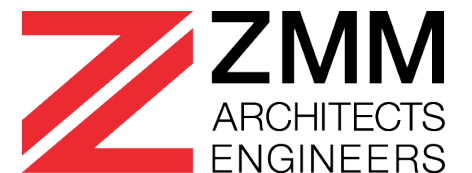




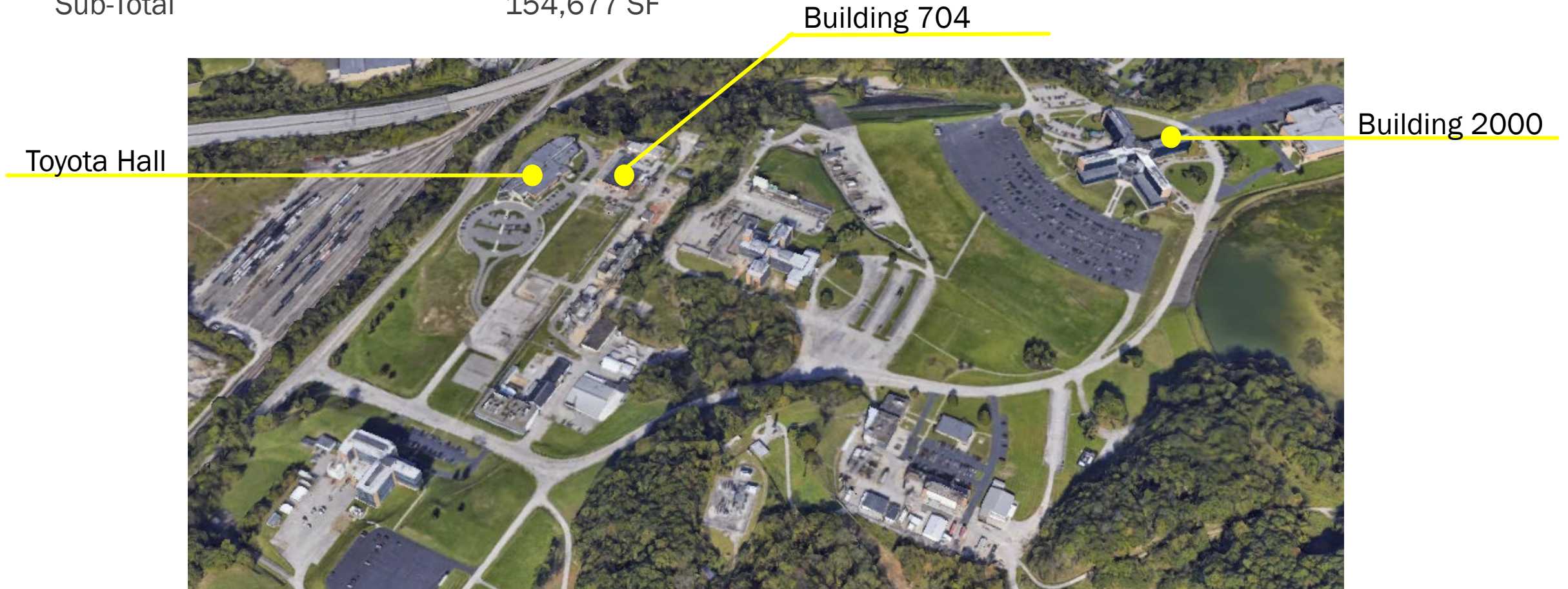
BRIDGEVALLEY – MASTER PLAN UPDATE

APRIL 1, 2022



Inventory of BridgeValley Facilities: South Charleston Campus

▪ Building 2000	85,127 SF
▪ Building 704	15,929 SF
▪ <u>Toyota Hall (ATC)</u>	<u>53,621 SF</u>
Sub-Total	154,677 SF



