

## Executive Summary

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

**Introduction:** The Upshur County Board of Education requests approval of an amendment to their current 2020-2030 Comprehensive Educational Facilities Plan (CEFP).

**Changes:** Policy 6200 requires all local boards of education to submit amendments to CEFPs to the WVBE and the School Building Authority of West Virginia (SBA) for approval. The Upshur County Board of Education requests approval to revise their 2020-2030 CEFP to change the scope of plans for Buckhannon-Upshur Middle School (BUMS) and Buckhannon-Upshur High School (BUHS). BUMS is now planned to receive a new facility and become the first priority, while the existing BUHS facility will remain the county high school and only receive additions and renovations. In addition, the finance plan was revised to reflect the rejection of a school construction bond by the voters of Upshur County. This revision removes bond funding from the plan and proposes additional funding from the SBA.

**Impact:** This amendment aligns Upshur County's CEFP with the results of the failed bond issue and places the highest priority on the replacement of the middle school facility.

Administration

Dr. Sara Lewis-Stankus  
Superintendent

Dr. Debra Harrison  
Assistant Superintendent



Board of Education

Dr. Tammy Samples, President  
Mrs. Katie Loudin, Vice-President  
Dr. Greenbrier Almond  
Mrs. Kristi Wilkerson  
Mr. Patrick Long

Micah Whitlow  
Director, School Facilities Services  
Office of School Operations and Finance  
Building 6, Suite 650  
1900 Kanawha Boulevard, East  
Charleston, WV 25305

Dear Mr. Whitlow,

The Upshur County Board of Education has approved the amended CEFP for 2020-2030 on May 18, 2022. The plan has also been approved by Dr. Sara Lewis-Stankus, Superintendent of Upshur County.

Sincerely,

A handwritten signature in blue ink that reads "Sara Lewis-Stankus". The signature is written in a cursive style.

Dr. Sara Lewis-Stankus  
Superintendent

## Upshur County Schools

## 100.021 CEFP APPLICATION FOR AMENDMENT

*Instructions: Please provide details regarding the request for amendment for any part of the CEFP.*

<b>COUNTY</b>	<b>Upshur County</b>
<b>DATE</b>	May 1, 2022
<b>AMENDMENT TYPE</b>	BUDGET/PROJECT/OVERALL PLAN
<b>AMENDMENT #</b>	#1
<b>DATE AMENDMENT APPROVED BY LEA</b>	May 18, 2022
<b>SIGNATURE-COUNTY SUPERINTENDENT</b>	

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

The purpose of this CEFP Amendment is to redefine the scope previously established in the CEFP by the committee, as a new facility for Buckhannon-Upshur Middle School and make it our Priority #1 project. The current Buckhannon-Upshur High School will remain as a high school with additions and renovations rather than a new facility. The finance plan will not include a bond issue for funding.

#### 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.

<b>BUDGET ITEM</b>	<b>BUDGET AMOUNT</b>
<b>TOTAL PROJECT BUDGET APPROVED BY CEFP</b>	\$ 99,819,166.01
<b>A. SBA GRANT</b>	\$ 55,756,995.14
<b>B. BOND</b>	\$ 37,487,520.00
<b>C. OTHER (DESCRIBE) LOCAL</b>	\$ 6,574,650.88
<b>AMENDMENT TO THIS PROJECT BUDGET (+/-)</b>	\$ -31,765,799.13
<b>A. SBA GRANT</b>	\$ - 3,991,680.00
<b>B. BOND</b>	\$ -37,487,520.00
<b>C. OTHER (DESCRIBE) LOCAL</b>	\$ 9,713,400.88
<b>TOTAL PROJECT AMOUNT IF AMENDMENT APPROVED</b>	<b>\$ 68,053,366.01</b>

B. AMENDMENT TO EXISTING OR NEW PROJECT (Complete information on additional pages if 2, 3, or 4 are checked below)

<b>REVISE THE SCOPE OF AN EXISTING PROJECT</b>	<input checked="" type="checkbox"/>
<b>ADD A NEW PROJECT NOT CURRENTLY IN CEFP</b>	<input type="checkbox"/>
<b>NEW ADDITION OR RENOVATION PROJECT</b>	<input type="checkbox"/>
<b>TECHNOLOGY AND/OR BLDG. INFRASTRUCTURE IMPROVEMENTS</b>	<input type="checkbox"/>

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 additional pages)

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 WVBE 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, including revisions dates on all replacement sheets as per Section E.

This is not affected by the Amendment.

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)

This amendment is to replace the current middle school. Upshur County voters rejected the bond to build a new high school and renovate the current high school to a middle school.

