 108,329 square feet. The structure is load bearing masonry, slab on grade, steel joists, masonry exterior, masonry interior, and mechanically fastened roofing. The three-story structure has been well maintained over the years, but many systems have or are failing the facility. Many areas do not comply with current Building and Fire Codes as well as the American Disabilities Act.

Describe Existing Facility Site:

Describe the existing site adequately meets or does not adequately meet WVBE Policy 6200 Chapter 2 – Site selection Criteria and the information and directives provided in Phase I of the CEFP.

The site is situated on 16.98 acres of which 15.75 acres is useable and is compliant with recommended acreage guidelines. The site is 100% out of the 100-year flood plain. The site is well organized with paved bus loading/unloading. Parking is inadequate for visitors and staff and is inadequately lit for security/safety reasons of visitors and staff. Physical education playfields and playcourts are in average condition.

Recommendations for Future Use of Existing Facility:

Describe any recommended changes to grade configuration(s), specific improvements/renovations necessary, new square footage required, or if a new facility is an option, based on the information and directives provided in Phase I of the CEFP. Identify specific inadequacies in the facility related to health and safety, building integrity, or educational capability of the facility and identify project(s) to address these needs.

This facility is in desperate need of repair and needs replaced to meet the needs of Middle School curriculum and ADA accessibility.

Cost Estimates for Recommendations:

*To implement the facility recommendations above, provide correlating **detailed** budgetary cost estimates that bring the facility into compliance with all WVDE, SBA, and State of West Virginia codes & standards.*

\$ 17,603,057.06 to improve current facility

BUCKHANNON ACADEMY ELEMENTARY SCHOOL PK-5

Describe Existing Facility:

Given the details gathered in the charts in 100.016.1 Translating Educational Needs- HS Attendance Overview, describe the existing facility with respect to how the facility adequately meets or does not adequately meet the objectives and information gathered in Phase I, which includes the Goals & Objectives, Educational Plan, Community Analysis, Population & Enrollment Study, and the Evaluation & Inventory of Existing Facilities.

The school originated in 1930 with 23,786 square feet, then had its first addition in 1969, second in 1986, third in 1992, fourth in 1994 and a fifth addition was added in 2008 make the facility 87,377 square feet. The structure is load bearing masonry, slab on grade, beams/tectum roof structure, masonry exterior wall, ceramic tile interior walls, and mechanically fastened roofing system. The 1930 original structure is slated to close in the current CEFP transitioning it to a PK-4, the structure continues to have systems issues. Also, the 1992 addition has HVAC failure issues.

Describe Existing Facility Site:

Describe the existing site adequately meets or does not adequately meet WVBE Policy 6200 Chapter 2 – Site selection Criteria and the information and directives provided in Phase I of the CEFP.

The site is situated on 4.623 acres of which 4.623 acres is useable and is not compliant with recommended acreage guidelines. This site is 100% out of the 100-year flood plain. After the 2006 addition it facilitated in improved flow and safety of paved bus loading/unloading. Additional green space physical education playfields/playcourts are needed at this facility.

Recommendations for Future Use of Existing Facility:

Describe any recommended changes to grade configuration(s), specific improvements/renovations necessary, new square footage required, or if a new facility is an option, based on the information and directives provided in Phase I of the CEFP. Identify specific inadequacies in the facility related to health and safety, building integrity, or educational capability of the facility and identify project(s) to address these needs.

This facility needs replacement square footage for the demolition of the original 1930 building with a new multi-purpose building and connection to the existing facility. It is recommended continuing its use as an elementary school with replacements and system upgrades. Replacement of HVAC, clean and seal masonry for longevity of facility, and safe school entry improvements to protect staff and students.

Cost Estimates for Recommendations:

*To implement the facility recommendations above, provide correlating **detailed** budgetary cost estimates that bring the facility into compliance with all WVDE, SBA, and State of West Virginia codes & standards.*

\$ 6,268,565.27

FRENCH CREEK ELEMENTARY SCHOOL PK-5

Describe Existing Facility:

Given the details gathered in the charts in 100.016.1 Translating Educational Needs- HS Attendance Overview, describe the existing facility with respect to how the facility adequately meets or does not adequately meet the objectives and information gathered in Phase I, which includes the Goals & Objectives, Educational Plan, Community Analysis, Population & Enrollment Study, and the Evaluation & Inventory of Existing Facilities.

