

School Building Authority of West Virginia  
COMPREHENSIVE EDUCATIONAL FACILITIES PLAN  
APPLICATION FOR AMENDMENT  
SBA FORM 106

To be submitted to the SBA and the WVDE

COUNTY: Greenbrier  
AMENDMENT #: 3

DATE: October 11, 2016  
AMENDMENT TYPE(s):  
A. Budget \_\_\_ B. Project X C. Overall Plan \_\_\_

Date Amendment Approved by LEA: 9/30/16

Signature-County Superintendent: 

Briefly describe the nature of the amendment and/or scope of work to be completed:

As a result of the June 23rd flood that significantly damaged Rupert Elementary and the comprehensive assessment by FEMA, Ben Ashley of the WVSBA, and Greenbrier County school officials, it is the desire of Greenbrier County Schools to move forward with the relocation of Rupert Elementary students to a newly constructed elementary school wing at Western Greenbrier Middle School. FEMA will not fund future flood-related damage sustained by the school in its current location.

Greenbrier County Schools' 2010-2020 CEFP "recommends Rupert Elementary School be closed and the grades PK-5 students be reassigned to a new Elementary School constructed between the towns of Rupert and Smoot. The existing building and property will be transferred to a community/county agency or declared surplus and sold."

With this amendment of October 2016, **Rupert Elementary School will be relocated to a newly constructed elementary school addition at Western Greenbrier Middle School (WGMS), located between the towns of Rupert and Smoot. The existing Rupert Elementary School will be vacated with its students, staff, and administration moved into a newly built elementary addition to an existing school (WGMS). Rupert Elementary will maintain its legal identity; therefore, this is not a school closure. The existing Rupert Elementary building will be closed and property will be transferred to a community/county agency or declared surplus and sold.**

**In addition, Western Greenbrier Middle School will be reorganized and portions of the school will be renovated to accommodate the elementary school addition and separation of the elementary and middle school programs.**

The floor plan (attached) shows the planned reorganization and renovation of the existing school in addition to the construction of a new wing to accommodate the Elementary School. The Elementary School will be provided with a separate secure entrance and administrative area to maintain a clear operational identity from the Middle School. Existing spaces such as the Auditorium and Food Service Facilities would be utilized for both the elementary and the middle school. The planned reconfiguration and renovation of portions of the existing facility for Elementary use would have added benefit of increasing the utilization rate of the facility as a whole while still maintaining adequate space for all programmatic requirements in both the middle and elementary schools.

**A. BUDGET AMENDMENTS FOR PREVIOUSLY APPROVED PROJECT WITHIN THE CURRENT CEFP**

Include a revised CEFP finance plan summary sheet and any other altered CEFP pages with revision date as per Section E to specifically reflect the project expenditures requested in this amendment. Briefly describe the need to adjust the present budget.

The original CEFP indicates construction of a stand-alone elementary school located between the towns of Rupert and Smoot to accommodate students from Rupert Elementary School and Smoot Elementary School at a cost of \$11,000,000. This amendment reflects the construction of an elementary school addition at Western Greenbrier Middle School (located between Rupert Elementary and Smoot Elementary) to serve only students from the recently flooded Rupert Elementary School at this time. Later additions to accommodate relocation of students from Smoot Elementary will be considered. Upon relocation of both schools, a total anticipated construction cost savings of approximately \$3,600,000 would be realized. The planned reconfiguration and renovation of portions of the existing WGMS facility for Elementary use has the added benefit of increasing the utilization rate of the facility as a whole while still maintaining adequate space for all programmatic requirements in both the Middle and Elementary schools. Pending approval of a current \$5,370,501 needs-based funding request to the WVSBA, Greenbrier County Schools will provide a local share in the amount of \$500,000 to implement the Rupert Elementary project. A future request of approximately \$2,000,000 will be required to implement the relocation of Smoot Elementary students to the site at a later date.

