

## Executive Summary

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### West Virginia Department of Education Office of School Operations & Finance – School Facilities

The Jackson County Board of Education requests approval of their 2020-2030 Comprehensive Educational Facilities Plan (CEFP). The ten-year CEFP has been reviewed by the staff of the WVDE Office of School Operations & Finance – School Facilities and the SBA for compliance with WVBE Policy 6200 and the SBA Guidelines and Procedures Handbook.

Attached are the following key sections of Jackson County’s CEFP:

- 100.016.1 Translating Educational Needs – Overview
- 100.016.2 Translating Educational Needs – Building Review
- 100.016.3 Translating Educational Needs – Facility Needs
- 100.018 Financing Plan

Jackson County’s CEFP does not call for the closure or consolidation of any schools during the 10-year period, but calls for various improvements, additions and renovations throughout the existing schools within the county.

## Jackson County Schools

### 100.016.1 Translating Educational Needs Overview

#### Executive Summary

The county shall use the data collected in the community analysis, the population and enrollment study, the educational plan, the evaluation and inventory of existing facilities, the operations and maintenance plan and the intercounty facility feasibility study to make decisions that will determine the future facility needs of the county. This plan will ensure that facilities are in compliance with state and local requirements and address the educational needs of the county.

#### Instructions

*Prior to determining the recommendations for each facility, a review of the gathered information must be completed, and a study of the high school feeder summary must be performed. In addition to this template, please complete the supporting template for your county, **Translating Educational Needs into Facility Needs-Building Review***

*Complete a chart for each high school attendance area. To add additional schools and their grade levels in the chart, click anywhere on the chart and use the pop-up to add the school name and grade levels. To add the Current Enrollment numbers, double click into the Enrollment box. In addition to the chart below, complete the information in the table following for each school within the high school attendance area.*

#### Current High School Attendance Area Overview



<b>Data</b>	<b>Ravenswood High School</b>
School Number	035501
Date of Original Construction	1960
Number of Additions	1
5 <sup>th</sup> Year Projected Enrollment	447
Building Program Capacity	702
Program Utilization (%)	62
Cost to Bring Facility up to Current Codes & Standards (\$)	\$2,859,553.14
Replacement Cost (SBA Formula \$)	\$30,326,400.00
Facility Condition Index (FCI)	30
Energy Usage Index (EUI)	191.27

<b>Data</b>	<b>Ravenswood Middle School</b>
School Number	035301
Date of Original Construction	2019
Number of Additions	1
5 <sup>th</sup> Year Projected Enrollment	318
Building Program Capacity	474
Program Utilization (%)	69
Cost to Bring Facility up to Current Codes & Standards (\$)	\$0
Replacement Cost (SBA Formula \$)	\$15,161,608.00
Facility Condition Index (FCI)	0
Energy Usage Index (EUI)	Unknown (Newly Constructed)

<b>Data</b>	<b>Cottageville Elementary School</b>	<b>Gilmore Elementary School</b>
School Number	035201	035205
Date of Original Construction	1960	1960
Number of Additions	0	0
5 <sup>th</sup> Year Projected Enrollment	144	220
Building Program Capacity	246	372
Program Utilization (%)	57	60
Cost to Bring Facility up to Current Codes & Standards (\$)	\$3,781,627.60	\$1,119,265.00
Replacement Cost (SBA Formula \$)	\$7,272,216.00	\$11,501,448.00
Facility Condition Index (FCI)	47	53
Energy Usage Index (EUI)	106.1	91.24

Data	Henry J. Kaiser Elementary School	Ravenswood Grade School
School Number	035207	035208
Date of Original Construction	1957	1977
Number of Additions	0	0
5 <sup>th</sup> Year Projected Enrollment	339	269
Building Program Capacity	541	442
Program Utilization (%)	64	61
Cost to Bring Facility up to Current Codes & Standards (\$)	\$1,654,609.39	\$4,068,443.07
Replacement Cost (SBA Formula \$)	\$13,517,824.00	\$12,443,500.00
Facility Condition Index (FCI)	55	63
Energy Usage Index (EUI)	148.85	173.05



Data	Ripley High School
School Number	035502
Date of Original Construction	1950
Number of Additions	4
5 <sup>th</sup> Year Projected Enrollment	952
Building Program Capacity	1,166
Program Utilization (%)	79
Cost to Bring Facility up to Current Codes & Standards (\$)	\$22,834,011.70
Replacement Cost (SBA Formula \$)	\$46,317,600.00
Facility Condition Index (FCI)	47
Energy Usage Index (EUI)	129.37

Data	Ripley Middle School
School Number	035302
Date of Original Construction	1977
Number of Additions	1
5 <sup>th</sup> Year Projected Enrollment	685
Building Program Capacity	1,008
Program Utilization (%)	67
Cost to Bring Facility up to Current Codes & Standards (\$)	\$20,847,631.26
Replacement Cost (SBA Formula \$)	\$27,192,382.00

Facility Condition Index (FCI)	39
Energy Usage Index (EUI)	117.89

<b>Data</b>	<b>Cottageville Elementary School</b>	<b>Gilmore Elementary School</b>
School Number	035201	035205
Date of Original Construction	1960	1960
Number of Additions	0	0
5 <sup>th</sup> Year Projected Enrollment	144	220
Building Program Capacity	246	372
Program Utilization (%)	57	60
Cost to Bring Facility up to Current Codes & Standards (\$)	\$3,781,627.60	\$1,119,265.00
Replacement Cost (SBA Formula \$)	\$7,272,216.00	\$11,501,448.00
Facility Condition Index (FCI)	47	53
Energy Usage Index (EUI)	106.1	91.24

<b>Data</b>	<b>Evans Elementary School</b>	<b>Fairplain Elementary School</b>
School Number	035203	035204
Date of Original Construction	1960	1960
Number of Additions	0	0
5 <sup>th</sup> Year Projected Enrollment	154	187
Building Program Capacity	277	352
Program Utilization (%)	62	53
Cost to Bring Facility up to Current Codes & Standards (\$)	\$2,255,781.82	\$880,383.00
Replacement Cost (SBA Formula \$)	\$8,819,496.00	\$9,644,712.00
Facility Condition Index (FCI)	34	45
Energy Usage Index (EUI)	125.9	91.99

