

**PROPOSAL BY CITY OF BRIDGEPORT TO THE HARRISON COUNTY
BOARD OF EDUCATION FOR THE SELECTION OF THE
“BRIDGEPORT PROJECT” AS THE BOARD’S NEEDS PROJECT TO
THE SCHOOL BUILDING AUTHORITY FOR 2011**

Summary of Proposal:

- + Pursuant to the West Virginia Municipal Home Rule Pilot Program, the City of Bridgeport has been granted home rule authority with respect to expenditure of municipal funds for construction, renovation or repair of facilities and for various educational and recreational purposes. (See Section No. 1)
- + The educational facilities in the City of Bridgeport are in need of essential improvements. The City of Bridgeport has determined that improvement of these school facilities is critical to its further growth and economic development. (See Section No. 2)
- + The Harrison County Board of Education (the “BOE”) is required to file its Needs Application with the School Building Authority (the “SBA”) by November 1, 2010. The City of Bridgeport requests that the BOE select and make the “Bridgeport Project” (as hereafter defined) as its project for the Needs Application.
- + The estimated cost of the Bridgeport Project is \$34 Million. (See Section No. 3)
- + The City of Bridgeport intends to charge or assess a municipal educational facilities fee on residential and commercial properties to provide a source of revenue to pay for a portion of the Bridgeport Project. The City of Bridgeport has determined that such fees, if assessed, should be assessed *only* if approved by a majority of the qualified voters of the municipality voting at a regular or special municipal election. (See Section No. 4)
- + It is the City of Bridgeport’s intent that the municipal education facilities fee will be sufficient to amortize over a 20-year year period bonds in the amount of \$15.5 Million. Such proceeds would be deposited with a trustee. The Finance Officer of the BOE would disburse the funds in accordance with regulations and procedures of the SBA, and in accordance with the agreement between the City of Bridgeport and the BOE.
- + It is requested that the BOE commit and appropriate \$500,000 per year for three (3) years, or a total of \$1.5 Million, for the Bridgeport Project.
- + It is requested that the Needs Application to the SBA be for \$17 Million, matching on a 50/50 basis the commitment by the City of Bridgeport for \$15.5 Million and the BOE for \$1.5 Million, subject to approval by a majority of the qualified voters of the municipality voting at a regular or special municipal election.
- + Prior to consideration by the SBA of BOE’s Needs Application for the Bridgeport Project, the City of Bridgeport will seek amendments to its home rule authorization as same applies to expenditure of municipal funds for education purposes, and to the commencement and completion of a “friendly” test case to assure the legality of the process and the home rule authority granted unto the City of Bridgeport. (See Section No. 5)

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Section No. 1.

The City of Bridgeport, a Class III Municipal Corporation, Harrison County, West Virginia, having a population of approximately 7,928, was selected as a participant in the West Virginia Home Rule Pilot Program by the West Virginia Municipal Home Rule Board at its meeting held on May 21, 2008, as to all sections of its application. Bridgeport’s original application contained four sections, including one section or authority relating to restrictions on municipal participation in public schools. The City of Bridgeport was granted home rule authority with respect to the right to adopt ordinances providing for the expenditure of municipal funds and other public resources for construction, renovation or repair of facilities and for various educational and recreational purposes.

The City of Bridgeport is seeking approval from the West Virginia Municipal Home Rule Board permitting the City of Bridgeport to enter into an agreement with the BOE for the expenditure of funds for the construction, renovation, repair and replacement of educational facilities to accommodate growth and expansion and to maintain economic stability and property values within the City of Bridgeport. These facilities comprise the Bridgeport Project as hereafter described.

Section No. 2.

The City of Bridgeport, centrally located at the intersection of U. S. Route 50 and Interstate 79 between Clarksburg, West Virginia and Fairmont, West Virginia, has enjoyed a steady growth of population, along with significant economic and commercial development. While Bridgeport’s growth, stable economy and commercial expansion can be attributed to many factors, including quality of residential properties, superior city services, recreational opportunities and its location, the City of Bridgeport believes that much of the economic development, growth and stable property values can be attributed to its superior schools and school facilities. Maintenance, improvement and replacement of these facilities are essential to the continued commercial and residential growth and stability of Bridgeport.