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

The educational plan is not changed by this Amendment. The budget for the CEFP is reduced by building a middle school rather than a high school.

3. Describe how the existing facility plan does not and the proposed amendment does meet the following goals of the SBA as described in WV Code §18-9D-16:

a. Student health and safety including, but not limited to, critical health and safety needs.

This is not affected by the Amendment.

b. Economies of Scale, including compatibility with similar schools that have achieved the most economical organization, facility use, and pupil-teacher ratios.

This is not affected by the Amendment.

c. Reasonable Travel Time and practical means of addressing other demographic considerations

This is not affected by the Amendment.

d. Multi-County and regional planning to achieve the most effective and efficient instructional delivery system

This is not affected by the Amendment.

e. Curriculum improvements and diversification, including the use of instructional technology, distance learning and access to advanced courses in science, mathematics, language arts, and social studies

The amendment will improve the ability to conduct project-based learning at the middle school level.

f. Innovations in Education

Upshur County has been designated an Empowerment District by the West Virginia Department of Education. Building a new middle school will allow Upshur County to move forward with the innovation in education through project-based learning.

g. Adequate Space for projected student enrollments

This is not affected by the Amendment.

h. The history of efforts taken by the LEA to propose or adopt local school bond issues or special levies to the extent constitutionally permissible

The voters in the past have defeated bond issues and also defeated the most recent one on January 15, 2022.

i. Regularly scheduled preventive maintenance

The county uses the Preventative Maintenance software provided by the state to manage its preventative maintenance needs.

j. How the project will assure the prudent and resourceful expenditure of state funds and achieve the purposes of this article for constructing, expanding, renovating or otherwise improving and maintaining school facilities for a thorough and efficient education

This is not affected by the Amendment.

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.

Sections: [100.016.2](#), [100.016.3](#), [100.018](#)

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FOR WVDE AND SBA USE ONLY

WVDE Signature: \_\_\_\_\_

SBA Signature: \_\_\_\_\_

WVDE Approval Date: \_\_\_\_\_

SBA Approval Date: \_\_\_\_\_

## Upshur County Schools

### 100.016.2 Translating Educational Needs-Building Review – Amendment #1

Building Review and Recommendations Report, compiled alphabetically by school.

#### **BUCKHANNON-UPSHUR HIGH SCHOOL**

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

*Given the details gathered in the charts in 100.016.1 Translating Educational Needs- HS Attendance Overview, describe the existing facility with respect to how the facility adequately meets or does not adequately meet the objectives and information gathered in Phase I, which includes the Goals & Objectives, Educational Plan, Community Analysis, Population & Enrollment Study, and the Evaluation & Inventory of Existing Facilities.*

Buckhannon-Upshur High School was originally constructed in 1976 with 145,607 square feet, then the only addition was added in 2007 with 13,621 square feet. The building is constructed of masonry and steel construction with brick exterior. The roof was replaced on the original building with ballasted membrane; but the year of replacement is unknown. Mechanically fastened membrane was installed on the addition in 1976. The building is well maintained, however; systems are failing due to their age. Roofing needs replaced in this 10-year plan due to its age and deteriorating condition. A safe school entrance and installation of safe school bollards needs implemented for the safety/security of the staff and students along with lighting for the parking areas.

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

*Describe the existing site adequately meets or does not adequately meet WVBE Policy 6200 Chapter 2 – Site selection Criteria and the information and directives provided in Phase I of the CEFP.*

The site consists of 182.89 acres of which 99.14 acres is useable and is compliant with recommended acreage guidelines. The site is 100% out of the 100-year flood plain. The site is well organized with paved bus loading/unloading and adequate parking for visitors, staff, and students. Playfields and playcourts are above average.

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

*Describe any recommended changes to grade configuration(s), specific improvements/renovations necessary, new square footage required, or if a new facility is an option, based on the information and directives provided in Phase I of the CEFP. Identify specific inadequacies in the facility related to health and safety, building integrity, or educational capability of the facility and identify project(s) to address these needs.*

This facility is not in need of additional square footage, but it is recommended continuing its use with replacements and system upgrades. Most important should be the replacement of the roof, a safe school entrance, installation of safe school bollards and lighting for the parking areas to maintain the maximum safety for staff and students. Masonry also needs cleaned and sealed to maintain the integrity of the structure. The auxiliary gym is failing and will need to be addressed toward the end on the ten-year plan.