<b>Data</b>	<b>Kenna Elementary School</b>	<b>Ripley Elementary School</b>
School Number	035206	035209
Date of Original Construction	2014	1961
Number of Additions	0	1
5 <sup>th</sup> Year Projected Enrollment	270	621
Building Program Capacity	444	1,034
Program Utilization (%)	63	59
Cost to Bring Facility up to Current Codes & Standards (\$)	\$181,930.00	\$1,224,920.00
Replacement Cost (SBA Formula \$)	\$12,847,950.00	\$18,788,400.00
Facility Condition Index (FCI)	1	31
Energy Usage Index (EUI)	208.19	140.69

## Jackson County Schools

### 100.016.2 Translating Educational Needs-**Building Review**

Building Review and Recommendations Report, compiled alphabetically by school.

#### **Cottageville Elementary School**

##### **Describe Existing Facility:**

Cottageville Elementary School serves grades PK-5, with an enrollment of 141 students and is located just off Route 33 in Cottageville, WV, approx. 7 miles northwest of Ripley. This one-story building was constructed in 1959 with additions added in 1972, 1983 and 1984. It has an area of approximately 23,817 SF. The single-story, double-loaded corridor L-shaped building has two main hallways. General classroom size appears to be average and appropriate for instruction. The school has a shared cafeteria and gymnasium. While this is not typical in Jackson County, the CEFP committee determined it is acceptable due to the enrollment at the school.

Cottageville Elementary School is not in an adequate condition to support student learning, and a significant renovation will be required in the future. Significant issues requiring improvement include the building site (drainage at the bus drop-off area), the installation of an automatic fire suppression (sprinkler) system, the replacement or improvement of building systems (HVAC, Controls, Electrical Service/Distribution, Roofing, Windows, Ceilings), as well as an expansion of the refrigerator/freezer, and a safe school entry.

##### **Describe Existing Facility Site:**

The Cottageville Elementary site consists of 2.77 acres and is undersized. The site is located on School Street and is near level. The site is organized with paved bus loading (off the street) and separate paved parking for visitors and staff. There is a significant drainage issue near the entry to the building that is creating a safety hazard during a rain event.

Physical education play fields provide paved and unpaved play areas. The play field is adequate. Traffic patterns are zoned and separated from play fields and student circulation patterns. Adequate site area is very limited to accommodate future addition and support functions.

##### **Recommendations for Future Use of Existing Facility:**

As noted above, the following improvements are required for Cottageville Elementary School:

- New Entry/Drainage (Safe School Entry)
- Window Replacement
- Above Ceiling Renovation:
  - HVAC Improvements
  - Electrical/Lighting
  - Ceiling Replacement
  - Installation of an Automatic Fire Suppression (Sprinkler) System
- Refrigerator/Freezer Expansion
- Develop Robotics/Maker Space

##### **Cost Estimates for Recommendations:**

The cost for the improvements at Cottageville Elementary School is \$3,781,627.60. The detailed estimate contained on SBA Form 134 is attached.

### **Evans Elementary School**

#### **Describe Existing Facility:**

Evans Elementary School serves grades PK-5, with an enrollment of 171 students and is located just off Route 87 in Evans, approximately 4 miles southwest of Ripley. This one-story building was constructed in 1960 with additions added in 1973, 1981, 1982, 1985, 1991, 1997, and 2011 and has an area of approximately 23,000 SF. The single-story, double-loaded corridor building has one main hallway, and two transverse corridors. General classroom size appears to be adequate and appropriate for instruction. Student dining and physical education activities share the multipurpose room.

The kitchen is inadequate, and poorly located, creating issues with students moving through the building, and deliveries. Table and chair storage are also inadequate to support a shared dining and physical education space.

Evans Elementary School is in adequate condition to support student learning; however, several improvements are required. In addition to the expanded kitchen and additional table/chair storage, electrical upgrades are required, as well as a partial window replacement.

#### **Describe Existing Facility Site:**

The Evans Elementary site consists of 10 acres and is adequate for an elementary school. The site lies on School House Drive and is level. Drainage is a concern due to the flat site. The site is well organized with paved bus loading and adequate paved parking for visitors and staff. A separate paved parent pick-up area is provided.

Physical education play fields include paved and unpaved play areas and are adequately sized. Traffic patterns are zoned and separated from play fields and student circulation patterns. Adequate site area is available to accommodate future addition and support areas.

#### **Recommendations for Future Use of Existing Facility:**

As noted above, the following improvements are required for Evans Elementary School:

- Expanded Kitchen/Table and Chair Storage
- Partial Window Replacement
- Electrical Upgrades
- Develop Robotics/Maker Space

#### **Cost Estimates for Recommendations:**

The cost for the improvements at Evans Elementary School is \$2,255,781.82. The detailed estimate contained on SBA Form 134 is attached.

**Fairplain Elementary School****Describe Existing Facility:**

Fairplain Elementary serves grades PK-5 with an enrollment of 182 students. The school is located on Route 21 approximately 5 miles south of Ripley. This one-story building was constructed in 1960 with additions in 1998, 1999, 2001, 2004, and 2009. The school contains an approximate area of 32,648 SF. The single-story, double-loaded corridor building has one main hallway in a linear design. Although the school has limited room for any building expansion, it currently only has 53% utilization, so it can accommodate enrollment growth without an addition. General classroom sizes appear adequate and appropriate for instruction.

The facility is in generally good condition and will continue to serve the Jackson County Schools as an elementary school. With attention to appropriate maintenance, this facility can continue in use for the foreseeable future.

**Describe Existing Facility Site:**

The Fairplain Elementary site consists of 7.0 acres. Although slightly undersized, it is adequate for the school. The site lies just off Route 21 and is gently rolling. The site is well organized with paved bus loading and has adequate paved and unpaved parking for visitors and staff.