The educational facilities in the City of Bridgeport are in need of essential improvements, including renovation, expansion and replacement. In accordance with the recommendation of Blackwood Associates, Inc. and Roy Blizzard & Associates, the BOE has adopted a comprehensive educational facilities plan which lists Johnson Elementary School and Bridgeport High School as numbers 2 and 3 in priority of all schools in Harrison County in need of repair, renovation or expansion.

The City of Bridgeport has determined that improvement of these school facilities is critical to its further growth, economic development and enhancement of residential and commercial property values within the City, and that the qualified voters of the City of Bridgeport should have the opportunity to determine whether or not the City of Bridgeport should, with the agreement of the BOE, provide funding and issue educational facilities revenue bonds for improved educational

facilities. In order to provide this funding, the City of Bridgeport proposes to assess an educational facilities fee on residential and commercial properties in Bridgeport to provide educational facilities to accommodate its growth and expansion and to continue to maintain the economic stability and property values within the City. No fee will be imposed unless approved by a majority of the qualified voters of the City voting at a regular or special municipal election.

Section No. 3.

The Bridgeport Project consists of (a) renovations and repairs to Simpson Grade School, Bridgeport High School and Bridgeport Middle School, and (b) replacement of Johnson Grade School. In more general particularity, the Bridgeport Project consists of the following:

SIMPSON ELEMENTARY SCHOOL: Purchase of the remaining property in the Simpson block to allow for proper expansion; demolition of the 1909 tower and cafeteria/kitchen; construction of a new eight (8) classroom wing; construction of a gymnasium; construction of a cafeteria/kitchen; and construction of a new façade; all as generally depicted in the preliminary drawing attached. ESTIMATED COST OF \$6.75 Million.

JOHNSON ELEMENTARY SCHOOL: Purchase of approximately 10 acres in the area immediately northeast of the current Johnson Elementary campus, said acreage bordering Woodland Drive and Johnson Avenue; construction of a new elementary school to replace Johnson Elementary with an approximately capacity to be 650 students, pre-k through grade 5; and demolition of the current Johnson Elementary School, with the exception of the 3rd grade wing; all as generally depicted in the preliminary drawing attached. ESTIMATED COST OF \$15 Million.

BRIDGEPORT HIGH SCHOOL: Construction of additions to house administration offices, kitchen and cafeteria/ commons area, AAA sized gymnasium and locker rooms, state of the art science labs and additional classrooms, all as generally depicted in the preliminary drawing attached. Renovations shall include media center, library/computer labs and new façade of the current high school that will tie together with the new additions. ESTIMATED COST OF \$12 Million.

BRIDGEPORT MIDDLE SCHOOL: Installation of air conditioning for the Gymnasium. ESTIMATED COST OF \$250,000.

Section No. 4

The City of Bridgeport has determined that it is necessary to adopt an Ordinance that would enable the City to provide for the issuance of educational facilities fee revenue bonds to provide the funds for the necessary improvements to the Bridgeport schools and the assessment of an educational facilities fee upon residential and commercial properties situate in the City of Bridgeport, Harrison County, West Virginia to generate the revenue necessary for repayment of said bonds; and to impose a lien upon such properties for the collection of such educational facilities fees. The City of Bridgeport will be empowered to provide by ordinance and by proper appropriation for the expenditure and application of municipal funds from lawful sources for the purchase, construction and renovation of the Bridgeport Project, to be used by, or jointly with, the BOE for educational and recreational purposes for the instruction, education, enlightenment, improvement, entertainment, recreation and welfare of residents of the City of Bridgeport.