The one-story, 26,300 square foot structure was built in 1983. The structure has been well maintained. The structure is load bearing masonry, slab on grade, roof steel joists, masonry exterior walls, masonry interior walls, and mechanically fastened roofing system.

Describe Existing Facility Site:

Describe the existing site adequately meets or does not adequately meet WVBE Policy 6200 Chapter 2 – Site selection Criteria and the information and directives provided in Phase I of the CEFP.

The site is situated on 23.21 acres of which 15.83 acres is useable and is compliant with recommended acreage guidelines. This site is 100% out of the 100-year flood plain. The site is well organized for unloading/loading of students. The parking is inadequately lit for the safety of visitors and staff. The physical education playfields/playcourts are in good condition. However, walkways need improvements at this facility.

Recommendations for Future Use of Existing Facility:

Describe any recommended changes to grade configuration(s), specific improvements/renovations necessary, new square footage required, or if a new facility is an option, based on the information and directives provided in Phase I of the CEFP. Identify specific inadequacies in the facility related to health and safety, building integrity, or educational capability of the facility and identify project(s) to address these needs.

It is recommended continuing its use as an elementary school with replacements and system upgrades. Safe school entry improvements to protect staff and students. Also, cleaning and sealing exterior masonry, lintel repairs, window replacement, doors/frames replacement to improve the longevity of the structure. Also, acoustical treatments in gym and commons area would utilize the structure to every potential for elementary education purposes.

Cost Estimates for Recommendations:

*To implement the facility recommendations above, provide correlating **detailed** budgetary cost estimates that bring the facility into compliance with all WVDE, SBA, and State of West Virginia codes & standards.*

\$ 1,240,350,79

HODGESVILLE ELEMENTARY SCHOOL PK-5

Describe Existing Facility:

Given the details gathered in the charts in 100.016.1 Translating Educational Needs- HS Attendance Overview, describe the existing facility with respect to how the facility adequately meets or does not adequately meet the objectives and information gathered in Phase I, which includes the Goals & Objectives, Educational Plan, Community Analysis, Population & Enrollment Study, and the Evaluation & Inventory of Existing Facilities.

The school originated in 1966 with 8,722 square feet, with a first addition in 1986 and a more recent second addition in 2019 bring the total square footage for the facility to 15,598 square feet. The structure has been maintained very well. The addition in 2019 will only leave improvements for kitchen and dining expansion as well as some support instructional spaces. The structure is load bearing masonry, slab on grade, steel joist roof structure, masonry exterior walls, masonry interior walls, and modified bitumen roof replacement in 2019.

Describe Existing Facility Site:

Describe the existing site adequately meets or does not adequately meet WVBE Policy 6200 Chapter 2 – Site selection Criteria and the information and directives provided in Phase I of the CEFP

The site is situated on 5 acres of which 5 acres is useable and is compliant with recommended acreage guidelines. The site is 100% out of the 100-year flood plain. The site is well organized for unloading/loading of students. The parking lot is inadequately lit for the safety of visitors, staff and students. The physical education playfields/playcourts are adequate but in poor condition.

Recommendations for Future Use of Existing Facility:

Describe any recommended changes to grade configuration(s), specific improvements/renovations necessary, new square footage required, or if a new facility is an option, based on the information and directives provided in Phase I of the CEFP. Identify specific inadequacies in the facility related to health and safety, building integrity, or educational capability of the facility and identify project(s) to address these needs.

It is recommended continuing its use as an elementary school with an addition, replacement and system upgrades. A new addition should be considered since the school is almost at program capacity at 92% and desirable standard utilization is 85%. This addition would support additional instructional spaces for special education/resource, kitchen and dining expansion, some interior upgrades and installation of safe school bollards to further protect visitors, staff and students.

Cost Estimates for Recommendations:

*To implement the facility recommendations above, provide correlating **detailed** budgetary cost estimates that bring the facility into compliance with all WVDE, SBA, and State of West Virginia codes & standards.*

\$ 2,419,754,22

ROCK CAVE ELEMENTARY SCHOOL PK-5

Describe Existing Facility:

Given the details gathered in the charts in 100.016.1 Translating Educational Needs- HS Attendance Overview, describe the existing facility with respect to how the facility adequately meets or does not adequately meet the objectives and information gathered in Phase I, which includes the Goals & Objectives, Educational Plan, Community Analysis, Population & Enrollment Study, and the Evaluation & Inventory of Existing Facilities.

