

Williamstown High School Facility Condition Assessment

Wood County

April 14, 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 Williamstown 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 2029 is shown in the Current and Forecasted Needs Summarized by System table.

Table 1. Summary of Findings: Williamstown High School

Name	Year Built	Area (SF)	Total Needs 2019	Current Replacement Value	2019 FCI %	Total Needs 2024	2024 FCI %
North Zone	1949	105,720	\$0	\$22,490,437	0	\$2,774,991	12
SUBTOTAL	-	105,720	\$0	\$22,490,437	0	\$2,774,991	12
Site and Infrastructure (excluded from FCI calculations)	N/A	N/A	\$0	N/A	N/A	\$0	N/A
TOTALS		105,720	\$0	\$22,490,437		\$2,774,991	

Note: The cumulative FCI for the Williamstown High 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 0.950 has been applied to account for regional cost differentials in West Virginia relative to national averages.

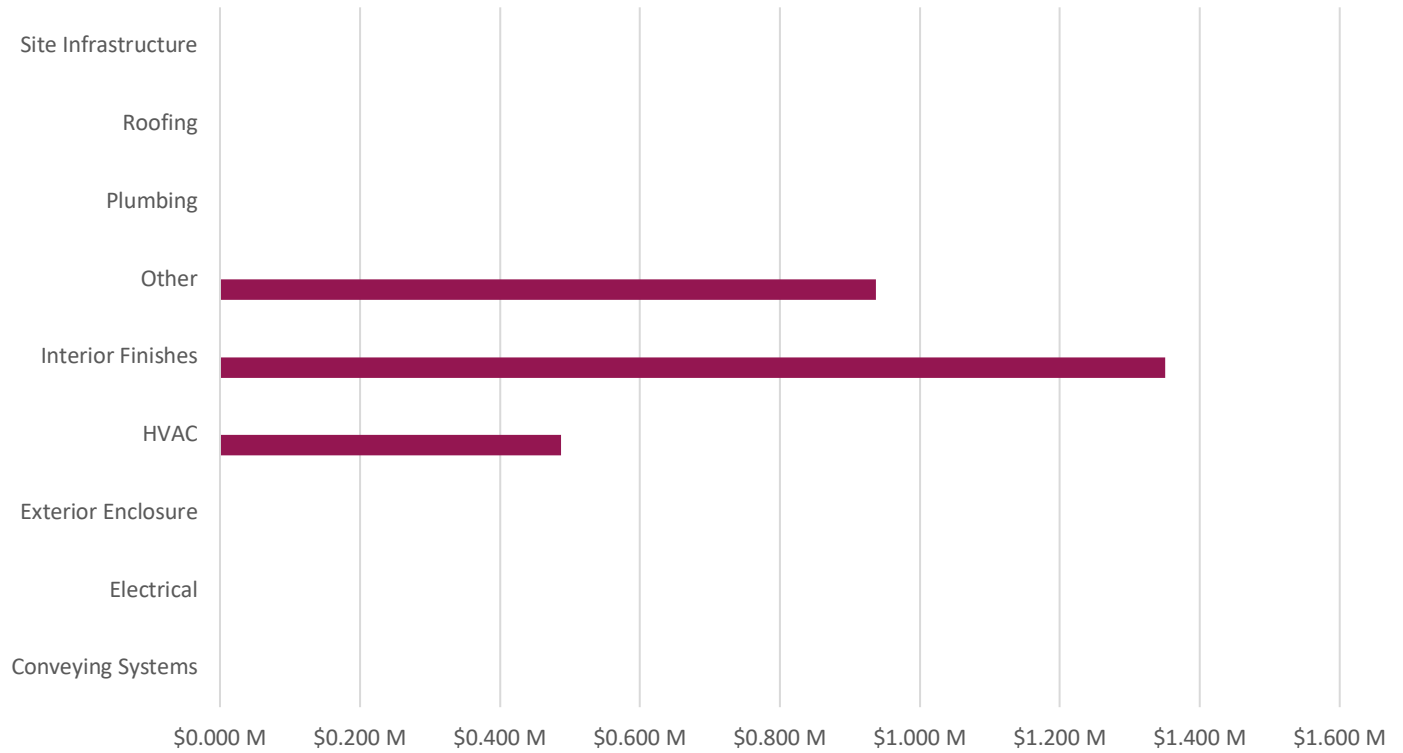
The Replacement Cost Allowance (RCA) was calculated according to SBA guidance. The 2020 RCA is \$39,354,300 based on a High School type with an enrollment of 599. The projected maintenance and repair backlog is not expected to exceed the RCA within the 11-year projection period of this assessment.