Inventory of BridgeValley Facilities: Montgomery Campus

▪ Davis Hall	77,215 SF
▪ Westmoreland Hall	10,800 SF
▪ GRID (Engineering Lab Building)	80,656 SF
▪ Pathfinder (Engineering Classroom Building)	45,575 SF
▪ Workforce (Maintenance Building)	16,139 SF
▪ Ratliff Hall	51,969 SF
▪ Diesel (Brown Chevrolet)	3,074 SF (Estimated from Mapping)
▪ Printing Innovation Center	10,534 SF (Not all BV – 35,600 SF Total)
▪ House	1,200 SF (Estimated)
▪ <u>Morris Creek Watershed Building</u>	<u>1,250 SF (Estimated from Mapping)</u>
Sub-Total	298,412 SF

Other:

▪ Tri-State Fire Academy	1,650 SF (As Needed)
▪ <u>CDL Training Center (Redhouse)</u>	<u>0 SF (9 Acres)</u>
Sub-Total	1,650 SF

Inventory of BridgeValley Facilities: Overall

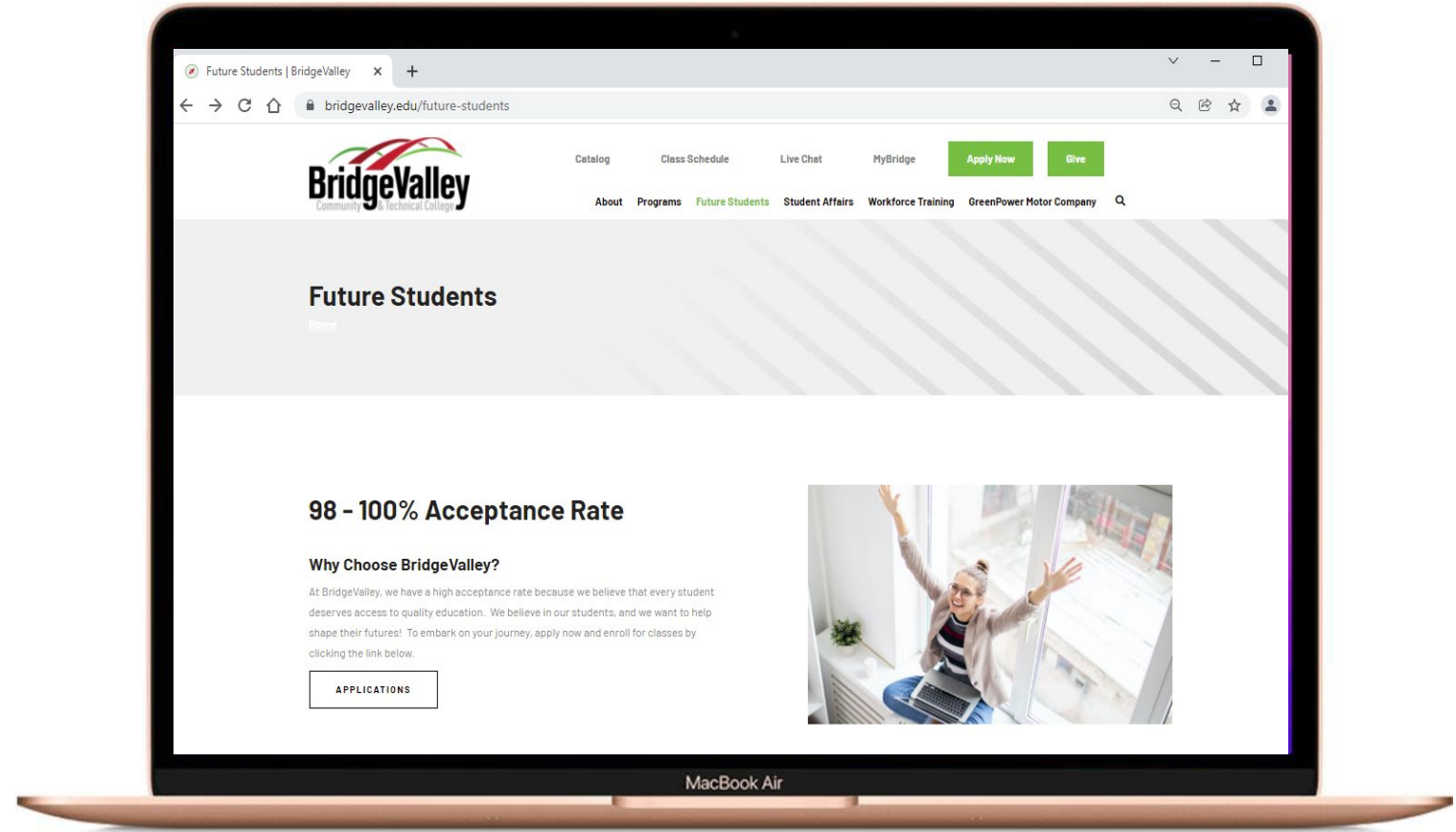
- 15 Facilities – 7 Owned by BVCTC, 8 Leased (Including 3 at the WVRTP)
- Total Area: 454,739 SF