Physical education play fields are adequate and provide paved and unpaved play areas. Traffic patterns are zoned and separated from play fields and student circulation patterns. Adequate site area is available on a limited basis to accommodate future addition and support areas.

**Recommendations for Future Use of Existing Facility:**

As noted above, the following improvements are required for Fairplain Elementary School:

- Roof/Gutter Improvements
- Develop Robotics/Maker Space

**Cost Estimates for Recommendations:**

The cost for the improvements at Fairplain Elementary School is \$880,383.00. The detailed estimate contained on SBA Form 134 is attached.

**Gilmore Elementary School****Describe Existing Facility:**

Gilmore Elementary serves grades PK-5, with an enrollment of 223 students. The school is located on Route 21 in Sandyville, approximately 8 miles north of Ripley. This one-story building was constructed in 1960 with additions added in 1972 and 1982 and has an area of approximately 29,350 SF. The Single-story, double-loaded corridor T-shaped building has two main hallways. General classroom size appears to be adequate and appropriate for instruction. There is separate student dining from physical education activities, which is common for Jackson County Schools.

Although the facility is in generally good condition several improvements are required including the installation of a new packaged waste treatment plant, masonry repair, as well as electrical and fire alarm improvements. With these updates the school will continue to serve as an elementary school for the foreseeable future.

**Describe Existing Facility Site:**

The Gilmore Elementary site consists of 14.29 acres and is compliant with recommended acreage Guidelines for an elementary school. The site lies along Route 21 and is gently rolling. The site is well organized with paved bus loading and has adequate paved parking for visitors and staff. A new wastewater treatment system is an immediate need.

Physical education play fields provide paved and unpaved play areas. The play field is adequate. Traffic patterns are zoned and separated from play fields and student circulation patterns. Adequate site area is available to accommodate future additions and support areas.

**Recommendations for Future Use of Existing Facility:**

As noted above, the following improvements are required for Gilmore Elementary School:

- New Packaged Waste Treatment Plant
- Provide HVAC in Gymnasium – Completed 2020
- Update Electrical Service Entry and Fire Alarm System
- Repair Exterior Masonry Damage
- Complete Asbestos Floor Tile Removal
- Develop Robotics/Maker Space

**Cost Estimates for Recommendations:**

The cost for the improvements at Gilmore Elementary School is \$1,119,265.00. The detailed estimate contained on SBA Form 134 is attached.

**Henry J. Kaiser (Kaiser) Elementary School****Describe Existing Facility:**

Henry J. Kaiser (Kaiser) Elementary serves grades PK-5, with an enrollment of 344 students. The school is located on Kaiser Avenue in Ravenswood, approximately 10 miles northwest of Ripley. This one-story building was constructed in 1957 with additions added in 1989, 1992 and 2001. The school contains approximately 40,418 SF of space. The single-story, double-loaded corridor T-shaped building has two main hallways. General classroom size appears to be adequate and appropriate for instruction. The hallway outside the physical education area doubles as the stage area. This presents a safety hazard as an assembly area is open to the corridor and creates a fall hazard.

Although the facility is in generally good condition several improvements are required including a partial window replacement and a safe school entrance. With these updates the school will continue to serve as an elementary school for the foreseeable future.

**Describe Existing Facility Site:**

The Henry J. Kaiser Elementary site consists of 4.29 acres and is undersized by .71 acres. The site lies on Kaiser Avenue and is gently rolling. The site is well organized with paved bus loading and has adequate paved parking for visitors and staff.

Physical education play fields provide paved and unpaved play areas. The play field is adequate. Traffic patterns are zoned and separated from play fields and student circulation patterns. Adequate site area is available to accommodate limited future addition and support areas.

**Recommendations for Future Use of Existing Facility:**

As noted above, the following improvements are required for Kaiser Elementary School:

- Provide Safe School Entry
- Add Acoustical (Drop) Ceilings and New Lighting in Original Building
- Address Stage/Corridor Separation
- Partial Window Replacement
- Develop Robotics/Maker Space

**Cost Estimates for Recommendations:**

The cost for the improvements at Kaiser Elementary School is \$1,654,609.39. The detailed estimate contained on SBA Form 134 is attached.

**Kenna Elementary School****Describe Existing Facility:**

A new 48,000 SF Kenna Elementary School was constructed in 2014. The school currently serves 279 students in grades PK-5. The new school includes a physical education/cafeteria space, state-of-the-art media center, art/science room, music room, full kitchen, and two computer classrooms. The classrooms have large windows that allow for natural light, as well as great views to the surrounding wooded hills.

The entry area includes concrete inlaid into the brick wall that contains images of various state landmarks and features. The entrance also features an inverted gable that adds scale, while the interior finishes were selected to reflect a natural river.

The facility is new and in generally excellent condition. The HVAC system needs recommissioned to improve efficiency.

**Describe Existing Facility Site:**

The Kenna Elementary School site consists of over 18 acres and is in a rural area. The site includes a separate bus drop-off area and parent drop-off area. There is also a designated Pre-K drop-off. A fenced Pre-K/K play area is provided, as well as a play area for the Grades 1-5. Several playing fields will be located on site as well.

Reliable electrical service has been an issue at the site. The issue is supposed to be addressed by the power company in the future.

**Recommendations for Future Use of Existing Facility:**

As noted above, the following improvements are required for Kenna Elementary School:

- Recommission HVAC
- Exterior Lighting Controls
- Develop Robotics/Maker Space

**Cost Estimates for Recommendations:**

The cost for the improvements at Kenna Elementary School is \$181,930.00. The detailed estimate contained on SBA Form 134 is attached.

**Ravenswood Grade School****Describe Existing Facility:**

Ravenswood Grade serves grades PK-5, with enrollment of 276 students. The school is located just off Route 2 in Ravenswood, approximately 10 miles northwest of Ripley. This one-story building was constructed in 1977 with additions added in 1980, 1983, 1985 and 1992. The building has a total area of approximately 34,455 SF. The original building is a duplicate of the structure at Ripley Middle School.