Overview of Findings

The assessment team made the following general observations:

1. Issues with parking in rear with only one way in and out now with the new addition.
2. Campus has large solar array on roof.
3. Roof system in good condition but details need to be upgraded to prevent future leaks.
4. Drainage issue at courtyard needs to be addressed with a more efficient system.
5. New addition currently under construction and site acquisition not added to overall acreage.
6. Campus had large upgrade for entire school in 2005.

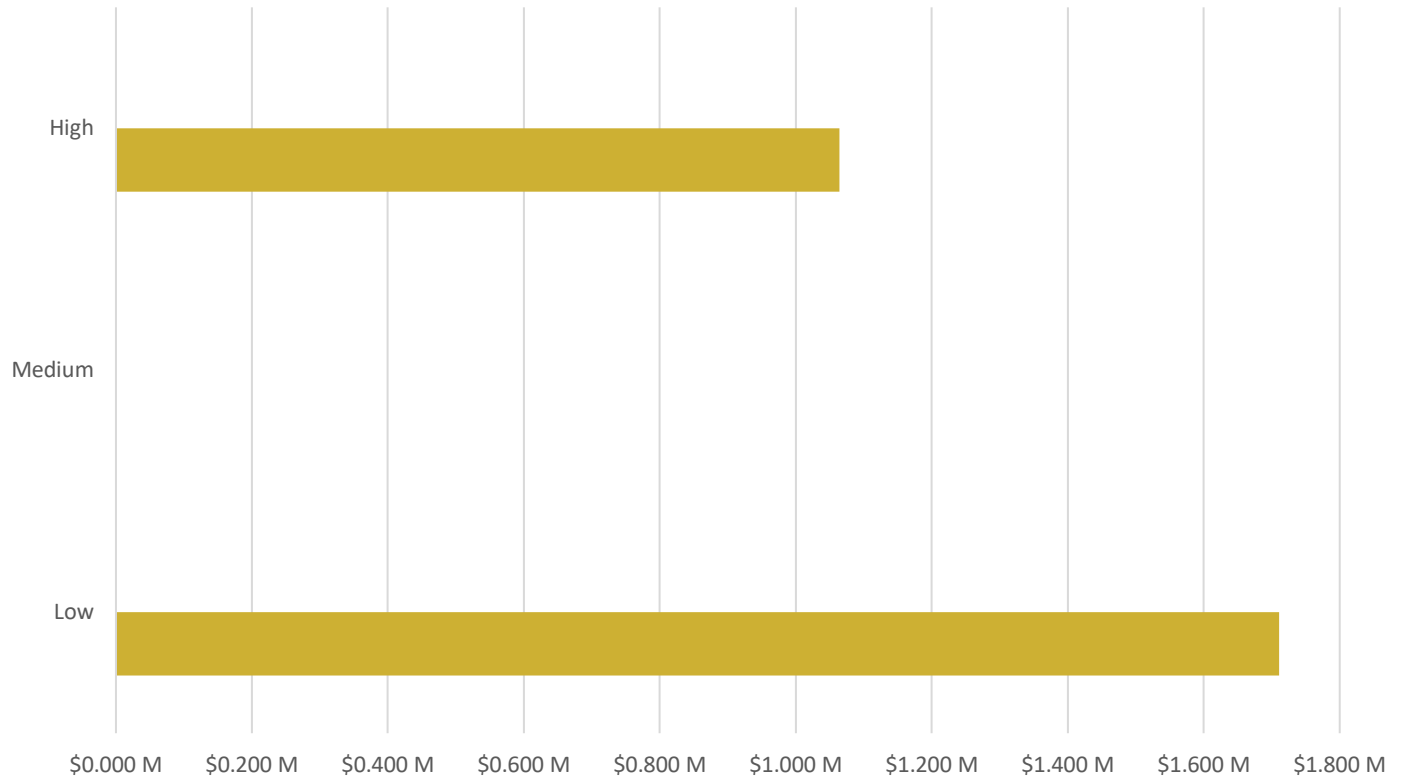
Figure 1. Comparison of 2019 Current Needs vs. 2024 Forecasted Needs by System Group: Williamstown High School