Enrollment (Headcount) Fall 2021

- Fall 2021: 1,573
- South Charleston: 677
- Montgomery: 201
- Equal: 18 (Negligible)
- No Class on Either Campus: 677

Enrollment (FTE) Fall 2021

- Fall 2021: 1,176
- South Charleston: 596
- Montgomery: 178
- Equal: 15 (Negligible)
- No Class on Either Campus: 414



Enrollment Trends

HC																
	Fall 2021		Fall 2020		Fall 2019		Fall 2018		Fall 2017		Fall 2016		Fall 2015		Fall 2014	
Majority of classes on SC Campuses	677	43.04%	350	20.90%	1205	67.81%	1215	71.94%	1331	68.43%	1331	61.51%	1381	55.17%	1358	57.94%
Majority of classes on Montgomery Campuses	201	12.78%	28	1.67%	216	12.16%	191	11.31%	194	9.97%	236	10.91%	249	9.95%	342	14.59%
Equal Amount of Classes on Both Campuses	18	1.14%	0	0.00%	15	0.84%	10	0.59%	10	0.51%	3	0.14%	6	0.24%	11	0.47%
No Classes on Either Campus	677	43.04%	1297	77.43%	341	19.19%	273	16.16%	410	21.08%	594	27.45%	867	34.64%	633	27.01%
	1573	100.00%	1675	100.00%	1777	100.00%	1689	100.00%	1945	100.00%	2164	100.00%	2503	100.00%	2344	100.00%
	Spring 2022		Spring 2021		Spring 2020		Spring 2019		Spring 2018		Spring 2017		Spring 2016		Spring 2015	
Majority of classes on SC Campuses	912	60.00%	271	18.65%	1061	70.59%	1108	73.33%	1291	78.29%	1236	59.34%	1149	55.67%	1189	54.77%
Majority of classes on Montgomery Campuses	157	10.33%	92	6.33%	176	11.71%	147	9.73%	147	8.91%	221	10.61%	244	11.82%	277	12.76%
Equal Amount of Classes on Both Campuses	9	0.59%	0	0.00%	8	0.53%	15	0.99%	14	0.85%	6	0.29%	12	0.58%	12	0.55%
No Classes on Either Campus	442	29.08%	1090	75.02%	258	17.17%	241	15.95%	197	11.95%	620	29.76%	659	31.93%	693	31.92%
	1520	100.00%	1453	100.00%	1503	100.00%	1511	100.00%	1649	100.00%	2083	100.00%	2064	100.00%	2171	100.00%
FTE																
	Fall 2021		Fall 2020		Fall 2019		Fall 2018		Fall 2017		Fall 2016		Fall 2015		Fall 2014	
Majority of classes on SC Campuses	569.46	48.42%	283.67	22.36%	950.8	72.08%	951.73	76.05%	1008.13	72.38%	1011.93	69.22%	1041.2	70.80%	1000.8	69.30%
Majority of classes on Montgomery Campuses	177.67	15.11%	22.53	1.78%	188.06	14.26%	168.13	13.44%	170.86	12.27%	213.6	14.61%	222.2	15.11%	302.13	20.92%
Equal Amount of Classes on Both Campuses	14.8	1.26%	0	0.00%	11.86	0.90%	7.73	0.62%	7.26	0.52%	1.8	0.12%	5.53	0.38%	8.2	0.57%
No Classes on Either Campus	414.26	35.22%	962.6	75.87%	168.33	12.76%	123.8	9.89%	206.66	14.84%	234.66	16.05%	201.76	13.72%	132.93	9.21%
	1176.19	100.00%	1268.8	100.00%	1319.05	100.00%	1251.39	100.00%	1392.91	100.00%	1461.99	100.00%	1470.69	100.00%	1444.06	100.00%
	Spring 2022		Spring 2021		Spring 2020		Spring 2019		Spring 2018		Spring 2017		Spring 2016		Spring 2015	
Majority of classes on SC Campuses	730	66.49%	228.66	21.71%	824	76.28%	838.13	78.74%	946	83.18%	908	74.09%	853.86	69.55%	867.93	69.91%
Majority of classes on Montgomery Campuses	135.06	12.30%	81.4	7.73%	143.13	13.25%	130.46	12.26%	125.13	11.00%	190.73	15.56%	213.2	17.37%	234.13	18.86%
Equal Amount of Classes on Both Campuses	7.8	0.71%	0	0.00%	5.53	0.51%	9.26	0.87%	11.33	1.00%	5.26	0.43%	8.86	0.72%	9.26	0.75%
No Classes on Either Campus	225.06	20.50%	743.2	70.56%	107.6	9.96%	86.6	8.14%	54.86	4.82%	121.53	9.92%	151.8	12.36%	130.26	10.49%
	1097.92	100.00%	1053.26	100.00%	1080.26	100.00%	1064.45	100.00%	1137.32	100.00%	1225.52	100.00%	1227.72	100.00%	1241.58	100.00%