The single-story modified rectangular-shaped building has repetitive circulation patterns that require students to use the multipurpose room as a corridor to move to various sections of the building. The school has room for any building expansion or defined outside play areas. General classroom size appears to be adequate and appropriate for instruction. A separation of student dining and physical education activities are required due to the student population, and inadequate space currently provided. This has been previously identified as a need for the school.

Although the facility is in generally good condition several improvements are required, including a new safe school entrance, a gymnasium addition, and the enclosure and conditioning of the cafeteria space. With these improvements the school will continue to serve as an elementary school for the foreseeable future.

**Describe Existing Facility Site:**

The Ravenswood Grade School site consists of 74.03 acres and is compliant with recommended Guidelines for a school site. The site is located on County Road 21 19 and is gently rolling. The site is well organized with paved bus loading and has adequate paved parking for visitors and staff.

Physical education play fields provide paved and unpaved play areas. The play field is adequate. Traffic patterns are zoned and separated from play fields and student circulation patterns. Adequate site area is available to accommodate future additions.

**Recommendations for Future Use of Existing Facility:**

As noted above, the following improvements are required for Ravenswood Grade School:

- Safe School Entry
- Gymnasium Addition
- Enclose / HVAC for Cafeteria
- Electrical Service Expansion
- Develop Robotics/Maker Space

**Cost Estimates for Recommendations:**

The cost for the improvements at Ravenswood Grade School is \$4,068,443.07. The detailed estimate contained on SBA Form 134 is attached.

**Ravenswood Middle/High School****Describe Existing Facility:**

Ravenswood Middle/High School serves grades 7-12, with an enrollment of 758 students (326 middle, 432 high) and is located just off Route 68 in Ravenswood, approximately 10 miles northwest of Ripley. This one and two-story building was constructed as a high school in 1960 with additions added in 1977, 1979, 1985, 1990 and 1991 and contained approximately 91,538 SF.

The original high school campus was composed of three structures – an academic building, a gymnasium, and a performing arts building (auditorium). The structures were all designed in a modern style, with simple geometry, and an abundance of glass, masonry (natural stone and brick), and glazed tile. The two-story, double-loaded corridor configuration has redundant circulation patterns with one main hallway on each level.

The new 40,000 SF middle school was added in 2019. The addition was designed to seamlessly connect all the existing high school structures in a way that complements the existing architectural features in a manner that is contemporary, but compatible. The two-story academic wing is located between the existing high school cafeteria and the auditorium, while the new middle school physical education area is located between the cafeteria and the existing gymnasium. The placement of the academic wing allowed for the reallocation and reorientation of several existing classrooms from the high school to the middle school, which was also a response to declining enrollment.

Although the facility was designed to limit interaction between middle school and high school students, , multiple shared spaces were included to improve efficiency. Those shared spaces, including a new kitchen, cafeteria, and band room, will not be occupied by high school and middle school students simultaneously.

In addition to the new middle school, upgrades were also made to the existing high school. These improvements include the replacement of the HVAC system, ceiling and lighting replacement, as well as minor interior and finish upgrades. Although the building underwent a recent renovation/addition, improvements are still required in the existing high school facility.

**Describe Existing Facility Site:**

The Ravenswood Middle/High School site consists of over 12 acres and is adequate.

The site lies on Plaza Drive and is level. The site is well organized with paved bus loading on the street and has adequate paved parking for visitors and staff. Separate bus loading/unloading areas and separate entrances for middle school and high school students are provided.

**Recommendations for Future Use of Existing Facility:**

As noted above, the following improvements are required for Ravenswood Middle/High School in the High School wing only:

- Window Replacement
- Lighting Upgrades
- Fire Alarm Upgrades
- Elevator Replacement

**Cost Estimates for Recommendations:**

The cost for the improvements at Ravenswood Middle/High School is \$2,859,553.14. The detailed estimate contained on SBA Form 134 is attached.

**Ripley Elementary School****Describe Existing Facility:**

Ripley Elementary School serves grades PK-5 with an enrollment of 612 students. The school is located on Second Avenue in Ripley. The original one-story building was constructed in 1961 with additions added in 1970, 1981, 1982, 1983, 1986, 1987 and 2002. A sperate PK-K facility was renovated on the site in2014, adding 14,520 SF of space. The school now contains 66,5692 SF.

The original single-story, modified L-shaped building has repetitive circulation patterns with main hallways in each wing. The school has room for any building expansion or defined outside play areas. General classroom size appears to be adequate and appropriate for instruction. This renovated PK/K facility consists of three Kindergartens, two Pre-Kindergartens, Title I classroom, administration area, and cafeteria.

Although the facility is in generally good condition several improvements are required, including a new safe school entrance, a partial window replacement, ADA (ramp) improvements, and electrical improvements. With these improvements the school will continue to serve as an elementary school for the foreseeable future.

**Describe Existing Facility Site:**

The Ripley Elementary site consists of nearly 33 acres and is compliant with recommended acreage Guidelines for an elementary school. The site lies on Second Avenue in Ripley and is near level. The site is well organized with paved bus loading and has adequate paved parking for visitors and staff.

Physical education play fields provide paved and unpaved play areas. The play field is adequate. Traffic patterns are zoned and separated from play fields and student circulation patterns. Adequate site area is available to accommodate future addition and support areas.

**Recommendations for Future Use of Existing Facility:**

As noted above, the following improvements are required for Ripley Elementary School:

- Safe School Entry
- Partial Window Replacement
- Electrical Improvements
- ADA (Ramp) Improvements
- Develop Robotics/Maker Space

**Cost Estimates for Recommendations:**

The cost for the improvements at Ripley Elementary School is \$1,224,920.00. The detailed estimate contained on SBA Form 134 is attached.