**Cost Estimates for Recommendations:**

*To implement the facility recommendations above, provide correlating **detailed** budgetary cost estimates that bring the facility into compliance with all WVDE, SBA, and State of West Virginia codes & standards.*

**\$ 9,468,847.59**



### **BUCKHANNON-UPSHUR MIDDLE SCHOOL 6-8**

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

*Given the details gathered in the charts in 100.016.1 Translating Educational Needs- HS Attendance Overview, describe the existing facility with respect to how the facility adequately meets or does not adequately meet the objectives and information gathered in Phase I, which includes the Goals & Objectives, Educational Plan, Community Analysis, Population & Enrollment Study, and the Evaluation & Inventory of Existing Facilities.*

The school originated in 1925 with 15,225 square feet, then had its first addition in 1952, second in 1958, third in 1968, fourth in 1977, fifth in 1993 and a sixth addition was added in 2001 making the facility 108,329 square feet. The structure is load bearing masonry, slab on grade, steel joists, masonry exterior, masonry interior, and mechanically fastened roofing. The three-story structure has been well maintained over the years, but many systems have or are failing the facility. Many areas do not comply with current Building and Fire Codes as well as the American Disabilities Act.

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

*Describe the existing site adequately meets or does not adequately meet WVBE Policy 6200 Chapter 2 – Site selection Criteria and the information and directives provided in Phase I of the CEFP.*

The site is situated on 16.98 acres of which 15.75 acres is useable and is compliant with recommended acreage guidelines. The site is 100% out of the 100-year flood plain. The site is well organized with paved bus loading/unloading. Parking is inadequate for visitors and staff and is inadequately lit for security/safety reasons of visitors and staff. Physical education playfields and playcourts are in average condition.

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

*Describe any recommended changes to grade configuration(s), specific improvements/renovations necessary, new square footage required, or if a new facility is an option, based on the information and directives provided in Phase I of the CEFP. Identify specific inadequacies in the facility related to health and safety, building integrity, or educational capability of the facility and identify project(s) to address these needs.*

This facility is in desperate need of repair and needs replaced to meet the needs of Middle School curriculum and ADA accessibility.

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

*To implement the facility recommendations above, provide correlating **detailed** budgetary cost estimates that bring the facility into compliance with all WVDE, SBA, and State of West Virginia codes & standards.*

*\$30,713,400.00 – 17,603,057.06 to improve current facility*

### **BUCKHANNON ACADEMY ELEMENTARY SCHOOL PK-5**

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

*Given the details gathered in the charts in 100.016.1 Translating Educational Needs- HS Attendance Overview, describe the existing facility with respect to how the facility adequately meets or does not adequately meet the objectives and information gathered in Phase I, which includes the Goals & Objectives, Educational Plan, Community Analysis, Population & Enrollment Study, and the Evaluation & Inventory of Existing Facilities.*

The school originated in 1930 with 23,786 square feet, then had its first addition in 1969, second in 1986, third in 1992, fourth in 1994 and a fifth addition was added in 2008 make the facility 87,377 square feet. The structure is load bearing masonry, slab on grade, beams/tectum roof structure, masonry exterior wall, ceramic tile interior walls, and mechanically fastened roofing system. The 1930 original structure is slated to close in the current CEFP transitioning it to a PK-4, the structure continues to have systems issues. Also, the 1992 addition has HVAC failure issues.

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

*Describe the existing site adequately meets or does not adequately meet WVBE Policy 6200 Chapter 2 – Site selection Criteria and the information and directives provided in Phase I of the CEFP.*

The site is situated on 4.623 acres of which 4.623 acres is useable and is not compliant with recommended acreage guidelines. This site is 100% out of the 100-year flood plain. After the 2006 addition it facilitated in improved flow and safety of paved bus loading/unloading. Additional green space physical education playfields/playcourts are needed at this facility.

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

*Describe any recommended changes to grade configuration(s), specific improvements/renovations necessary, new square footage required, or if a new facility is an option, based on the information and directives provided in Phase I of the CEFP. Identify specific inadequacies in the facility related to health and safety, building integrity, or educational capability of the facility and identify project(s) to address these needs.*

This facility needs replacement square footage for the demolition of the original 1930 building with a new multi-purpose building and connection to the existing facility. It is recommended continuing its use as an elementary school with replacements and system upgrades. Replacement of HVAC, clean and seal masonry for longevity of facility, and safe school entry improvements to protect staff and students.

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

*To implement the facility recommendations above, provide correlating **detailed** budgetary cost estimates that bring the facility into compliance with all WVDE, SBA, and State of West Virginia codes & standards.*

**\$ 6,268,565.27**

### FRENCH CREEK ELEMENTARY SCHOOL PK-5

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

*Given the details gathered in the charts in 100.016.1 Translating Educational Needs- HS Attendance Overview, describe the existing facility with respect to how the facility adequately meets or does not adequately meet the objectives and information gathered in Phase I, which includes the Goals & Objectives, Educational Plan, Community Analysis, Population & Enrollment Study, and the Evaluation & Inventory of Existing Facilities.*

The one-story, 26,300 square foot structure was built in 1983. The structure has been well maintained. The structure is load bearing masonry, slab on grade, roof steel joists, masonry exterior walls, masonry interior walls, and mechanically fastened roofing system.