Space Utilization per Student (FTE)

Space Utilization per Student

■ Based Upon Current Enrollment:	South Charleston	259 SF/Student
	Montgomery	1,677 SF/Student
■ At Maximum Recent Enrollment:	South Charleston	149 SF/Student
	Montgomery	988 SF/Student
■ What is Reasonable?	National AVG*	135-140 SF/FTE
	WVCTC	+/- 200 SF/FTE

* Varies Based Upon Programs, Size of Institution, etc.

South Charleston Facility Information

- Building 2000
- Building 704
- Toyota Hall (ATC)

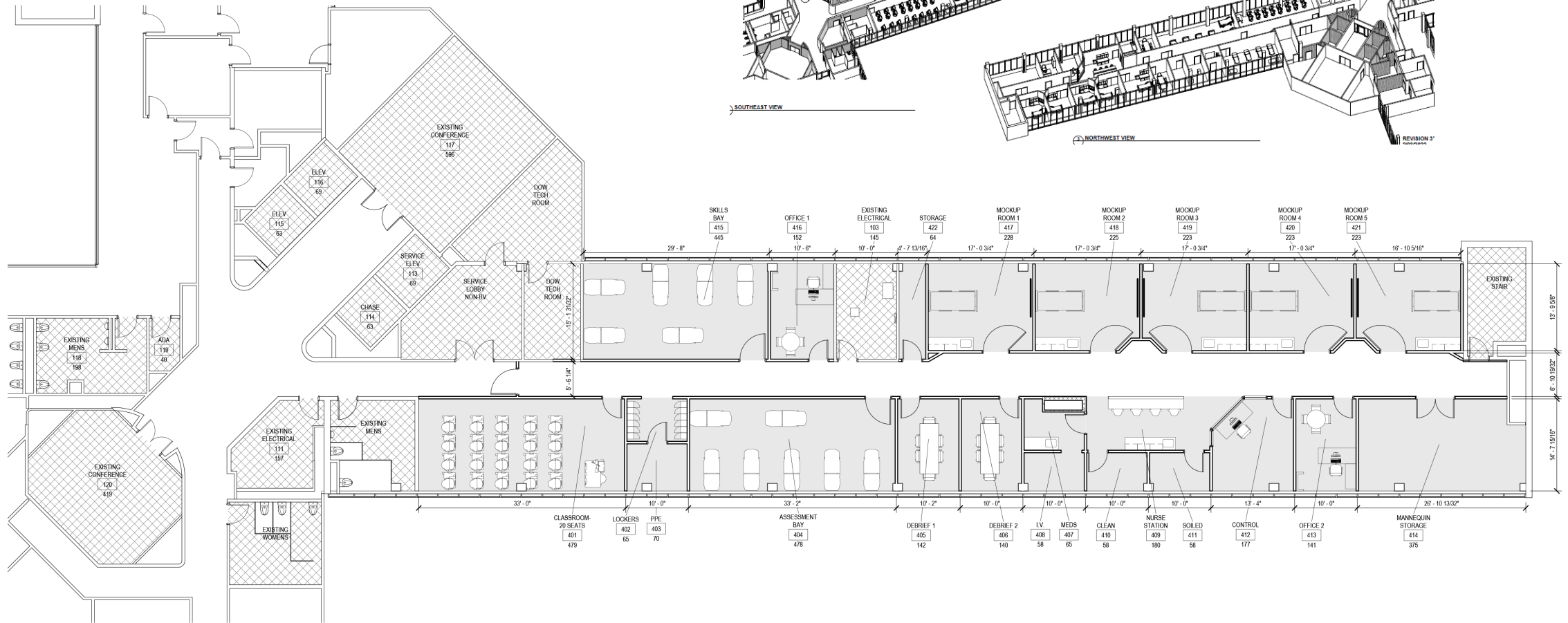
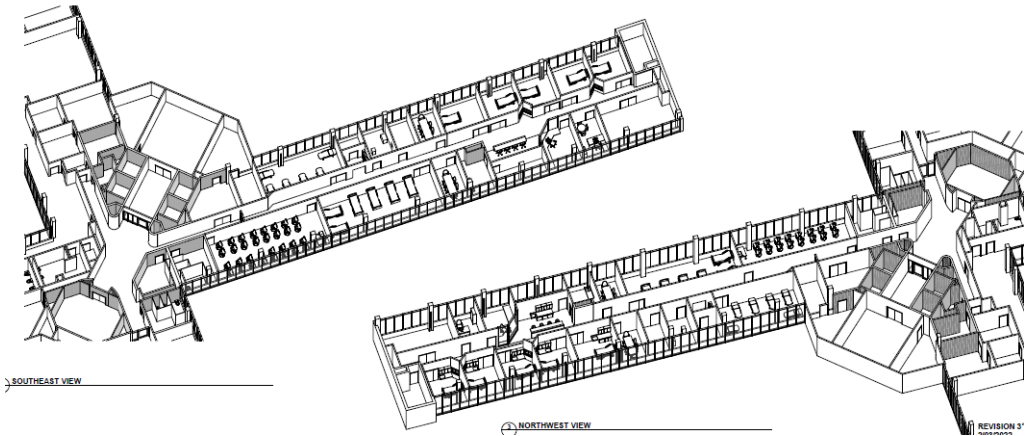


Building 2000

- Building 2000 was recently renovated to serve as the administrative headquarters for BridgeValley Community and Technical College in South Charleston.
- Building 2000 Contains 196,800 SF of Space, BridgeValley Leases 85,127 SF
- Cost: \$53,559.07/month; \$642,708.84/year
- BridgeValley Occupies the South and West Wings on Levels G, 1, 2, 3
- Potential Improvements: Wet Labs, Itinerant Space for Adjunct Faculty (5-10 at a time)
- Recommendation: Continue to Occupy, Expand Nursing Program into North Wing of Third Floor



Building 2000: Nursing Program Expansion



Building 704

- Annex/Industrial Tech Center was originally built as a boiler house and machine shop (Building 704) by Union Carbide in the late 1940's. There was an addition in 1978.
- One and Two-story 23,465 SF Steel-Framed Building, BridgeValley Leases 15,929 SF
- Cost: \$8,840.60/month; \$106,087.20/year
- Currently Houses Welding and Machine/Tool
- Significant Renovation in 2012 for BridgeValley
- Recommendation: Continue to Occupy, Improvements: Elevator, Accessible Toilets



Toyota Hall (ATC)

- This 53,621 SF technology facility that houses community and technical college and workforce development programs was completed in 2014.
- Operated by BridgeValley with Regional Training Function
- Cost: \$25,023.13/month; \$300,277.56/year
- At Maximum Capacity
- Recommendation: Continue to Occupy, No Major Improvements Anticipated