**Ripley High School****Describe Existing Facility:**

Ripley High School serves grades 9-12, with an enrollment of 919 students. The school is located on #2 School Street in Ripley. The original one and two-story building was constructed in 1950 with additions added in 1959, 1960, 1968, 1972, 1982, 1983, 1987, 1993 and 2010, and now has an area of approximately 116,659 SF, which is spread across multiple facilities.

The main two-story building contains a double-loaded corridor configuration has redundant circulation patterns. There are multiple additions to this school with the latest being the library and tech ed suite. The location of the library is at the end of main building. A separate vocational agricultural building has been constructed across the parking lot from the library.

There is a need to substantially renovate and modify Ripley High School to ensure that it is a viable facility into the future. Currently every student is required to leave the main academic building to go to the Annex, which contains additional classroom and cafeteria space. The buildings are separated by a public street, and it is not possible to secure the campus. There are multiple independent buildings throughout the campus. The annex is also in poor condition and has several structural issues. Repairs have been made to ensure the Annex can continue to be utilized until an addition to the main building can be constructed to replace it.

As noted above, although the school is in an adequate condition, several improvements are required, including a new safe school entrance and an addition to eliminate the Annex. The additions should be strategically placed to connect all structures (where possible) and improve accessibility. With these improvements the school will continue to serve as a high school for the foreseeable future.

**Describe Existing Facility Site:**

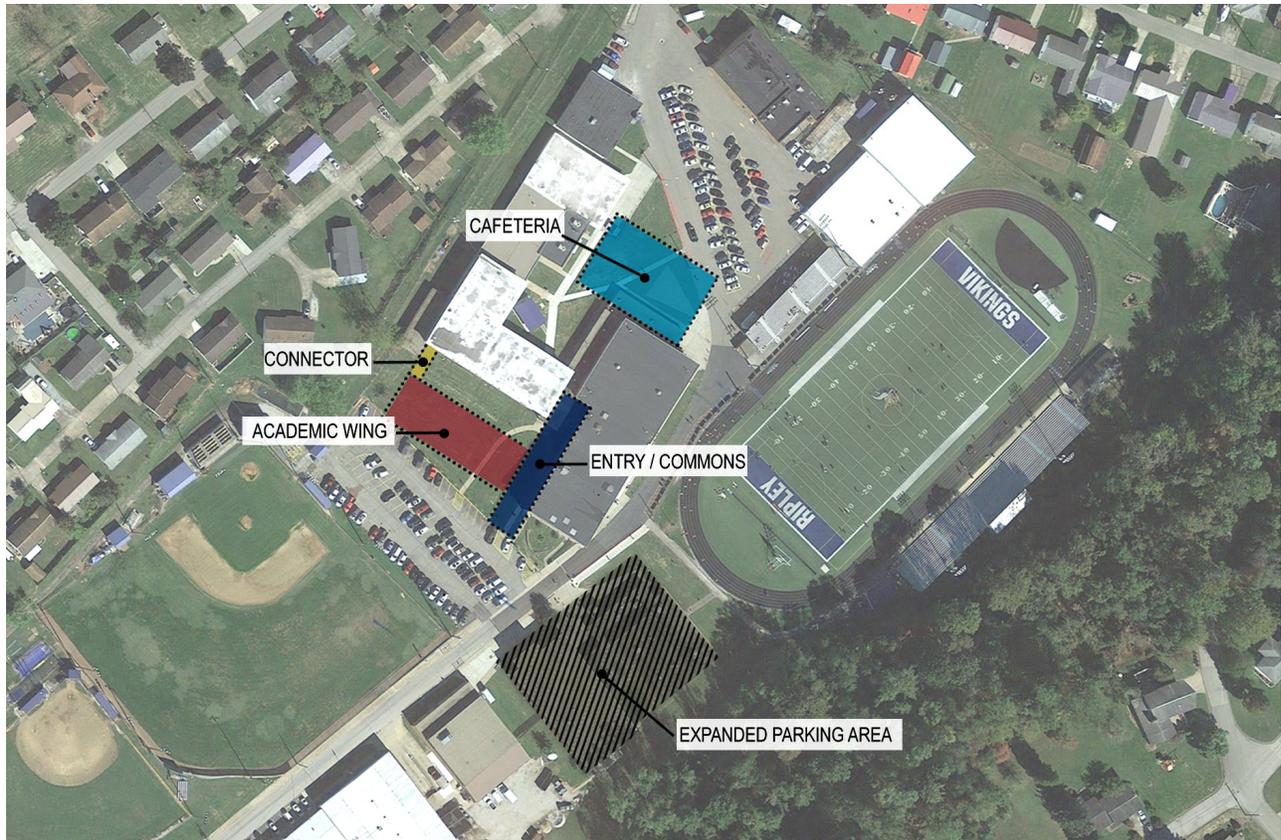
The Ripley High School site consists of 25 acres and is compliant with recommended acreage guidelines for a high school. The site is located on School Drive and is gently rolling. The site is somewhat cramped with paved bus loading and has paved parking for visitors and staff. A public street divides the campus.

Physical education play fields provide paved and unpaved play areas. The play field is adequate. Traffic patterns are not zoned and separated from play fields and student circulation patterns. Adequate site area is available to accommodate future addition and support areas.

**Recommendations for Future Use of Existing Facility:**

As noted above, the following improvements are required for Ripley Elementary School:

- Eliminate Annex, New Addition to Main Building
- Safe School Entry
- Connect Existing Structures

**Ripley High School Diagram of Proposed Improvements:****Cost Estimates for Recommendations:**

The cost for the improvements at Ripley High School is \$22,834,011.70. The detailed estimate contained on SBA Form 134 is attached.

**Ripley Middle School****Describe Existing Facility:**

Ripley Middle School serves grades 6-8, with an enrollment of 677 students. The school is located just off Route 21 in Ripley. This one and two-story building was constructed in 1977 with additions added in 1980, 1982, 1985, 1989, 1990, 1991 and 1992 and has an area of approximately 74,598 SF.