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

*Describe the existing site adequately meets or does not adequately meet WVBE Policy 6200 Chapter 2 – Site selection Criteria and the information and directives provided in Phase I of the CEFP.*

The site is situated on 23.21 acres of which 15.83 acres is useable and is compliant with recommended acreage guidelines. This site is 100% out of the 100-year flood plain. The site is well organized for unloading/loading of students. The parking is inadequately lit for the safety of visitors and staff. The physical education playfields/playcourts are in good condition. However, walkways need improvements at this facility.

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

*Describe any recommended changes to grade configuration(s), specific improvements/renovations necessary, new square footage required, or if a new facility is an option, based on the information and directives provided in Phase I of the CEFP. Identify specific inadequacies in the facility related to health and safety, building integrity, or educational capability of the facility and identify project(s) to address these needs.*

It is recommended continuing its use as an elementary school with replacements and system upgrades. Safe school entry improvements to protect staff and students. Also, cleaning and sealing exterior masonry, lintel repairs, window replacement, doors/frames replacement to improve the longevity of the structure. Also, acoustical treatments in gym and commons area would utilize the structure to every potential for elementary education purposes.

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

*To implement the facility recommendations above, provide correlating **detailed** budgetary cost estimates that bring the facility into compliance with all WVDE, SBA, and State of West Virginia codes & standards.*

**\$ 1,240,350,79**

### HODGESVILLE ELEMENTARY SCHOOL PK-5

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

*Given the details gathered in the charts in 100.016.1 Translating Educational Needs- HS Attendance Overview, describe the existing facility with respect to how the facility adequately meets or does not adequately meet the objectives and information gathered in Phase I, which includes the Goals & Objectives, Educational Plan, Community Analysis, Population & Enrollment Study, and the Evaluation & Inventory of Existing Facilities.*

The school originated in 1966 with 8,722 square feet, with a first addition in 1986 and a more recent second addition in 2019 bring the total square footage for the facility to 15,598 square feet. The structure has been maintained very well. The addition in 2019 will only leave improvements for kitchen and dining expansion as well as some support instructional spaces. The structure is load bearing masonry, slab on grade, steel joist roof structure, masonry exterior walls, masonry interior walls, and modified bitumen roof replacement in 2019.

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

*Describe the existing site adequately meets or does not adequately meet WVBE Policy 6200 Chapter 2 – Site selection Criteria and the information and directives provided in Phase I of the CEFP*

The site is situated on 5 acres of which 5 acres is useable and is compliant with recommended acreage guidelines. The site is 100% out of the 100-year flood plain. The site is well organized for unloading/loading of students. The parking lot is inadequately lit for the safety of visitors, staff and students. The physical education playfields/playcourts are adequate but in poor condition.

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

*Describe any recommended changes to grade configuration(s), specific improvements/renovations necessary, new square footage required, or if a new facility is an option, based on the information and directives provided in Phase I of the CEFP. Identify specific inadequacies in the facility related to health and safety, building integrity, or educational capability of the facility and identify project(s) to address these needs.*

It is recommended continuing its use as an elementary school with an addition, replacement and system upgrades. A new addition should be considered since the school is almost at program capacity at 92% and desirable standard utilization is 85%. This addition would support additional instructional spaces for special education/resource, kitchen and dining expansion, some interior upgrades and installation of safe school bollards to further protect visitors, staff and students.

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

*To implement the facility recommendations above, provide correlating **detailed** budgetary cost estimates that bring the facility into compliance with all WVDE, SBA, and State of West Virginia codes & standards.*

**\$ 2,419,754,22**

### ROCK CAVE ELEMENTARY SCHOOL PK-5

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

*Given the details gathered in the charts in 100.016.1 Translating Educational Needs- HS Attendance Overview, describe the existing facility with respect to how the facility adequately meets or does not adequately meet the objectives and information gathered in Phase I, which includes the Goals & Objectives, Educational Plan, Community Analysis, Population & Enrollment Study, and the Evaluation & Inventory of Existing Facilities.*

The one-story school originated in 1971 with 9,800 square feet, with the first and only addition added in 1988 bringing the total square footage for the facility to 17,104 square feet which includes two portable buildings added in 1995. The structure has been well maintained. The structure is load bearing masonry, slab on grade, steel joist roof structure, masonry exterior walls, masonry interior walls, and modified bitumen roof replacement in 2016.