Total Cost of South Charleston Campus Facilities per Year

■ Building 2000	\$642,708.84
■ Building 704	\$106,087.20
■ Toyota Hall (ATC)	\$300,277.56
■ <u>Custodial</u>	<u>\$125,776.98</u>
Total:	\$1,174,850.58



Montgomery Campus Facility Information

- Davis Hall
- Westmoreland Hall
- GRID (Engineering Lab Building)
- Pathfinder (Engineering Classroom Building)
- Workforce (Maintenance Building)
- Ratliff Hall
- Printing Innovation Center
- Diesel (Brown Chevrolet)
- House
- Morris Creek Watershed Building



Davis Hall

- Davis Hall serves as an educational classroom building for BridgeValley Community and Technical College at the Montgomery campus.
- 6-story, 77,215 SF Classroom Building Constructed in 1970
- Cost (Utilities): \$10,313.17/month; \$123,758.04/year
- Maintenance @ \$1.00/SF = \$77,215.00
- Total: \$200,973.04
- Significant Renovation in 2012
- Recommendation: Continue to Occupy, Elevator Improvement Project Anticipated, Stair Rail Improvement is Ongoing



WESTMORELAND HALL

- 2-story, 10,800 SF Metal Building Constructed in 1978
- Cost (Utilities): \$886.65/month; \$10,639.80/Year
- Maintenance @ \$1.00/SF = \$10,800.00, Total: \$21,439.80
- Poor Condition, Not Accessible
- Multiple Renovations Have Been Planned – Not Financially Viable
- Recommendation: Demolition



WESTMORELAND HALL:

- Recommendation: Demolition in Fiscal Year 2023
- Current Cost/Year: \$21,439.80
- Anticipated Demolition Cost: \$64,000.00
- Create Campus Green Space in this Location

GRID (Engineering Lab Building)

- The GRID (formerly Engineering Lab) at WVU Tech was built in two phases.
- One and Two-Story Building, 80,656 SF, Constructed in 1940s/1984
- Cost (Utilities): \$5,813.77/month; \$69,765.24/year
- Maintenance @ \$1.00/SF = \$80,656.00
Total: \$150,421.24
- Recommendation: Demolition targeted in Fiscal Year 2024 unless some other non-college entity takes over operation of the building.



GRID (Engineering Lab Building):

- Recommendation: Make Available for Alternate Use, Demolition In Fiscal Year 2024
- Current Cost/Year: \$150,421.24
- Mothball (Winterize):
 - Sprinkler Must be Maintained or the System Fully Removed (Per State Fire Marshal)*
 - Anticipated Energy Cost: \$28,229.60/Year (\$0.35/SF)
 - One Boiler Has Failed, Estimated Repair Cost: \$75,000.00
- Anticipated Demolition Cost: \$350,000.00
- Other Options: Sell to State Agency, Sell to Public
- Appraised Cost: \$220K

*The sprinkler system could be fully removed for approximately \$1/SF, or \$80K. This is essentially demolishing the building since repairing the damage caused by removal and installation of a new system would cost \$10/SF or \$800K before the building could be occupied in the future.

PATHFINDER (Engineering Classroom Building)

- Pathfinder Hall (formerly Engineering Classroom Building) at WVU Tech is 45,575 SF and was constructed in 1965.
- Cost (Utilities): \$8,524.93/month; \$102,299.16/year
- \$1.00/SF = \$45,575.00
Total: \$147,874.16
- Contains a Large 300 seat Tiered Floor Auditorium
- Mezzanine Contains Administrative Space
- Pathfinder Hall is Connected to the E-Lab Building with an Enclosed Walkway
- Recommendation: Demolition targeted in Fiscal Year 2024 unless some other non-college entity takes over operation of the building.