This single-story, double-loaded corridor configuration has multiple redundant circulation patterns. A long hallway terminates with an outside exit. The cafeteria serves as a corridor to many of the instructional areas. There is a separate undersized gymnasium and undersized media center. The current cafeteria/commons area is part of the original 1977 structure, and mimics Ravenswood Grade School. The existing facility has several issues, including:

- The entry is recessed, and difficult to find. The location/condition of the entry creates safety and security concerns.
- The cafeteria/commons area is in a poor location and is disruptive to the academic environment.
- The gymnasium floor is undersized.
- A variety of non-cohesive additions have been added to the building in the past creating a school with a patchwork of construction types and finishes.
- The building circulation is not coherent or clear to occupants and visitors.

Ripley Middle School should undergo a significant renovation to afford more adequate educational and auxiliary space for the designed curriculum. Please see the diagram below for a strategy that will address the problems identified above with a phase addition/renovation.

**Describe Existing Facility Site:**

The Ripley Middle School site consists of 14.06 acres and is compliant with recommended acreage Guidelines for a middle school. The site lies just off Route 21 and is slightly plateaued. Although the site is adequately sized, a significant portion is in the 100-year flood plain, and the constructible site on the plateau is limited. A strategic solution to address the concerns noted above will be required on the site.

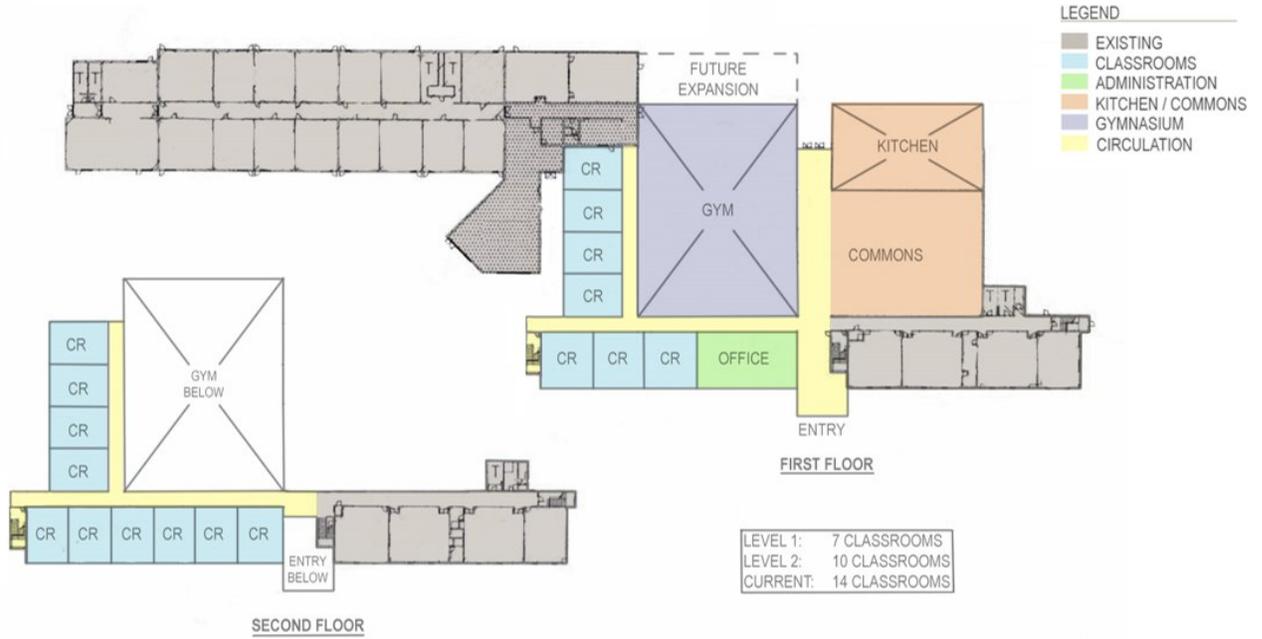
The available site is haphazardly organized with paved bus loading and has adequate paved parking for visitors and staff. Improvements to the site layout should be included in the addition/renovation project. Physical education play fields provide paved and unpaved play areas. The play field is adequate. Traffic patterns are zoned and separated from play fields and student circulation patterns. Although inadequate site area is available to accommodate future addition a strategic addition/renovation approach has been developed to permit continued use of the site.

**Recommendations for Future Use of Existing Facility:**

As noted above, the following improvements are required for Ripley Middle School:

- Complete Renovation and Expansion

**Diagram of the Proposed Improvements to Ripley Middle School:**



**Cost Estimates for Recommendations:**

The cost for the improvements at Ripley Middle School is \$20,847,631.26. The detailed estimate contained on SBA Form 134 is attached.

## Jackson County Schools

### 100.016.3 Translating Educational Needs into Facility Needs

#### A. A Feeder School Summary Report

Jackson County Schools does not intend to undertake any closures or consolidations over the next 10 years that will impact the charts contained in 100.016.1 Translating Educational Needs Overview.

#### B. A feeder school summary report narrative

*In coordination with the feeder school summary, compile a list alphabetically by high school attendance area to provide an analysis of feeder schools and any systematic changes that are proposed to occur in the next planning cycle. Provide the facility name, whether it's a re-designation or a closure and the date of the change below for each High School Attendance area.*

Jackson County Schools does not intent to make any systematic changes during the 2020-2029 planning cycle.