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

*Describe the existing site adequately meets or does not adequately meet WVBE Policy 6200 Chapter 2 – Site selection Criteria and the information and directives provided in Phase I of the CEFP.*

The site is situated on 9.02 acres of which 6.42 is useable and is compliant with recommended acreage guidelines. The site is 100% out of the 100-year flood plain. The site needs improvements for better implementation of unloading/loading of students. The parking lot needs milled and re-paved. The access road in and off the property is inadequate. The physical education playfields/playcourts are in good condition.

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

*Describe any recommended changes to grade configuration(s), specific improvements/renovations necessary, new square footage required, or if a new facility is an option, based on the information and directives provided in Phase I of the CEFP. Identify specific inadequacies in the facility related to health and safety, building integrity, or educational capability of the facility and identify project(s) to address these needs.*

While this site and building has several deficiencies, it is recommended continuing its use as an elementary school with cleaning and sealing of masonry, limited number of exterior windows and door replacement, restroom renovations, interior doors and door hardware replacement, milled and repaved parking lot. A new addition should be considered since the school is almost at program capacity at 80% with a desirable standard utilization of 85%. This addition would support additional instructional spaces for staff and students along with administrative space and a Safe School Entry Improvements and installation of safe school bollards to further protect visitors, staff and students. Need to address waste treatment and sprinkler system. With all the deficiencies noted, it could be warranted for replacement since its over the 70 level of the FCI of 75.21.

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

*To implement the facility recommendations above, provide correlating **detailed** budgetary cost estimates that bring the facility into compliance with all WVDE, SBA, and State of West Virginia codes & standards.*

**\$ 4,333,424.83**

### TENNERTON ELEMENTARY SCHOOL PK-5

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

*Given the details gathered in the charts in 100.016.1 Translating Educational Needs- HS Attendance Overview, describe the existing facility with respect to how the facility adequately meets or does not adequately meet the objectives and information gathered in Phase I, which includes the Goals & Objectives, Educational Plan, Community Analysis, Population & Enrollment Study, and the Evaluation & Inventory of Existing Facilities.*

The one-story school originated in 1958 with 4,225 square feet, with the final fourth addition taking place in 1988 bringing the total square footage for the facility at 21,715 square feet which includes one portable building added in 1979. The structure is load bearing masonry, slab on grade, steel joist roof structure, masonry exterior walls, masonry interior walls, and membrane roof replacement in 2018.

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

*Describe the existing site adequately meets or does not adequately meet WVBE Policy 6200 Chapter 2 – Site selection Criteria and the information and directives provided in Phase I of the CEFP.*

The site is situated on 15.55 of which 15.55 acres is useable and is compliant with recommended acreage guidelines. The site is 100% out of the 100-year flood plain. Improvements was made to the site in 2019 to improve drainage conditions and problems occurring in the building. Site improvements needs to be made for better implementation of bus access for unloading/loading of students in a safe manner. The physical education playfields/playcourts are in good condition.

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

*Describe any recommended changes to grade configuration(s), specific improvements/renovations necessary, new square footage required, or if a new facility is an option, based on the information and directives provided in Phase I of the CEFP. Identify specific inadequacies in the facility related to health and safety, building integrity, or educational capability of the facility and identify project(s) to address these needs.*

It is recommended continuing its use as an elementary school with cleaning and sealing of masonry to extend the longevity of the structure. Also, Safe School Entry improvements per the 2019 NEEDS project is recommended which will also include safe school bollards to further protect visitors, staff, and students. This 2019 NEEDS project would help better facilitate the overcrowding issue at this facility. The facility is currently at 98% on program capacity with 85% as the desirable utilization of the facility.

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

*To implement the facility recommendations above, provide correlating **detailed** budgetary cost estimates that bring the facility into compliance with all WVDE, SBA, and State of West Virginia codes & standards.*

**\$ 2,658,714.05**

### UNION ELEMENTARY SCHOOL PK-5

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

*Given the details gathered in the charts in 100.016.1 Translating Educational Needs- HS Attendance Overview, describe the existing facility with respect to how the facility adequately meets or does not adequately meet the objectives and information gathered in Phase I, which includes the Goals & Objectives, Educational Plan, Community Analysis, Population & Enrollment Study, and the Evaluation & Inventory of Existing Facilities.*

This one-story school originated in 1988 with 28,019 square feet. The structure is load bearing masonry, slab on grade, steel joist roof structure, masonry exterior walls, masonry interior walls, and a membrane, ballasted roof that needs addressed immediately because of its deficiency. The building has been well maintained.