(Pathfinder and Workforce Share Electric Acc't)

(Pathfinder and GRID Share Water/Sewer Acc't)

Total Utility Costs were Segregated/SF



PATHFINDER:

- Recommendation: Make Available for Alternate Use, Demolition in Fiscal Year 2024
- Current Cost/Year: \$147,874.16
- Mothball (Winterize):
 - Sprinkler Must be Maintained or the System Fully Demolished (Per State Fire Marshal)*
 - Anticipated Energy Cost: \$15,951.25/Year (\$0.35/SF)
 - Anticipated Demolition Cost: \$525,000.00 (More Expensive Due to Height)
- Other Options: Sell to State Agency, Sell to Public
- Appraised Cost: \$225K

*The sprinkler system could be fully removed for approximately \$1/SF, or \$45K. This is essentially demolishing the building since repairing the damage caused by removal and installation of a new system would cost \$10/SF or \$450K before the building could be occupied in the future.

WORKFORCE (Maintenance Building)

- Workforce/Maintenance Building is 16,139 SF and was constructed in 1978.
- Cost (Utilities): \$3,387.51/month; \$40,650.12/year
- Maintenance @ \$1.00/SF = \$16,139.00
Total: \$56,789.12
- Load Bearing Masonry Building with Brick Veneer
- Roof has Recently Been Replaces
- 3 Areas: Garage, Administrative, and Storage
- Significant Accessibility Issues
- Recommendation: Renovate and Move Lineman Program Back Into Building, Potentially Move Diesel Program
- Appraised Cost: \$350K



RATLIFF HALL

- Three-Story, 51,969 SF Residence Hall
- Cost (Utilities): \$2,248.68/month (no power bill); \$26,984.16/year
- Maintenance @ \$1.00/SF = \$51,969.00
Total: \$78,953.16
- Recommendation: Make Available for Alternate Use, Demolition in Fiscal Year 2025



RATLIFF HALL:

- Recommendation: Make Available for Alternate Use, Demolition in Fiscal Year 2025
- Current Cost/Year: \$78,953.16
- Mothball (Winterize):
 - Sprinkler Must be Maintained or the System Fully Demolished (Per State Fire Marshal)*
 - Anticipated Energy Cost: \$18,189.15/Year (\$0.35/SF)
 - Anticipated Demolition Cost: \$380,000.00
- Other Options: Sell to State Agency, Sell to Public
- Appraised Cost: \$170K

*The sprinkler system could be fully removed for approximately \$1/SF, or \$52K. This is essentially demolishing the building since repairing the damage caused by removal and installation of a new system would cost \$10/SF or \$520K before the building could be occupied in the future.

PRINTING INNOVATION CENTER

- In 2003, the Upper Kanawha Valley Economic Development Corporation built the Technology Community on the site of the old G.C. Murphy department store on Third Avenue in downtown Montgomery.
- 3-story, 35,600 SF Building with a Partial Basement, 10,534 SF Occupied by BridgeValley
- Cost (Utilities): \$1,500.00/month; \$18,000.00/year
- Intended as Business Incubator that did not Materialize
- 2007 Renovation for Printing Department, other Uses
- Rent was Front-Loaded, Currently \$1 per Year Until 2030
- Recommendation: Immediately Vacate the Building



DIESEL (Brown Chevrolet)

- Leased Facility Houses Diesel Program
- Leased Through 2029
- Intent to Transition to Electric Engine Focus
- Cost: \$4,000/month; \$48,000/year
Utilities: \$932.35/month; \$11,188.14/year
Total: \$59,188.14
- Recommendation: Relocate to Workforce Building Once Improvements Have Been Made



HOUSE

- No longer utilized.
- Cost (Utilities): \$249.38/month; \$2,992.61/year
Total: \$2,992.61
- Recommendation: Board voted to sell as soon as WVU resolves ownership issues.



WATERSHED BUILDING

- Lineman Program relocated to this location due to an issue with a neighbor in Montgomery.
- Total Cost: \$1/year
- Entire Building and Site Are Located in the 100-Year Flood Plain
- Recommendation: Vacate Facility, Relocate Program to Workforce Building



WATERSHED BUILDING



WV Flood Tool
Remember: When In Doubt, It's Not Out!