	<b>Budget Amount</b>
1. Total project budget previously approved in CEFP	\$ <u>11,000,000</u>
a. SBA Grant	\$ <u>11,000,000</u> (included both Rupert & Smoot)
b. Other (describe)	\$ <u>0</u>
2. Amendment to this project budget (+/-)	\$ <u>- 3,629,499</u>
a. SBA Grant	\$ <u>5,370,501</u> (Rupert only)
b. Other (describe)	\$ <u>2,000,000</u> (SBA -potential future additions to accommodate relocation of Smoot Elementary students)
Total amount of this project if amendment is approved	\$ <u>7,370,501</u> (Rupert & Smoot)

**B. AMENDMENT TO EXISTING OR NEW PROJECT** (Complete information on reverse side of form if 2, 3, or 4 are checked below)

- |  |   |
|--|---|
| 1. <input checked="" type="checkbox"/> Revise the scope of an existing project | 2. <input type="checkbox"/> Add a new project not currently in CEFP             |
| 3. <input checked="" type="checkbox"/> New addition or renovation project      | 4. <input type="checkbox"/> Technology and/or bldg. infrastructure improvements |

Provide a revised budget in Part A for the project(s) affected by this amendment. Also, provide replacement sheets for the current approved plan on file in the SBA and WVDE offices for all chapters of the plan affected by the amendment. Include revision dates on all replacement sheets as per Section E.

**C. OVERALL PLAN AMENDMENT** (Complete Information on Reverse Side of Form)

Amendments to the overall plan are defined as those changes that alter the educational delivery models (grade configuration, delivery system, etc.) or dramatically affect the major elements of the CEFP identified in State Board Policy 6200, Chapter 1, Handbook on Planning Schools or Goals and Objectives of the SBA (West Virginia Code 18-9D-15). Provide replacement sheets for the current approved plan on file in the SBA and WVDE offices for all chapters of the plan affected by the amendment include revisions dates on all replacement sheets as per Section E.

**D. AMENDMENT JUSTIFICATION AS REQUIRED IN WEST VIRGINIA CODE 18-9D-15**  
(Attachment additional backup information, if required)

**1. Describe how the amendment alters the current ten-year comprehensive educational facilities plan, project, finance plan and changes in the scope of the project. (Narrative)**

Following the devastating floods of June 23, 2016, that caused significant damage to Rupert Elementary School, it is the desire of Greenbrier County Schools (GCS) to relocate Rupert Elementary students to an elementary school wing which will be constructed out of the flood plain at Western Greenbrier Middle School (WGMS). Six current rooms, the existing kitchen, auditorium and other existing recreational facilities at WGMS will be utilized to increase efficiencies through this project.

The CEFP Steering Committee recommended Rupert Elementary School be closed and the grades PK-5 students be reassigned to a new Elementary School constructed between the towns of Rupert and Smoot. The existing building and property will be transferred to a community/county agency or declared surplus and sold.

With this amendment, Rupert Elementary students will be relocated to a newly constructed elementary school wing at Western Greenbrier Middle School (WGMS), located between the towns of Rupert and Smoot. The existing Rupert Elementary building and property will be vacated with its students, staff and administration moved into a newly built elementary school addition. The school will maintain its legal identity; therefore, this is not a school closure. The existing Rupert Elementary building will be transferred to a community/county agency or declared surplus and sold.

As noted in the current CEFP, the WGMS site area is available to accommodate future building additions or other site improvements. Through this amendment, WGMS will be reorganized and renovated to accommodate a new elementary school addition and renovations to facilitate separation of the elementary and middle school programs.

The CEFP Financing Plan allocates almost \$11,000,000 for the construction of a Western Greenbrier Elementary School to serve students from Rupert Elementary and Smooth Elementary. The modification in the scope of this project will ultimately result in an estimated cost savings of close to \$4,000,000. The anticipated cost of construction for the Rupert Elementary wing/addition, rather than a stand-alone elementary facility as indicated in the original CEFP, is \$5,370,501. Construction of future additions to accommodate students from Smoot Elementary is estimated at \$2,000,000.

**2. Provide the impact of this amendment upon the educational opportunities of students and the budget of the LEA. (Narrative)**

**EDUCATIONAL OPPORTUNITIES**

• Potential for Increased Instructional Time

Rupert Elementary is a five building campus with no covered walkways connecting the buildings. Each teacher must use an exterior key each time he/she enters/moves students between four of the five buildings throughout the day. This arrangement presents many weather, safety, educational, and time-related challenges for the staff and students. For example, Pre-K is housed in a disconnected building at the back of the campus, separate from the cafeteria, gym, library, music room and administrative office. To avoid the perils of transitioning the schools 3 and 4-year-old students to art on the third floor of the main building, the art teacher comes to the Pre-K classroom.