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

*Describe the existing site adequately meets or does not adequately meet WVBE Policy 6200 Chapter 2 – Site selection Criteria and the information and directives provided in Phase I of the CEFP.*

The site is situated on 15 acres of which 15 acres is useable and is compliant with recommended acreage guidelines. The site is 100% out of the 100-year flood plain. Site improvements needs to be made for better implementation of bus access for unloading/loading of student in a safe manner. Parking lot is well lit and adequate for visitors and staff.

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

*Describe any recommended changes to grade configuration(s), specific improvements/renovations necessary, new square footage required, or if a new facility is an option, based on the information and directives provided in Phase I of the CEFP. Identify specific inadequacies in the facility related to health and safety, building integrity, or educational capability of the facility and identify project(s) to address these needs.*

It is recommended continuing its use as an elementary school with cleaning and sealing of masonry to extend the longevity of the structure. The roof needs immediate attention as well as Safe School Entry improvements which will also include safe school bollards to further protect visitors, staff, and students. The facility is currently at 90% on program capacity with 85% as the desirable utilization of this facility. The needs of this school in the ten-year period could possibly change to include an addition if student enrollment continues to grow at this facility.

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

*To implement the facility recommendations above, provide correlating **detailed** budgetary cost estimates that bring the facility into compliance with all WVDE, SBA, and State of West Virginia codes & standards.*

**\$ 1,637,987.47**

### WASHINGTON DISTRICT ELEMENTARY SCHOOL PK-5

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

*Given the details gathered in the charts in 100.016.1 Translating Educational Needs- HS Attendance Overview, describe the existing facility with respect to how the facility adequately meets or does not adequately meet the objectives and information gathered in Phase I, which includes the Goals & Objectives, Educational Plan, Community Analysis, Population & Enrollment Study, and the Evaluation & Inventory of Existing Facilities.*

This one-story school originated in 1981 with 19,000 square feet. The structure is load bearing masonry, slab on grade, steel joist roof structure, masonry exterior walls, masonry interior walls, and metal panel roofing system. The building has been well-maintained.

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

*Describe the existing site adequately meets or does not adequately meet WVBE Policy 6200 Chapter 2 – Site selection Criteria and the information and directives provided in Phase I of the CEFP.*

The site is situated on 53.14 acres of which 4.24 acres is presently useable, but the site is adequate for expansion which makes it compliant with recommended acreage guidelines. The site is 100% out of the 100-year flood plain. The parking lot is not well lit but there is an adequacy of parking for visitors and staff. The site is well organized for unloading/loading of students. The physical education playfields/playcourts are in good condition.

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

*Describe any recommended changes to grade configuration(s), specific improvements/renovations necessary, new square footage required, or if a new facility is an option, based on the information and directives provided in Phase I of the CEFP. Identify specific inadequacies in the facility related to health and safety, building integrity, or educational capability of the facility and identify project(s) to address these needs.*

This facility is not in need of additional square footage. It is recommended continuing its use as an elementary school with partial replacement of roofing, HVAC improvements, interior improvements, and Safe Schools Entry improvements to include safe school bollards to further protect visitors, staff, and students. Cleaning and sealing of masonry to extend the longevity of the structure.

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

*To implement the facility recommendations above, provide correlating **detailed** budgetary cost estimates that bring the facility into compliance with all WVDE, SBA, and State of West Virginia codes & standards.*

**\$ 1,451,529.02**



Upshur County Schools

100.016.3 Translating Educational Needs into Facility Needs – Amendment #1

A. A Feeder School Summary Report

	<del>New</del> Buckhannon Upshur HS 9-12 (1,048)	
	New Buckhannon Upshur MS 6-8 (877)	
Buckhannon Academy PK-5 (549)	French Creek Pk-5 (246)	Hodgesville PK-5 (174)
Rock Cave PK-5 (136)	Tennerton PK-5 (296)	Union PK-5 (305)
	Washington District PK-5 (131)	

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.