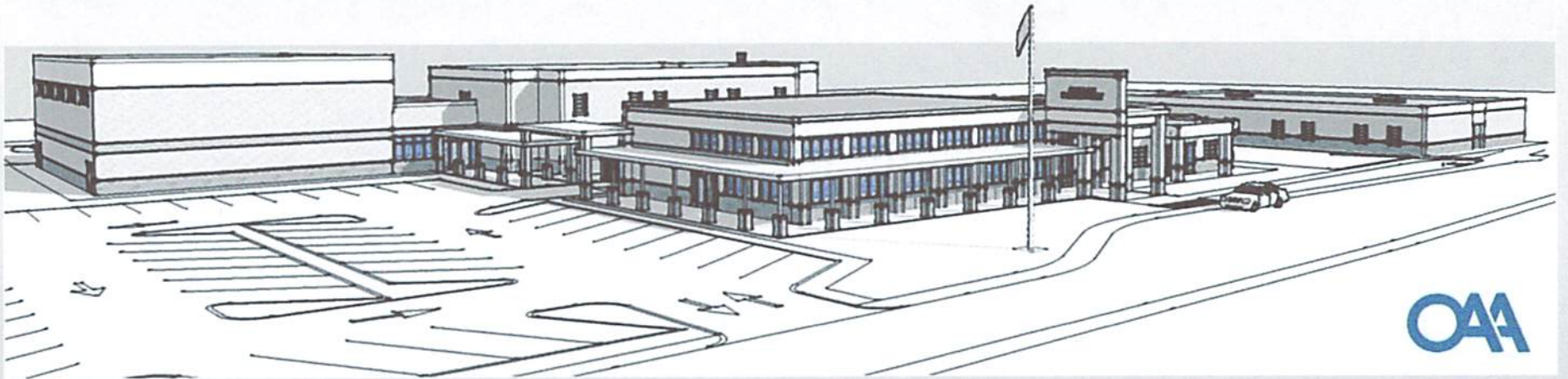
The City of Bridgeport shall have the power and authority to submit at a regular or special municipal election to the voters of the City a proposed ordinance adopting an educational

facilities fee to be assessed at a predetermined established rate upon all residential and commercial properties situate within the City of Bridgeport, Harrison County, West Virginia and to provide for a lien upon the properties assessed to insure collection of such fee. The proposed and intent of such educational facilities fee is to create a special fund derived from the assessment and collection of said fees to service the debt undertaken by the issuance of the educational facilities fee revenue bonds described below. Such proposed educational facilities fee shall be submitted to a direct vote of all its electorate within the City of Bridgeport, Harrison County, West Virginia, in which they will be asked to either accept or reject the proposed educational facilities fee at the proposed established rates therein determined necessary to generate revenue to service debt created by the issuance of educational facilities fee revenue bonds, and approval by a majority of the qualified voters of the City of Bridgeport voting in such regular or special municipal election shall be required prior to final adoption of the educational facilities fee authorization ordinance.

Section No. 5.

It is the intent and hope of the City of Bridgeport that the “friendly” test case will be completed prior to March, 2011 This will allow the City of Bridgeport to hold a regular or special municipal election prior to the SBA’s consideration and decision on BOE’s Need Application. If not, the election will have to be held after April, 2011, resulting in any favorable decision by the SBA to be subject to approval by a majority of the qualified voters of the City of Bridgeport voting in such regular or special municipal election.