Views: Public | Expert | Risk MAP | Flood | Reference | Basemaps | Search: 328 Morris Drive, Montgomery WV | Tools

Flood Hazard Area: Location is WITHIN the FEMA 100-year floodplain
Flood Zone: A
Stream: Morris Creek
Watershed (HUC): Upper Kanawha (5050006)

FEMA's Flood Map: 54019C0037D | NFHL
Map Effective Date: 9/3/2010
Contacts: Fayette

Community: Fayette County
Freeboard: 2 ft | **CRS Class:** 9 | **CID:** 540026

Location (lat, long): (38.163274, -81.331490)
Location (UTM 17N): (4223982, 470961)

External Viewers: [Icons for various sharing options]

Elevation: 730.4 ft (Source: FEMA 2018-20)
Address: N/A
Parcel: No Parcel | Assessment

Flood Risk Information: [Related Resources](#)
Flood Risk Assessment: N/A
3D Flood Visualization: No Depth Grid Available

Scale = 1:1,120
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TOTAL COST OF MONTGOMERY CAMPUS FACILITES PER YEAR

■ Davis Hall	\$200,973.04
■ Westmoreland Hall	\$ 21,439.80
■ GRID (Engineering Lab Building)	\$150,421.24
■ Pathfinder (Engineering Classroom Building)	\$147,874.16
■ Workforce (Maintenance Building)	\$ 56,789.12
■ Ratliff Hall	\$ 78,953.16
■ Printing Innovation Center	\$ 18,000.00
■ Diesel (Brown Chevrolet)	\$ 59,188.14
■ House	\$ 2,992.61
■ Morris Creek Watershed Building	\$ 1
■ <u>Custodial</u>	<u>\$142,081.39</u>
Total:	\$878,713.66

Other:

■ Tri-State Fire Academy	\$ 251.30 (Weekly As Needed)
■ CDL Training Center (Redhouse)	\$ 2,615.00 (Lease Expires December 15, 2022)

TOTAL FACILITY COST

South Charleston	\$1,049,073.60
<u>Montgomery</u>	<u>\$ 878,713.66</u>
Total	\$1,927,787.26

Eliminating Westmoreland, Grid (E-Lab), Pathfinder (E-Classroom), Ratliff Hall, PIC, Watershed, Brown Chevrolet and House Saves Over \$475K/year + Custodial Costs; \$290K in Utility and Rent Costs Alone

Total Number of Regularly Occupied Facilities Would be Reduced from 13 to 5

Montgomery SF/FTE Would Be Reduced from 1,677 to 524

OPTIONS

- Demolition (Cost Estimates Provided by Rodney Loftis)

- Sell to Another State Agency

Transferring or selling property to another state agency or public entity is usually not a problem. A deed of transfer needs to be drawn up and the transfer needs approval of the Board of Public Works. Another agency or public entity may accept the property, but probably will not pay for it.

- Sell to a Private Buyer (State Code §135-12-11. Authorization to Sell Property; Use of Proceeds.)

- 11.1.a. Providing for property appraisal by two independent licensed appraisers. The property may not be sold for less than the average of the two appraisals;
- 11.1.b. Providing notice to the public in the county in which the real property is located by a Class II legal advertisement pursuant to West Virginia Code §59-3-2;
- 11.1.c. Holding a public hearing on the issue in the county in which the real property is located;
- 11.3. The Council, Commission or a governing board shall deposit the net proceeds from the sale, lease, conveyance or other disposal of real property into a special revenue account in the State Treasury to be appropriated by the Legislature in the annual budget bill for the purchase of additional real property, equipment or technology, or for capital improvements or maintenance at the institution that sold the surplus real property.

OTHER ISSUES

- Projects Currently Planned:
 - Davis Hall: Elevator Improvement
 - Building 704: Elevator, Accessible Toilets
 - Building 2000: Carpet and Paint
 - Diesel: Accessible Toilets - This money will be utilized for the Workforce Building.
- Additional 8,000 SF Nursing Program Expansion will Cost \$60,400.00/year
- Property Acquisition
 - Future Property Acquisition will be Limited to the 1 Block Around Davis Hall
- Appraisals: Completed by Goldman Associates
- Schedule: Completion of Plan by End of March

QUESTIONS?

THANK YOU!