*Buckhannon-Upshur High School Attendance Area*

<b>Facility Name</b>	<b>Re-designation/Closure</b>	<b>Proposed Date Change</b>
<b>Buckhannon-Upshur HS</b>	<del>Buckhannon-Upshur Middle</del>	<del>2024</del>
<b>Buckhannon-Upshur MS</b>	<u>New Buckhannon-Upshur Middle School</u>	<u>2025/2026</u>
<b>Buckhannon Academy PK-5</b>		
<b>French Creek PK-5</b>		
<b>Hodgesville PK-5</b>		
<b>Rock Cave PK-5</b>		
<b>Tennerton PK-5</b>		
<b>Union PK-5</b>		
<b>Washington District PK-5</b>		

## 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.

**Buckhannon-Upshur High School Attendance Area**

<b>Building Use</b>	<b>Buckhannon-Upshur High School Name</b>
Functional School	X
Continued School	<del>X as a Middle School</del>
Closed School	
Transitional School	
New School (Replacement)	
Consolidated School	
<b>Building Improvements</b>	
New Construction (Addition)	
Site Improvements	X
Building Repair	X
Building Envelope Renovation (New Comp)	
Interior Remodeling (Sp Imp)	X
New Interior Finishes	X
Window Replacement	X
Doors & Frame Replacement	X
Plumbing Renovations	
Heating/Ventilation Improvement	
Air Conditioning	X
Special Use Space Improvements (Technology, Media etc.)	
Roof Repair	
Accessibility Improvements	
Health & Safety Improvements	X
Furnishing & Equipment Improvements	
Portable Replacement	

Building Use	Buckhannon-Upshur Middle School	
Functional School		
Continued School		
Closed School	<del>X (Partial use for Upshur County Senior Center)</del>	
Transitional School		
New School (Replacement)	<u>X</u>	
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		
Doors & Frame Replacement		
Plumbing Renovations		
Heating/Ventilation Improvement		
Air Conditioning		
Special Use Space Improvements (Technology, Media etc.)		
Roof Repair		
Accessibility Improvements		
Health & Safety Improvements		
Furnishing & Equipment Improvements		
Portable Replacement		

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

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

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

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

Total Estimated Expenditures in This Attendance Area: ~~\$99,819,166.01~~ **\$68,053,366.01**

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
Buckhannon-Upshur HS	<del>P</del> <del>T</del>	<del>Buckhannon-Upshur Middle School</del>
Buckhannon-Upshur MS	C <u>Facility Replacement</u>	<u>Upshur County Senior Living</u> <u>New owners will be sought and building will be managed responsibly as to not be a nuisance to the community.</u>
Buckhannon Academy PK-5	P	
French Creek PK-5	P	
Hodgesville PK-5	P	
Rock Cave PK-5	P	
Tennerton PK-5	P	
Union PK-5	P	
Washington District PK-5	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.

School	Repair / Renovations	Budgeted Cost	Anticipated Completion
Buckhannon Upshur HS	Safe School Entry & Bollards	\$ 335,066	<del>2022</del> <u>2024</u>
Buckhannon Academy ES	Safe School Entry & Bollards	\$ 311,958	<del>2022</del> <u>2024</u>
French Creek ES	Safe School Entry & Bollards	\$ 300,404	<del>2022</del> <u>2024</u>
Hodgesville ES	Safe School Bollards	\$ 11,554	<del>2022</del> <u>2024</u>
Rock Cave ES	Safe School Entry & Bollards	\$ 115,540	<del>2022</del> <u>2024</u>
Tennerton ES	Safe School Entry & Bollards per 2019 Needs project	\$2,070,788	<del>2022</del> <u>2024</u>



Union ES	Safe School Entry & Bollards	\$ 300,404	<del>2022</del> <u>2024</u>
Washington District ES	Safe School Entry & Bollards	\$ 300,404	<del>2022</del> <u>2024</u>

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)
<u>1</u>	<u>Buckhannon Upshur High</u>	<u>New Comprehensive Career &amp; Technical High School</u>	<u>62,479,200</u>	<u>2024</u>
1	Buckhannon Upshur Middle	<u>Renovate High School for a New Middle School</u>	<u>30,713,400</u> <u>9,468,847</u>	2025/ <u>2026</u>
2	Tennerton	Additions / Renovations	3,786,759	<del>2023</del> <u>2024</u>
3	Rock Cave	Additions / Renovations	5,714,127	<del>2024</del> <u>2025</u>
4	Union	Additions / Renovations	2,371,539	<del>2025</del> <u>2026</u>
5	Hodgesville	Additions / Renovations	3,869,076	<del>2026</del> <u>2027</u>
6	Buckhannon Academy	Additions / Renovations	7,107,351	<del>2027</del> <u>2028</u>
7	French Creek	Additions / Renovations	2,621,365	<del>2028</del> <u>2029</u>
8	Washington District	Additions / Renovations	2,400,898	<del>2029</del> <u>2030</u>
<u>9</u>	<u>Buckhannon-Upshur High School</u>	<u>Additions / Renovations</u>	<u>9,468,847</u>	<u>2031</u>

Use additional rows if necessary.

