

GREENBRIER COUNTY

SBA Needs Project Evaluation Summary

Project Request:

Greenbrier County requests up to \$14,000,000 in SBA funding for an addition and renovations to White Sulphur Springs Elementary School. These funds will be used in partnership with a local contribution of \$405,454 for a total project cost of \$14,405,454.

Project Facts:

- In approved CEFP: Yes
- Number of Students affected: 332
- Annual Savings: \$125,000
- Cost Avoidance: \$2,500,000
- Project in Floodway / Flood Plain: No

Evaluation Criteria in W.Va. Code §18-9D-16:

I. Student Health & Safety

This project address critical student and teacher health and safety needs.

II. Economies of Scale

This project meets economies of scale: Yes

III. Reasonable Travel Time

This project meets the requirements in WV Code for maximum student travel time.

IV. Multi-County and Regional Planning

This project is a single-county project.

V. Curriculum Improvement and Diversification, including Technology and Distance Learning

This project has limited or indirect changes or improvements to curriculum delivery.

VI. Innovations in Education

This project includes some innovative curriculum and/or breakout STEM education.

VII. Adequate Space for Projected Student Enrollments

This project has a low utilization factor but proposes to address programmatic requirements.

VIII. History of Efforts taken by the County Board to Propose or Adopt Bond Issues of Special Levies

The County proposes bond issues and/or special levies regularly.

IX. Regularly Scheduled Preventative Maintenance

This project decreases PM required which has a positive impact on the county's PM plan.

Project Status:

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

- After reviewing the submitted documents and information, an on-site review was performed on 9/25/24 with Jeff Bryant, Superintendent, George Brooks, Director of Maintenance, and Tina Campbell of Greenbrier County Schools, along with Joyce VanGilder of the SBA Staff.
- On behalf of Greenbrier County Schools, a project budget and conceptual plan was established by The Thrasher Group.

Project Comments by the SBA Staff:

- White Sulphur Springs Elementary was constructed in 1967. The outdated facility presents critical safety, security and educational issues. Bus and parent drop-off/loading is not well defined and creates traffic issues along with safety concerns. The administration area is located away from the main entry, which allows access to the facility prior to checking into the main office. In addition, the Physical Education space is shared with the cafeteria and is partitioned by a curtain.
- The proposed project will address these concerns with renovations and an addition to the current facility. Renovations will include transforming the existing main entrance into a secure and well-defined space by constructing a new safe school entrance with a separate visitor entry. Updates to the existing HVAC system, doors, and windows will allow the county to operate more efficiently with significant cost savings. Roof and restroom upgrades address facility components that are nearing the end of their life expectancy. Bus and parent drop-off/loading zones will be reconfigured for better traffic control and provide safety for the students and staff. In addition, a new gymnasium will be constructed for improvement to the curriculum delivery and allow for an appropriate space for physical education learning.

Existing Building Evaluation Report
White Sulphur Springs Elementary School

- Year of Original Construction: 1967
- Number and Year of Major Additions: 1 - 2001
- Grade Configuration: PK-5
- Number of Classrooms: 23
- 2nd Month Enrollment (23-24 School Year): 317
- Building Program Capacity 498
- Building Program Utilization: 64%
- Building Total Square Footage 46,000 sq. ft.
- Site Size: 2 acres
- Site Adequacy: Adequate
- Site Access: Limited
- Parking Adequacy: Limited
- Flood Plain: No
- HVAC System Type: Electric; Gas Fired Boiler
- HVAC System Overall Condition: Fair
- Restroom Facilities: Adequate
- Food Service Facilities: Adequate
- On-site Review Conducted:
 - Fire Safety Deficiencies 0
 - Sanitation Reports 0
 - State Board of Risk/Insurance 0
- Overall Condition of the Building: Good

Project Finance Report

Greenbrier County

County's Proposed Finance Plan for this Project:

Funding Sources	County Proposal	Percent
SBA Funds:	\$14,000,000	97%
Local Funds:	\$ 405,454	3%
Other Funds: _____	\$ 0	0%
Total Funds:	\$14,405,454	100%

County Budget Information as of June 30, 2023:

Unrestricted Fund Balance: \$2,655,476 State Rank: 47th Distressed County: No

Bonding and Levy Capacities:

Bonding Capacity: \$110,137,964 Available Bonding Capacity: \$106,737,964
Excess Levy Capacity: \$15,421,366 Available Levy Capacity: \$7,710,682

History of SBA Funding:

- Net: \$ 2,396,703.59
- NEEDS: \$49,578,362.45
- MIP: \$ 4,075,750.45
- Emergency: \$ 0
- SAS: \$ 579,468.99
- **Total:** **\$56,630,285.48**

List of Needs Projects Funded:

- WGMS/Rupert ES Addition
- County-wide Building Program
- Alderson ES Relocation to Comm. Center

Ongoing SBA Project(s): Greenbrier East HS Roof (MIP 2025); Frankford ES A/R (NEEDS 2024); Alderson ES Renovations (NEEDS 2021)