Major Additions at Simpson Elementary



OAA



Proposed Floor Plan



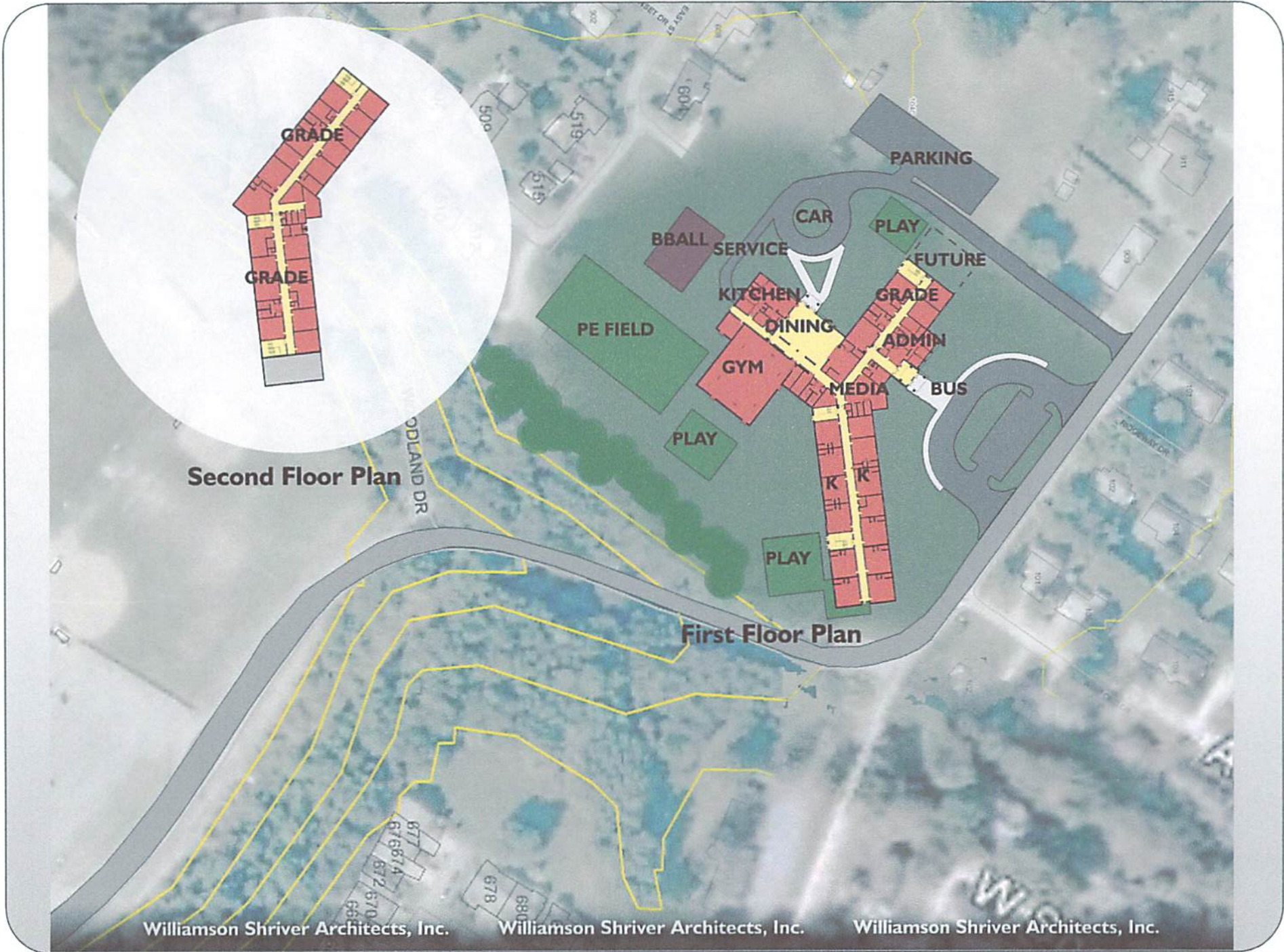
PROPOSED JOHNSON ELEMENTARY REPLACEMENT SCHOOL



Williamson Shriver Architects, Inc.

Williamson Shriver Architects, Inc.

Williamson Shriver Architects, Inc.