	Conveying Systems	Electrical	Exterior Enclosure	HVAC	Interior Finishes	Other	Plumbing	Roofing	Site Infrastructure
■ 2019	\$0.000 M	\$0.000 M	\$0.000 M	\$0.000 M	\$0.000 M	\$0.000 M	\$0.000 M	\$0.000 M	\$0.000 M
■ 2024	\$0.000 M	\$0.000 M	\$0.000 M	\$0.487 M	\$1.351 M	\$0.937 M	\$0.000 M	\$0.000 M	\$0.000 M

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

Figure 2. Comparison of 2019 Current Needs vs. 2024 Forecasted Needs by Priority: Williamstown High School

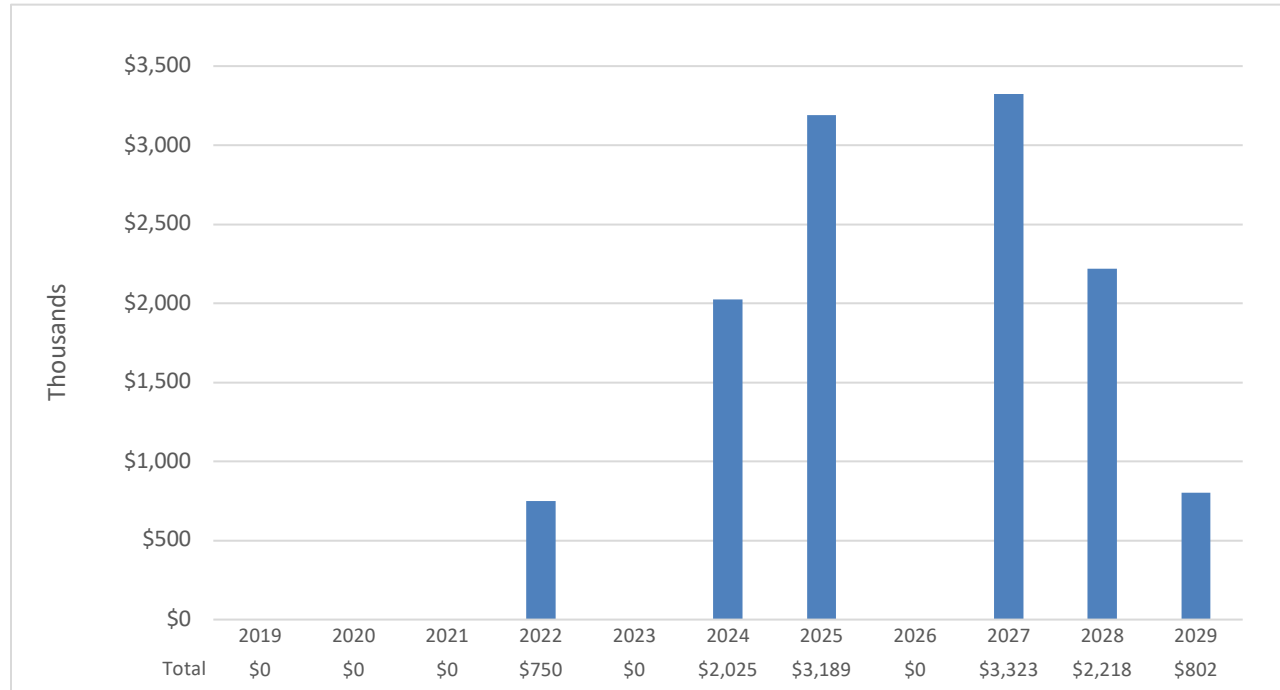


	Low	Medium	High
■ 2019	\$0.000 M	\$0.000 M	\$0.000 M
■ 2024	\$1.710 M	\$0.000 M	\$1.065 M

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 0.950 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): Williamstown High School



The Replacement Cost Allowance (RCA) was calculated according to SBA guidance. The 2020 RCA is \$39,354,300 based on a High School type with an enrollment of 599. The projected maintenance and repair backlog is not expected to exceed the RCA within the 11-year projection period of this assessment.

