

**EVALUATION OF PROPOSED NEEDS PROJECT
GREENBRIER COUNTY**

**REPORT PREPARED BY:
SCHOOL BUILDING AUTHORITY OF WEST VIRGINIA**

DECEMBER 2016

PROJECT ABSTRACT

Greenbrier County requests SBA funds in an amount of up to \$4,870,501 and will be providing \$500,000 in local funds, for a total of \$5,370,501. These funds will be used for the construction of a new Rupert Elementary School addition to Western Greenbrier Middle School. Should this project be funded, at the conclusion of construction, the existing Rupert Elementary School, which was flooded in June, will close.

INTRODUCTION

This evaluation was performed by the SBA staff at the request of the School Building Authority of West Virginia. The Needs Project Review Summary Sheet provided by Greenbrier County for the affected building(s) was reviewed and incorporated into this report.

After reviewing these documents, an on-site review was performed on July 18, 2016, with Ben Ashley, SBA; Steve Kirk, Doug Clemons and Christy Clemons-Rodgers of Greenbrier County Schools, to review the submitted information and verify the severity of need for this project in relation to all other projects.

All affected facilities were visited by the SBA staff and the interior and exterior conditions of each facility were examined. Photographs are provided within this report.

THE PROPOSED PROJECT

Greenbrier County proposes a new Rupert Elementary School addition to Western Greenbrier Middle School at a cost of \$5,370,501. This project is part of the current comprehensive educational facilities plan and would affect 518 students and would address numerous health and safety issues. This building does not meet economies of scale guidelines. The 8th year enrollment for Rupert Elementary School and Western Greenbrier Middle School is projected to be 529. An annual savings of \$25,000 is expected as a result of this project. A cost avoidance of \$838,000 is expected as a result of this project. The educational environment will improve as a result of this new addition. Once completed, adequate space for projected enrollment will be provided in the PK-8 facility. Student travel time will be affected by this project.

EXISTING BUILDING EVALUATION

Rupert Elementary School

- Grade Configuration: PK-5
- Number of Classrooms: 20
- 2nd Month Enrollment: 218
- Building Utilization: 49%
- Site Size: 4 acres
- Site Access: Limited
- Site Adequacy: Adequate
- Parking Adequacy: Adequate
- Building sq/ft: 42,000
- Flood Plain: Yes
- Number of Additions: 5
- HVAC System: Fuel oil/No AC Inadequate
- Restroom Facilities: Inadequate
- Food Service Facilities: Adequate
- On-site Review Conducted:
 - Fire Safety Deficiencies Y
 - Sanitation Reports Y
 - State Board of Risk/Insurance Y
 - DNR Y
- Overall Condition of the Building: Poor-basement flooded

EXISTING BUILDING EVALUATION

Western Greenbrier Middle School

- Grade Configuration: 6-8
- Number of Classrooms: 28
- 2nd Month Enrollment: 288
- Building Utilization: 44%
- Site Size: 71.5 acres
- Site Access: Adequate
- Site Adequacy: Adequate
- Parking Adequacy: Adequate
- Building sq/ft: 88,000
- Flood Plain: No
- Number of Additions: 0
- HVAC System: Electric - Adequate
- Restroom Facilities: Adequate
- Food Service Facilities: Adequate
- On-site Review Conducted:
 - Fire Safety Deficiencies Y
 - Sanitation Reports Y
 - State Board of Risk/Insurance Y
 - DNR Y
- Overall Condition of the Building: Excellent

PROJECT STATUS

Listed below are project activities that have been completed to date.

- The original CEFPP for Greenbrier County called for Rupert Elementary School and Smoot Elementary School to be combined in a new school on the Western Greenbrier Middle School site. However, after the major flooding on 6/23/16, and working with the SBA staff, the county determined their needs could more efficiently be met with an addition to the under-utilized WGMS.
- A preliminary program of spaces was completed by Mr. Doug Clemons, Greenbrier County Schools, and Ben Ashley of the School Building Authority. A project budget and conceptual floor plan was created by Thrasher Engineering.

PROJECT COMMENTS

- The inclusion of Smoot Elementary School is not a part of this project at this time. However, the design of this addition will allow for future expansion to include Smoot Elementary School with Rupert Elementary School students at Western Greenbrier Middle School in the future.
- The county is providing 9% of the project cost.

COUNTY'S PROPOSED FINANCE PLAN

	County Proposal
SBA Funds	\$4,870,501
Local Funds	\$ 500,000
PROJECT TOTAL	\$5,370,501

Bonding Capacity:	\$90,557,810	Available Bonding Capacity:	\$66,037,810
Excess Levy Capacity:	\$ 6,388,882	Available Levy Capacity:	\$ 6,388,882

HISTORY OF SBA FUNDING

NET:	\$ 2,396,703.59
NEEDS:	\$28,081,703.45
MIP:	\$ 3,155,001.86
EMERGENCY:	\$ -0-
SAS FUND:	\$ 579,468.99
 TOTAL:	 \$34,212,877.89

NEEDS PROJECT(S)

Greenbrier East HS A/R
Greenbrier West HS A/R