Second Floor Plan

First Floor Plan

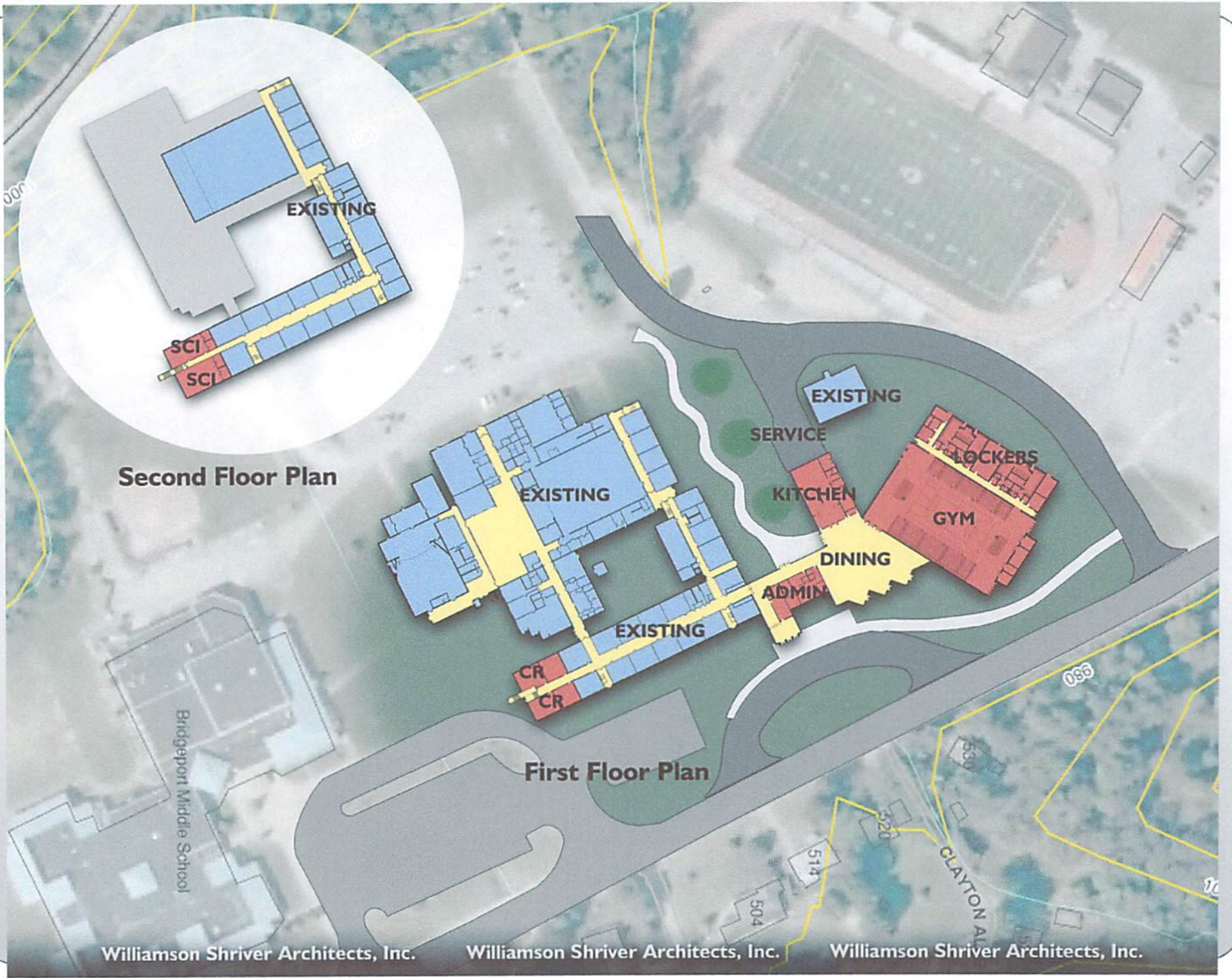
MAJOR ADDITIONS AT BRIDGEPORT HIGH SCHOOL



Williamson Shriver Architects, Inc.

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Second Floor Plan

First Floor Plan

Bridgeport Middle School

CLAYTON AVE

086

514

504

525

539

009

EXISTING

SCI

SCI

EXISTING

EXISTING

SERVICE

KITCHEN

LOCKERS

GYM

DINING

ADMIN

CR

CR

EXISTING

EXISTING