Through this project, all educational spaces will be under one roof, allowing for increased safety as well as more efficient flow and scheduling. The time currently spent getting coats and boots to move between

exterior buildings will be gained as instructional time in the new facility.

While Greenbrier County Schools ranks high in instructional minutes for students, the county ranks low in seat time due to the number of snow days that force schools to be closed. The requirement to make up snow days translates into students and staff potentially spending an additional 2 – 3 hot summer weeks in session. With no ability to properly cool classrooms at Rupert Elementary, teachers are challenged to keep students focused on learning when temperatures are extreme. Addressing the school's HVAC, electrical, and mechanical needs through this project will decrease related interruptions and distractions to learning and make the potential for instruction in the summer months a healthier and more comfortable prospect.

- Improved Educational Environment through Accessibility

The current Rupert Elementary building configuration does not provide an adequate means of secure and accessible travel for students. Upon entering the main door, students, staff and visitors are immediately confronted with a split stairwell with stairs going up to main level or down to the lower level accessible only by foot. To get to lunch, a music class or even a physical education class, students must exit the building they are in and go outside to get to their destination – rain or shine. While this situation is challenging for all Rupert Elementary students, it presents particularly significant challenges for students who use a wheelchair or require other mobility assistance due to their unique circumstances.

The new Rupert Elementary will be ADA compliant. Students with multiple disabilities and physical barriers will be able to attend school with access to the same opportunities as their peers and enjoy learning in a more natural and comfortable learning environment. Parents and community members for whom accessibility is now an issue impacting their involvement in the life of Rupert Elementary school and students will enjoy barrier-free access in the new facility.

Additionally, Rupert Elementary students will enjoy learning opportunities that will come with shared access to the middle school auditorium, media center, gymnasium, and athletic facilities.

- Improved Transition from Elementary to Middle School

A key indicator of a successful middle school experience is a positive transition from elementary school. Having Rupert Elementary students under roof with Western Greenbrier Middle will decrease student anxiety and the mystery often associated with transitioning from elementary to middle school. Rupert Elementary students will enjoy a high level of comfort with and shared access to the middle school as part of their elementary school experience. Opportunities will be natural and plentiful for collaboration between the elementary and middle school administrators and staff to ensure that a well-planned, systematic transition program is implemented.

- Technology

Use of Rupert Elementary's Chrome Book cart (housed on the second floor of the main building) is currently mobile to only three (3) classrooms and there is no elevator to move it safely to other floors or buildings. The school is exploring the purchase of a second cart to serve the classrooms on the third floor, which will be available for use to only three classrooms as it will not be able to be moved safely to other floors or buildings.

These barriers to technology access will be eliminated at the school's new facility. Mobile carts can be easily moved to all areas of the school.

## BUDGET

Greenbrier County Schools has submitted a \$4,870,501 Construction Funds Needs Application to the SBA for the \$5,370,501 Rupert Elementary addition at WGMS. A local share of \$500,000 will provided by Greenbrier County Schools.

3. Describe how the existing facility plan does not and the proposed amendment does meet the following goals of the SBA:

a. Student Health and Safety

Rupert Elementary School's rural, flood-prone location; age; and multiple-building campus arrangement present serious school safety concerns as follows:

- Multiple access points: Five (5) separate buildings with thirteen (13) entryways;
- No well-defined entrance or direct access to administrative offices;
- No visibility from administrative offices to facilitate monitoring of campus entrance, building entrances, drop-off area, student movement, or campus visitors;
- Although the entrance doors are controlled, these doors open to a stairway that provides open access to all three floors in the main building;
- No air conditioning in gym so doors must be open when it is hot in order to provide cooling and air circulation;
- Lacks a proper suppression system;
- Use of the third floor is limited as there is no air conditioning and no elevator;
- Hazardous uncovered walkways between buildings – Twenty-three (23) falls related specifically to hazardous walkways/multi-building campus were reported in the last three years. The number reported thus far in the current school year is already at five (5);
- The electrical service and wiring must be updated in order to meet current code requirements; and
- Chronic flooding resulting from run-off presents safety concern, especially in light of recent flash flooding that significantly damaged the school and devastated the community.