#### C. A High School Attendance Area Facility Report

*Compile a list alphabetically by high school attendance area to provide an analysis of necessary and proposed improvements in each community. Mark all that apply with an X for each school. Add columns for each additional school. There are separate charts for each school type.*

#### **Ravenswood High School Attendance Area**

<b>Building Use</b>	<b>Ravenswood High/Middle School</b>
Functional School	
Continued School	X
Closed School	
Transitional School	
New School (Replacement)	
Consolidated School	
<b>Building Improvements</b>	
New Construction (Addition)	
Site Improvements	
Building Repair	
Building Envelope Renovation (New Comp)	
Interior Remodeling (Sp Imp)	
New Interior Finishes	
Window Replacement	X

Doors & Frame Replacement	
Plumbing Renovations	
Heating/Ventilation Improvement	
Air Conditioning	
Special Use Space Improvements (Technology, Media etc.)	X (Lighting, Elevator)
Roof Repair	
Accessibility Improvements	
Health & Safety Improvements	X (Fire Alarm)
Furnishing & Equipment Improvements	
Portable Replacement	

<b>Building Use</b>	<b>Cottageville Elementary School</b>	<b>Gilmore Elementary School</b>
Functional School		
Continued School	X	X
Closed School		
Transitional School		
New School (Replacement)		
Consolidated School		
<b>Building Improvements</b>		
New Construction (Addition)	X (Safe School Entry)	
Site Improvements		X (Waste Treatment)
Building Repair		X (Masonry)
Building Envelope Renovation (New Comp)		
Interior Remodeling (Sp Imp)	X (Ref/Freezer Expansion)	
New Interior Finishes	X (Ceilings)	
Window Replacement	X	
Doors & Frame Replacement		
Plumbing Renovations		
Heating/Ventilation Improvement	X	
Air Conditioning		
Special Use Space Improvements (Technology, Media etc.)	X (Electrical and Maker Space)	X (Electrical and Maker Space)
Roof Repair	X	
Accessibility Improvements		
Health & Safety Improvements	X (Sprinkler)	X (Fire Alarm)
Furnishing & Equipment Improvements		
Portable Replacement		

<b>Building Use</b>	<b>Kaiser Elementary School</b>	<b>Ravenswood Grade School</b>
Functional School		
Continued School	X	X
Closed School		
Transitional School		
New School (Replacement Consolidated School)		
<b>Building Improvements</b>		
New Construction (Addition)	X (Safe School Entry)	X (Safe School Entry, Gym)
Site Improvements		
Building Repair		
Building Envelope Renovation (New Comp)		
Interior Remodeling (Sp Imp)	X (Stage/Corridor Separation)	X (Maker Space)
New Interior Finishes		
Window Replacement	X	
Doors & Frame Replacement		
Plumbing Renovations		
Heating/Ventilation Improvement		X
Air Conditioning		
Special Use Space Improvements (Technology, Media etc.)		
Roof Repair		
Accessibility Improvements		
Health & Safety Improvements	X (Lighting and FA)	X (Electrical and FA)
Furnishing & Equipment Improvements		
Portable Replacement		

Total Estimated Expenditures in This Attendance Area: **\$13,483,498.20**

***Ripley High School Attendance Area***

<b>Building Use</b>	<b>Ripley High School</b>
Functional School	
Continued School	X
Closed School	
Transitional School	
New School (Replacement Consolidated School)	
<b>Building Improvements</b>	
New Construction (Addition)	X (Safe School, Academic Wing, Kitchen/Cafeteria)
Site Improvements	X
Building Repair	

Building Envelope Renovation (New Comp)	
Interior Remodeling (Sp Imp)	
New Interior Finishes	
Window Replacement	
Doors & Frame Replacement	
Plumbing Renovations	
Heating/Ventilation Improvement	
Air Conditioning	
Special Use Space Improvements (Technology, Media etc.)	
Roof Repair	
Accessibility Improvements	
Health & Safety Improvements	X (Fire Alarm)
Furnishing & Equipment Improvements	X
Portable Replacement	

<b>Building Use</b>	<b>Ripley Middle School</b>
Functional School	
Continued School	X
Closed School	
Transitional School	
New School (Replacement)	
Consolidated School	
<b>Building Improvements</b>	
New Construction (Addition)	X (Safe School, Academic Wing, Gymnasium)
Site Improvements	X
Building Repair	X (Major Renovation – All Systems)
Building Envelope Renovation (New Comp)	X
Interior Remodeling (Sp Imp)	X
New Interior Finishes	X
Window Replacement	X
Doors & Frame Replacement	X
Plumbing Renovations	X
Heating/Ventilation Improvement	X
Air Conditioning	X
Special Use Space Improvements (Technology, Media etc.)	X
Roof Repair	X
Accessibility Improvements	X
Health & Safety Improvements	X (Fire Alarm)

Furnishing & Equipment Improvements	X
Portable Replacement	X (As Needed During Construction)

Building Use	Evans Elementary School	Fairplain Elementary School
Functional School		
Continued School	X	X
Closed School		
Transitional School		
New School (Replacement)		
Consolidated School		
<b>Building Improvements</b>		
New Construction (Addition)	X (Safe School Entry)	
Site Improvements		
Building Repair		
Building Envelope Renovation (New Comp)		
Interior Remodeling (Sp Imp)	X (Maker Space)	X (Maker Space)
New Interior Finishes		
Window Replacement	X	
Doors & Frame Replacement		
Plumbing Renovations		
Heating/Ventilation Improvement		
Air Conditioning		
Special Use Space Improvements (Technology, Media etc.)	X (Kitchen)	
Roof Repair		X
Accessibility Improvements		
Health & Safety Improvements	X (Electrical)	
Furnishing & Equipment Improvements		
Portable Replacement		

Building Use	Kenna Elementary School	Ripley Elementary School
Functional School		
Continued School	X	X
Closed School		
Transitional School		
New School (Replacement)		
Consolidated School		
<b>Building Improvements</b>		
New Construction (Addition)		X (Safe School Entry)
Site Improvements		

Building Repair		
Building Envelope Renovation (New Comp)		
Interior Remodeling (Sp Imp)		X (Maker Space)
New Interior Finishes		
Window Replacement		X
Doors & Frame Replacement		
Plumbing Renovations		
Heating/Ventilation Improvement	X (Recommission)	X
Air Conditioning		
Special Use Space Improvements (Technology, Media etc.)		
Roof Repair		
Accessibility Improvements		X
Health & Safety Improvements		X (Electrical)
Furnishing & Equipment Improvements		
Portable Replacement		

Total Estimated Expenditures in This Attendance Area: **\$48,224,657.78**

D. A countywide facility classification

List each facility within the county and its classification per the Building Review and Recommendation Report of this document.