Table 2. Current and Forecasted Needs Summarized by System (Current + 5 years): Williamstown High School

System	2019	2020	2021	2022	2023	2024
Cumulative Needs by Year	\$0	\$0	\$0	\$750,242	\$750,242	\$2,774,991
Needs by Year	\$0	\$0	\$0	\$750,242	\$0	\$2,024,749
Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Doors	\$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	\$0	\$750,242	\$0	\$600,595
Ceiling Finishes	\$0	\$0	\$0	\$129,560	\$0	\$0
Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$600,595
Wall Finishes	\$0	\$0	\$0	\$620,682	\$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	\$0	\$0	\$0	\$0	\$487,105
Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$487,105
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	\$0	\$0	\$0	\$0	\$577,496
Fire Alarm & Detection	\$0	\$0	\$0	\$0	\$0	\$577,496
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	\$0
Security System	\$0	\$0	\$0	\$0	\$0	\$0
Technology Infrastructure	\$0	\$0	\$0	\$0	\$0	\$0
Technology Infrastructure	\$0	\$0	\$0	\$0	\$0	\$0
Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$359,554
Institutional Equipment	\$0	\$0	\$0	\$0	\$0	\$359,554

Table 3. Current and Forecasted Needs Summarized by System (Years 6 - 10): Williamstown High School

System	2025	2026	2027	2028	2029
Cumulative Needs by Year	\$5,964,022	\$5,964,022	\$9,287,383	\$11,504,966	\$12,307,433
Needs by Year	\$3,189,031	\$0	\$3,323,361	\$2,217,583	\$802,468
Exterior Enclosure	\$0	\$0	\$95,412	\$1,526,597	\$0
Exterior Doors	\$0	\$0	\$95,412	\$0	\$0
Exterior Windows	\$0	\$0	\$0	\$1,526,597	\$0
Roofing	\$287,492	\$0	\$0	\$0	\$0
Roof Coverings	\$287,492	\$0	\$0	\$0	\$0
Interior Construction	\$0	\$0	\$717,099	\$0	\$0
Interior Doors	\$0	\$0	\$487,105	\$0	\$0
Specialties and Casework	\$0	\$0	\$229,994	\$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	\$806,485	\$0	\$0	\$690,986	\$0
Domestic Water Distribution	\$0	\$0	\$0	\$202,877	\$0
Plumbing Fixture	\$806,485	\$0	\$0	\$0	\$0
Sanitary Sewer	\$0	\$0	\$0	\$488,109	\$0
HVAC	\$0	\$0	\$2,510,850	\$0	\$802,468
Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0
Cooling Generating System	\$0	\$0	\$1,757,595	\$0	\$0
Distribution System	\$0	\$0	\$0	\$0	\$802,468
Heat Generating Systems	\$0	\$0	\$753,255	\$0	\$0
Fire Protection	\$0	\$0	\$0	\$0	\$0
Fire Alarm & Detection	\$0	\$0	\$0	\$0	\$0
Electrical	\$1,417,124	\$0	\$0	\$0	\$0
Emergency Lighting and Exit Signs	\$125,543	\$0	\$0	\$0	\$0
Lighting	\$1,291,581	\$0	\$0	\$0	\$0
Security System	\$225,977	\$0	\$0	\$0	\$0
Security System	\$225,977	\$0	\$0	\$0	\$0
Technology Infrastructure	\$451,953	\$0	\$0	\$0	\$0
Technology Infrastructure	\$451,953	\$0	\$0	\$0	\$0
Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0
Institutional Equipment	\$0	\$0	\$0	\$0	\$0

NORTH ZONE

Table 4. Facility Description: Williamstown High School - North Zone

Name	Year Built	Area (SF)	Total Needs 2019	Current Replacement Value	2019 FCI %	Total Needs 2024	2024 FCI %
North Zone	1949	105720	\$0	\$22,490,437	0	\$2,774,991	12
			\$0			\$2,774,991	

No annual inflation rate or soft cost markups have been applied to costs presented in this report; however, an Area Cost Factor of 0.950 has been applied to account for regional cost differentials in West Virginia relative to national averages.

Table 5. Expired Systems 2019: Williamstown High School – North Zone

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

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