The newly constructed facility will provide a safe school environment in a single level structure with secure entryways, visibility to parking area and entryway from administrative offices, and shared access to the middle school's Prevention Resource Officer (PRO) on a site that is not in the flood plain.

Facility concerns also contribute to a variety of health issues confronted on a daily basis by students and staff:

- Students are exposed to intruders, rain, snow, wind and ice as they move between the 5 buildings on campus to access the cafeteria, gymnasium, art, Music, Pre-K and kindergarten buildings.
- An antiquated heating system and non-existent cooling system results in poor temperature control (extremely hot or extremely cold conditions) and unhealthy indoor air quality.
- Chronic flooding presents challenges with bacteria and mold abatement.
- Paths and entrances to the various buildings and the three-story structure do not meet ADA standards. There is no elevator to the third floor or to the ground floor—only a chair lift on the exterior to the second floor.
- A Health Services unit with restroom/shower is not currently available. The only shower available is in the old locker room located in the gym.

Upon relocation, students will be housed under one roof, free from accessibility barriers and the perils of moving between multiple buildings. The facility's new HVAC system will provide year-round temperature control to provide a comfortable learning environment. Students will also have shared access to the middle school's onsite case management services provided by Communities in Schools of Greenbrier County and the onsite student health clinic provided in partnership with Rainelle Medical Center. The combined availability to certified school nursing care as well as the school-based health center will promote wellness for Rupert Elementary students.

b. Economy of Scale

The economy of scale will be met with 518 students (Rupert ES & WGMS) under one roof. The WGMS facility utilization is currently 44.5% and the Rupert Elementary utilization rate is currently 48%. Upon completion of the proposed addition and reorganization, the utilization rate will increase to 80%. Relocation of Rupert Elementary School will result in estimated cost savings of \$25,000 with cost avoidance of at least \$838,000.

c. Travel Time

The relocation of Rupert Elementary will not significantly alter the current bus routes or schedules as the proposed site is just 1.5 miles from the schools' current location. The average travel time for students at Rupert Elementary is 15 minutes. Parents who are currently transporting students to both Rupert Elementary and Western Greenbrier will save time by stopping at just one location.

d. Multi-County Project - NA

e. Curricular Improvements – Addressed in item 3 above

f. Educational Innovations – Addressed in item 3 above

g. Adequate Space

The proposed project will include adequate space for the projected enrollment. Further, this project will enhance the building utilization at Western Greenbrier Middle School as the currently underutilized areas of the school will be absorbed for use within the Rupert Elementary School wing. In addition, kitchen, gymnasium, auditorium, and outdoor spaces will be available to both the elementary and middle school students. The 71.5-acre property offers ample space for future growth.

**E. SUBMISSION OF REVISED CEFP PAGES**

List the page numbers changed in the CEFP by this amendment, attach the altered pages to this form, place the revision date (revised [date]) on the bottom right hand corner of each revised page and submit one copy to both the SBA and the WVDE. If additional pages are required, use the page number from the preceding page in the CEFP and add successive letters, i.e., 47, 47a, 47b, 48.

CEFP Section 100.16: Translating Education Needs into Facility Needs

- A. Building Review SBA 147: Review & Recommendations - Rupert Elementary  
Review & Recommendations -Western Greenbrier Middle School
- B. Feeder School Summary SBA 132: Greenbrier West High School Attendance Area
- C. Feeder School Summary Narrative: Greenbrier West High School Attendance Area
- D. Building Use & Capital Improvements SBA 148: Greenbrier West High School Attendance Area

CEFP Section 100.18: 2010-2020 MIP Cost Summary

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**FOR SBA AND SDE USE ONLY**

Project Number: \_\_\_\_\_ Previous Budget Approved: \$ \_\_\_\_\_ Amended Budget Approved: \$ \_\_\_\_\_

**SBA APPROVAL DATE:** \_\_\_\_\_ **SDE APPROVAL DATE:** \_\_\_\_\_

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