Facility Name	Classification	If Transitional, Describe Future Use
Cottageville Elementary	P	
Evans Elementary	P	
Fairplain Elementary	P	
Gilmore Elementary	P	
Kaiser Elementary	P	
Kenna Elementary	P	
Ravenswood Grade	P	
Ravenswood High/Middle	P	
Ripley Elementary	P	
Ripley Middle	P	
Ripley High	P	

School Classification Categories:

**P = Permanent** A School facility that is to be utilized throughout the ten-year planning period without a change in its present use or grade configuration.

**T = Transitional** A school facility that is projected to be utilized throughout the ten-year planning cycle but will experience a change in its configuration or use.

**F = Functional** A school facility that is projected for closure between the fifth and tenth year during the ten-year planning period

**C = Closure** A school facility that is projected for closure before the fifth year of the ten-year planning period.

#### E. School Safety

*Provide a school access safety repair and renovation schedule for each school.*

The projects noted below will receive new Safe School Entrances as part of planned renovation and addition/renovation projects.

School	Repair / Renovations	Budgeted Cost	Anticipated Completion
Ripley Middle School	Major Renovation	\$20,847,631.26	2024
Cottageville Elementary	Renovation	\$3,781,627.60	2025
Ravenswood Grade	Addition/Renovation	\$4,068,443.07	2027
Evans Elementary	Renovation	\$2,255,781.82	2029
Ripley High School	Addition/Renovation	\$22,834,011.70	2031

Schools not listed above will receive school access safety repair and renovation from local funds (as available) as part of Jackson County Schools' ongoing maintenance and school safety efforts.

#### F. Project Priority List

*Provide a prioritized list of projects from the facility recommendations above. Also include a ten-year timeline to indicate the anticipated completion of each of these projects.*

Priority	Facility Name	Project Name	Budgeted Cost (\$)	Anticipated Completion (YR)
1	Gilmore Elementary	Renovation	\$1,119,265.00	2022
2	Ripley Middle School	Addition/Renovation	\$20,847,631.26	2024
3	Cottageville Elementary	Renovation	\$3,781,627.60	2025
4	Ravenswood Grade School	Addition/Renovation	\$4,068,443.07	2027
5	Evans Elementary	Renovation	\$2,255,781.82	2029
6	Ripley High School	Addition/Renovation	\$22,834,011.70	2031
7	Henry J. Kaiser Elementary	Window Replacement	\$1,654,609.39	Ongoing
8	Safe School	General	TBD	Ongoing

	Improvements			
9	Ravenswood CTE	Old Ravenswood Middle School	TBD	Ongoing

**Jackson County Schools**

100.018 Financing Plan

*The estimated costs for implementing all projects and improvements identified in the CEFP along with the Cost Improvement Summary shall be utilized in the development of the following finance plan.*

**Instructions: Please complete Section B and utilize the total sources of funding then complete Section A & Overall Summary with the totals of funding to complete Section A.**

A. Source of Funding Summary

The charts below represent the sources identified to cover all identified project costs.

**Overall Summary of Projects**

Project Type	Cost
Elementary Schools	\$ 8,811,284
Intermediate Schools	\$ 4,068,443
Middles Schools	\$ 20,847,631
High Schools	\$ 22,834,012
New Schools	\$ -
<b>TOTAL</b>	<b>\$ 56,561,370</b>

*Instructions: Please provide the funding sources and totals. Please document this for all of the following funding sources: Local bonding capacity and unencumbered potential, Excess levy funds, Federal aid funds, Sale of abandoned school sites and buildings, State funds (including SBA), Permanent improvement funds, Performance-based contracting and Lease-purchase arrangement.*

<b>Funding Source:</b>	<b>Local Funds</b>	<b>State Funds</b>
<b>Funding Source Total:</b>	<b>\$9,464,609</b>	<b>\$47,096,761</b>

Fiscal Obligations

<b>Outstanding Bond Indebtedness</b>	<b>Total Obligation</b>	<b>As of Date</b>	<b>Amount encumbered Annually</b>	<b>Maturity date(s)</b>
	\$			
	\$			
	\$			

<b>Outstanding Levy Indebtedness</b>	<b>Total Obligation</b>	<b>As of Date</b>	<b>Amount encumbered Annually</b>	<b>Renewal date(s)</b>
<b>Excess Levy</b>	\$46,984,075	07/01/2020	\$9,396,815	07/01/2024
	\$			
	\$			

<b>Outstanding Contracts (Lease Purchase, Performance Based, Cert. of Participation)</b>	<b>Total Obligation</b>	<b>As of Date</b>	<b>Amount encumbered Annually</b>	<b>Maturity date(s)</b>
<b>Energy Savings Lease Purchase</b>	\$1,203,989.88	08/18/2020	\$84,857.34	07/12/2028
	\$			
	\$			



Ripley High School (9-12)				\$2,250,000	\$20,584,012				\$22,834,012
<b>New Schools Subtotal</b>									
<b>N/A</b>									
<b>Total All Locations</b>				\$9,464,609	\$45,181,714	\$1,915,047			\$56,561,370

C. Multi-County Project Information

*If a proposed project benefits more than one county in the region, provide the manner in which the cost and funding of the proposed project shall be apportioned among the counties.*

*If more than 2 Counties benefit, please insert a Cost and Funding Source column for each subsequent county.*

**N/A**

School Name	County 1 Cost	Funding Source	Count 2 Cost	Funding Source	Total Cost
					\$
					\$
					\$
<b>TOTAL</b>					\$

D. Additional Information: *(no action required)*

While county financial conditions and bonding efforts will be considered and are strongly encouraged, they will not be the sole factors in determining eligibility for school projects to be funded, wholly or partially, by the SBA. Likewise, economies of scale, while an important aspect of efficiency and sound financial planning, should not be a deterrent for county school systems to seek funding from the SBA and shall not be a sole determining factor in awarding funding.

E. An accurate financial plan and proposed budget shall be required any time building projects are considered.