The one-story school originated in 1971 with 9,800 square feet, with the first and only addition added in 1988 bringing the total square footage for the facility to 17,104 square feet which includes two portable buildings added in 1995. The structure has been well maintained. The structure is load bearing masonry, slab on grade, steel joist roof structure, masonry exterior walls, masonry interior walls, and modified bitumen roof replacement in 2016.

Describe Existing Facility Site:

Describe the existing site adequately meets or does not adequately meet WVBE Policy 6200 Chapter 2 – Site selection Criteria and the information and directives provided in Phase I of the CEFP.

The site is situated on 9.02 acres of which 6.42 is useable and is compliant with recommended acreage guidelines. The site is 100% out of the 100-year flood plain. The site needs improvements for better implementation of unloading/loading of students. The parking lot needs milled and re-paved. The access road in and off the property is inadequate. The physical education playfields/playcourts are in good condition.

Recommendations for Future Use of Existing Facility:

Describe any recommended changes to grade configuration(s), specific improvements/renovations necessary, new square footage required, or if a new facility is an option, based on the information and directives provided in Phase I of the CEFP. Identify specific inadequacies in the facility related to health and safety, building integrity, or educational capability of the facility and identify project(s) to address these needs.

While this site and building has several deficiencies, it is recommended continuing its use as an elementary school with cleaning and sealing of masonry, limited number of exterior windows and door replacement, restroom renovations, interior doors and door hardware replacement, milled and repaved parking lot. A new addition should be considered since the school is almost at program capacity at 80% with a desirable standard utilization of 85%. This addition would support additional instructional spaces for staff and students along with administrative space and a Safe School Entry Improvements and installation of safe school bollards to further protect visitors, staff and students. Need to address waste treatment and sprinkler system. With all the deficiencies noted, it could be warranted for replacement since its over the 70 level of the FCI of 75.21.

Cost Estimates for Recommendations:

*To implement the facility recommendations above, provide correlating **detailed** budgetary cost estimates that bring the facility into compliance with all WVDE, SBA, and State of West Virginia codes & standards.*

\$ 4,333,424.83

TENNERTON ELEMENTARY SCHOOL PK-5

Describe Existing Facility:

Given the details gathered in the charts in 100.016.1 Translating Educational Needs- HS Attendance Overview, describe the existing facility with respect to how the facility adequately meets or does not adequately meet the objectives and information gathered in Phase I, which includes the Goals & Objectives, Educational Plan, Community Analysis, Population & Enrollment Study, and the Evaluation & Inventory of Existing Facilities.

The one-story school originated in 1958 with 4,225 square feet, with the final fourth addition taking place in 1988 bringing the total square footage for the facility at 21,715 square feet which includes one portable building added in 1979. The structure is load bearing masonry, slab on grade, steel joist roof structure, masonry exterior walls, masonry interior walls, and membrane roof replacement in 2018.

Describe Existing Facility Site:

Describe the existing site adequately meets or does not adequately meet WVBE Policy 6200 Chapter 2 – Site selection Criteria and the information and directives provided in Phase I of the CEFP.

The site is situated on 15.55 of which 15.55 acres is useable and is compliant with recommended acreage guidelines. The site is 100% out of the 100-year flood plain. Improvements was made to the site in 2019 to improve drainage conditions and problems occurring in the building. Site improvements needs to be made for better implementation of bus access for unloading/loading of students in a safe manner. The physical education playfields/playcourts are in good condition.

Recommendations for Future Use of Existing Facility:

Describe any recommended changes to grade configuration(s), specific improvements/renovations necessary, new square footage required, or if a new facility is an option, based on the information and directives provided in Phase I of the CEFP. Identify specific inadequacies in the facility related to health and safety, building integrity, or educational capability of the facility and identify project(s) to address these needs.

It is recommended continuing its use as an elementary school with cleaning and sealing of masonry to extend the longevity of the structure. Also, Safe School Entry improvements per the 2019 NEEDS project is recommended which will also include safe school bollards to further protect visitors, staff, and students. This 2019 NEEDS project would help better facilitate the overcrowding issue at this facility. The facility is currently at 98% on program capacity with 85% as the desirable utilization of the facility.