Upshur 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	\$ 27,871,118.43
Intermediate Schools	\$
Middle Schools	\$ <del>9,468,847.59</del>
High Schools	\$ <del>9,468,847.59</del>
New Schools	\$ <del>30,713,400.00</del> <del>62,479,200.00</del>
<b>TOTAL</b>	<b><del>68,053,366.01</del> <del>99,819,166.01</del></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.

**Funding Source:** Local funds, bond issue, SBA NEEDs and MIP Grants

**Funding Source Total:** \$ ~~68,053,366.01~~ ~~99,819,166.01~~

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>
None	\$ 0			
	\$			
	\$			

<b>Outstanding Levy Indebtedness</b>	<b>Total Obligation</b>	<b>As of Date</b>	<b>Amount encumbered Annually</b>	<b>Renewal date(s)</b>
None	\$ 0			
	\$			
	\$			

<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>
HVAC Capitol Lease	\$ 595,980	6/30/2020	\$ 176,705	2024
Bleacher	\$ 179,640	6/30/2020	\$ 44,976	2024
Bus Purchase	\$ 48,731	6/30/2020	\$ 16,295	2023
Apple	\$ 539,540	6/30/2020	\$ 134,885	2024
Insite	\$ 1,596,129	6/30/2020	\$ 536,885	2023
QZAB	\$ 242,800	6/30/2020	\$ 82,661	2023
Washington District WWTP	\$ 199,169	6/30/2020	\$ 70,037	2023

B. Cost of Needed Improvements by Project

Please complete the funding for each project below. List each project in priority order. Utilize the highest grade to categorize the school. Also include the grade classification in the school name.

School Name	R eg ul ar Le vy	Exc ess Le vy	Phase 1 Local Bond	Local	SBA (Needs)	SBA (MIP)	Phase 1	Phase 2	Total County and SBA Funding
<b>Elementary Schools Subtotal</b>				<b>2,787,111.84</b>	<b>23,002,530.26</b>	<b>2,081,476.32</b>	<b>11,438,054.53</b>	<b>19,130,613.77</b>	<b>27,871,118.43</b>
<b>Priority #6</b>									
Buckhannon Academy				710,735.10	5,707,122.17	689,493.73		7,062,351.00	7,107,351.00
<b>Priority #7</b>									
French Creek				262,136.57	2,114,732.09	244,497.08		2,621,365.74	2,621,365.74
<b>Priority #5</b>									
Hodgesville				386,907.64	3,163,451.69	318,717.09		3,869,076.43	3,869,076.43
<b>Priority #3</b>									
Rock Cave				571,412.78	4,716,684.41	426,030.64	5,374,440.23	479,144.38	5,714,127.83
<b>Priority #2</b>									
Tennerton				378,676.00	3,226,108.46	181,975.50	3,692,074.92	296,880.03	3,786,759.95
<b>Priority #4</b>									
Union				237,153.94	2,087,591.74	46,793.70	2,371,539.38		2,371,539.38
<b>Priority #8</b>									
Washington District				240,089.81	1,986,839.70	173,968.58		4,801,796.18	2,400,898.09

<b>Middle Schools Subtotal</b>									
<b>High Schools Subtotal</b>									
<b>Buckhannon-Upshur HS</b>			<u>3,787,539.03</u>	<u>5,681,308.55</u>				<u>9,468,847.59</u>	<u>9,468,847.59</u>
<b>New Schools Subtotal</b>		<b><u>43,168,828.55</u></b>	<b><u>9,713,400.00</u></b>	<b><u>21,000,000</u></b>		<b><u>30,713,400.00</u></b>		<b><u>71,948,047.59</u></b>	<b><u>30,713,400.00</u></b>
<b>Priority #1</b>									
<b>New Buckhannon Upshur Middle</b>		<u>5,681,308.55</u>	<u>9,713,400.00</u>	<u>21,000,000</u>		<u>30,713,400.00</u>		<u>9,468,847.59</u>	<u>30,713,400.00</u>
<b>Buckhannon Upshur High</b>		<u>37,487,520.00</u>		<u>3,787,539.03</u>		<u>9,468,847.59</u>			<u>9,468,847.59</u>
<b>Total All Locations</b>		<b><u>43,168,828.55</u></b>	<b><u>16,288,050.88</u></b>	<b><u>49,683,838.81</u></b>	<b><u>2,081,476.32</u></b>	<b><u>42,151,454.53</u></b>	<b><u>28,599,461.35</u></b>	<b><u>68,053,366.01</u></b>	<b><u>68,053,366.01</u></b>

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.*

School Name	County 1 Cost	Funding Source	Count 2 Cost	Funding Source	Total Cost
NA					\$ 0
					\$
					\$
<b>TOTAL</b>					\$ 0

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.

This will be accommodated when a project is submitted for funding.