

# GREENBRIER COUNTY

## SBA Needs Project Evaluation Summary

### **Project Request:**

Greenbrier County requests up to \$6,707,058 in SBA funding for an addition and renovations to Frankford Elementary School. These funds will be used in partnership with a local contribution of \$600,000 for a total project cost of \$7,307,058.

### **Project Facts:**

- In approved CEFP: Yes
- Number of Students affected: 231
- Annual Savings: \$22,611
- Cost Avoidance: \$460,000
- 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: No. (If no) Waiver requested submitted: 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 does not propose innovative educational offerings.

#### 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 increases maintenance required; however, the county has a PM plan in place.

**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 10/17/23 with Jeff Bryant, Superintendent, Dave McClure, George Brooks, and Linda King of Greenbrier County Schools, and Mark Miller 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:**

- Frankford Elementary was constructed in 1956 and the site is poorly organized, with educational facilities in six separate buildings with no clearly defined entrance. Bus loading, parent drop-off, and parking spaces are co-located on a single-loop access road that closely approaches the sidewalks used by students to travel between buildings. The administrative offices do not have a direct view of the entrance road or drop-off loop. There are three modular buildings on the campus that are beyond their intended useful life and continue to present challenges to county staff in maintaining them.
- Greenbrier County proposes to construct a centrally located administrative building within an area currently occupied by green space. This new addition will create a secure main entrance that administrative staff can directly monitor and provide enclosed circulation from each “wing” of the facility. The new building will feature an administrative suite, nursing services, and itinerant personnel workspaces including physical therapy, child psychologist, Title I interventionists, gifted education, Communities in Schools, and Rainelle Medical Center. An elevator and accessible restrooms will be included to bring the facility into better compliance with ADA regulations. The modular classrooms will be demolished.
- All structures on the campus will be connected with the construction of corridors to the new addition. Other improvements will include a centralized door access control system, a new electrical service to accommodate the new construction and needed improvements in the existing buildings (particularly in support of the HVAC system), and replacement of the existing sanitation packaging plant.

## Existing Building Evaluation Report

### Frankford Elementary School

- Year of Original Construction: 1956
- Number and Year of Major Additions: 4-1969, 1976, 1977, 1999
- Grade Configuration: PK-5
- Number of Classrooms: 21
- 2nd Month Enrollment (22-23 School Year): 209
- Building Program Capacity 387
- Building Program Utilization: 54%
- Building Total Square Footage 41,813 sq. ft.
- Site Size: 10 acres
- Site Adequacy: Adequate
- Site Access: Limited
- Parking Adequacy: Limited
- Flood Plain: No
- HVAC System Type: Electric
- 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: Fair

Project Finance Report

Greenbrier County

**County's Proposed Finance Plan for this Project:**

<b>Funding Sources</b>	<b>County Proposal</b>	<b>Percent</b>
SBA Funds:	\$6,707,058	92%
Local Funds:	\$ 600,000	8%
Other Funds: _____	\$ 0	0%
<b>Total Funds:</b>	<b>\$7,307,058</b>	<b>100%</b>

**County Budget Information as of June 30, 2022:**

Total County Budget: \$46,227,631

State Rank: 18<sup>th</sup>

Distressed County: No

**Bonding and Levy Capacities:**

Bonding Capacity: \$104,338,007

Available Bonding Capacity: \$97,728,007

Excess Levy Capacity: \$14,525,684

Available Levy Capacity: \$7,262,842

**History of SBA Funding:**

- Net: \$ 2,396,703.59
- NEEDS: \$42,871,304.45
- MIP: \$ 3,133,350.45
- Emergency: \$ 0
- SAS: \$ 579,468.99
- **Total: \$48,980,827.48**

**List of Needs Projects Funded:**

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

**Ongoing SBA Project(s): Alderson ES Renovations (2021 NEEDS)**