Cost Estimates for Recommendations:

*To implement the facility recommendations above, provide correlating **detailed** budgetary cost estimates that bring the facility into compliance with all WVDE, SBA, and State of West Virginia codes & standards.*

\$ 2,658,714.05

UNION ELEMENTARY SCHOOL PK-5

Describe Existing Facility:

Given the details gathered in the charts in 100.016.1 Translating Educational Needs- HS Attendance Overview, describe the existing facility with respect to how the facility adequately meets or does not adequately meet the objectives and information gathered in Phase I, which includes the Goals & Objectives, Educational Plan, Community Analysis, Population & Enrollment Study, and the Evaluation & Inventory of Existing Facilities.

This one-story school originated in 1988 with 28,019 square feet. The structure is load bearing masonry, slab on grade, steel joist roof structure, masonry exterior walls, masonry interior walls, and a membrane, ballasted roof that needs addressed immediately because of its deficiency. The building has been well maintained.

Describe Existing Facility Site:

Describe the existing site adequately meets or does not adequately meet WVBE Policy 6200 Chapter 2 – Site selection Criteria and the information and directives provided in Phase I of the CEFP.

The site is situated on 15 acres of which 15 acres is useable and is compliant with recommended acreage guidelines. The site is 100% out of the 100-year flood plain. Site improvements needs to be made for better implementation of bus access for unloading/loading of student in a safe manner. Parking lot is well lit and adequate for visitors and staff.

Recommendations for Future Use of Existing Facility:

Describe any recommended changes to grade configuration(s), specific improvements/renovations necessary, new square footage required, or if a new facility is an option, based on the information and directives provided in Phase I of the CEFP. Identify specific inadequacies in the facility related to health and safety, building integrity, or educational capability of the facility and identify project(s) to address these needs.

It is recommended continuing its use as an elementary school with cleaning and sealing of masonry to extend the longevity of the structure. The roof needs immediate attention as well as Safe School Entry improvements which will also include safe school bollards to further protect visitors, staff, and students. The facility is currently at 90% on program capacity with 85% as the desirable utilization of this facility. The needs of this school in the ten-year period could possibly change to include an addition if student enrollment continues to grow at this facility.

Cost Estimates for Recommendations:

*To implement the facility recommendations above, provide correlating **detailed** budgetary cost estimates that bring the facility into compliance with all WVDE, SBA, and State of West Virginia codes & standards.*

\$ 1,637,987.47

WASHINGTON DISTRICT ELEMENTARY SCHOOL PK-5

Describe Existing Facility:

Given the details gathered in the charts in 100.016.1 Translating Educational Needs- HS Attendance Overview, describe the existing facility with respect to how the facility adequately meets or does not adequately meet the objectives and information gathered in Phase I, which includes the Goals & Objectives, Educational Plan, Community Analysis, Population & Enrollment Study, and the Evaluation & Inventory of Existing Facilities.

This one-story school originated in 2010 with 19,000 square feet. The structure is load bearing masonry, slab on grade, steel joist roof structure, masonry exterior walls, masonry interior walls, and metal panel roofing system. The building has been well-maintained.

Describe Existing Facility Site:

Describe the existing site adequately meets or does not adequately meet WVBE Policy 6200 Chapter 2 – Site selection Criteria and the information and directives provided in Phase I of the CEFP.

The site is situated on 53.14 acres of which 4.24 acres is presently useable, but the site is adequate for expansion which makes it compliant with recommended acreage guidelines. The site is 100% out of the 100-year flood plain. The parking lot is not well lit but there is an adequacy of parking for visitors and staff. The site is well organized for unloading/loading of students. The physical education playfields/playcourts are in good condition.

Recommendations for Future Use of Existing Facility:

Describe any recommended changes to grade configuration(s), specific improvements/renovations necessary, new square footage required, or if a new facility is an option, based on the information and directives provided in Phase I of the CEFP. Identify specific inadequacies in the facility related to health and safety, building integrity, or educational capability of the facility and identify project(s) to address these needs.

This facility is not in need of additional square footage. It is recommended continuing its use as an elementary school with partial replacement of roofing, HVAC improvements, interior improvements, and Safe Schools Entry improvements to include safe school bollards to further protect visitors, staff, and students. Cleaning and sealing of masonry to extend the longevity of the structure.

Cost Estimates for Recommendations:

*To implement the facility recommendations above, provide correlating **detailed** budgetary cost estimates that bring the facility into compliance with all WVDE, SBA, and State of West Virginia codes & standards.*

\$ 1,451,529.02