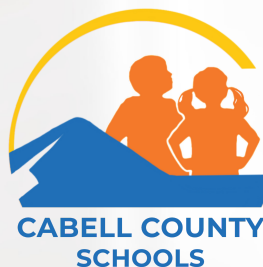


FAQ

Cabell County Schools Capital Improvement Planning Process

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Cabell County Schools Capital Improvement Planning Process



FAQ

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FAQ

Cabell County Schools Capital Improvement Planning Process

QUESTION 1

DOES CABELL COUNTY SCHOOLS HAVE A CAPITAL IMPROVEMENT OR FACILITIES IMPROVEMENT PLAN, AND HOW WAS IT DEVELOPED?

ANSWER

Yes. Cabell County Schools has developed a Comprehensive Educational Facilities Plan (CEFP) which is a mandated requirement for county boards of education. It necessitates the creation of an approved plan filed with the West Virginia Department of Education and the West Virginia School Building Authority. These plans are developed every ten years and updated annually, with our most recent plan submitted and approved in 2020. An inclusive group of stakeholders was convened to offer feedback and contribute to the formulation of the district's facility requirements. The CEFP also mandates that districts prioritize projects based on their urgency. Approximate costs for these projects were included. Furthermore, the CEFP played a pivotal role in shaping the bond call that received voter approval in August 2020. This enabled Cabell County Schools to simultaneously address multiple substantial construction projects.

QUESTION 2

WHAT PROJECTS WERE INCLUDED IN THE CFP?

ANSWER

*SBA-SCHOOL BUILDING AUTHORITY

*ESSER-ELEMENTARY AND SECONDARY SCHOOL EMERGENCY RELIEF FUND

| Priority Rank | School Name | Project Type | Original Budgeted Cost in 2020 | Anticipated Completion Date | Updated Status | Funding |
|---------------|--------------------------|-----------------------|--------------------------------|-----------------------------|----------------|----------------|
| 1 | Davis Creek Elementary | New School | 19,896,000 | 2023 | In Progress | Bond |
| 2 | Hite Saunders Elementary | Renovation | 2,236,000 | 2022 | In Progress | Bond ESSERF |
| 3 | Meadows Elementary | New School | 16,999,000 | 2023 | In Progress | Bond SBA |
| 4 | Milton Elementary | New School | 20,071,000 | 2023 | In Progress | Bond Gen. Fund |
| 5 | Cabell Midland High | Safe School Entrance | 3,220,000 | 2022 | In Progress | Bond |
| 6 | Huntington High | Safe School Entrance | 3,220,000 | 2023 | In Progress | Bond |
| 7 | CCCTC | New School | 41,486,000 | 2022 | In Progress | Bond |
| 8 | Altizer Elementary | Renovation | 3,082,040 | 2023 | In Progress | SBA |
| 9 | Ona Elementary | New School | 13,557,120 | 2026 | | |
| 10 | Nichols Elementary | Renovation | 3,072,000 | 2022 | In Progress | Bond ESSERF |
| 11 | Huntington East Middle | Shared Football Field | 2,250,000 | 2027 | | |
| 12 | Huntington Middle | Shared Football Field | 2,250,000 | 2027 | | |
| 13 | Cabell Midland High | Auditorium Upgrades | 4,800,000 | 2027 | | |

| Priority Rank | School Name | Project Type | Original Budgeted Cost in 2020 | Anticipated Completion Date | Updated Status | Funding |
|---------------|--------------------------|---------------------|--------------------------------|-----------------------------|------------------------|-----------|
| 14 | Huntington High | Auditorium Upgrades | 4,800,000 | 2027 | | |
| 15 | Cabell Midland High | Media Upgrades | 3,000,000 | 2023 | Completed | Bond |
| 16 | Huntington High | Media Upgrades | 3,000,000 | 2023 | Completed | Bond |
| 17 | Central City Elementary | HVAC Upgrades | 2,227,880 | 2030 | | |
| 18 | Cox Landing Elementary | New School | 11,600,000 | 2030 | | |
| 19 | Culloden Elementary | HVAC Upgrades | 1,614,160 | 2030 | | |
| 20 | Guyandotte Elementary | HVAC Upgrades | 1,503,280 | 2030 | | |
| 21 | Martha Elementary | HVAC Upgrades | 2,069,640 | 2030 | | |
| 22 | Salt Rock Elementary | HVAC Upgrades | 2,603,450 | 2030 | | |
| 23 | Southside Elementary | HVAC Upgrades | 2,084,840 | 2030 | | |
| 24 | Spring Hill Elementary | HVAC Upgrades | 2,249,080 | 2030 | | |
| 25 | Village of Barboursville | HVAC Upgrades | 2,556,280 | 2030 | Substantial Completion | Gen. Fund |
| 26 | Barboursville Middle | HVAC Upgrades | 4,381,120 | 2030 | | |
| 27 | Milton Middle | HVAC Upgrades | 3,355,030 | 2030 | | |
| 28 | Cabell Midland High | HVAC Upgrades | 11,448,320 | 2030 | | |

| Priority Rank | School Name | Project Type | Original Budgeted Cost in 2020 | Anticipated Completion Date | Updated Status | Funding |
|---------------|---------------------|----------------------------|--------------------------------|-----------------------------|----------------|---------|
| 29 | Cabell Midland High | Cafeteria Kitchen Upgrades | 2,000,000 | 2030 | | |
| 30 | Cabell Midland High | Restroom Upgrades | 2,000,000 | 2023 | In Progress | Bond |
| 31 | Cabell Midland High | Additional CTE Spaces | 2,000,000 | 2030 | | |
| 32 | Huntington High | HVAC Upgrades | 10,576,360 | 2030 | | |
| 33 | Huntington High | Cafeteria Kitchen Upgrades | 2,000,000 | 2030 | | |
| 34 | Huntington High | Restroom Upgrades | 2,000,000 | 2023 | In Progress | Bond |
| 35 | Huntington High | Additional CTE Spaces | 2,000,000 | 2030 | | |

West Virginia Code §18-9D-2 and WVBE Policy 6200 require each county board, the Multi-County Vocational Centers (MCVC), and the WV Schools for the Deaf & the Blind (WVSDB) to update their Comprehensive Educational Facilities Plan (CEFP) annually.

The Cabell County Schools CEFP kicked-off on September 26, 2019, with an Educational Futures Conference. The purpose of this Educational Futures Conference was to collect feedback from the community regarding the future of education in Cabell County. Items discussed included emerging trends, technology, and facility needs. Cabell County Schools engaged approximately 150 community members, business leaders, staff, parents, students, school administration, district administration and board members.

The CEFP process was divided into six separate steps as presented in the graphic on the next page, with a steering committee conducting regular meetings along the way.



QUESTION 3

WHY ARE PROJECTS EXCEEDING THEIR BUDGET?

ANSWER

Initial estimates for these projects were provided in 2020, prior to the COVID-19 pandemic. While these projects are surpassing their budgets, factors such as inflation and supply chain disruptions have escalated construction costs. At present, projects cost approximately 35%-45% more than they did three years ago. This is a statewide trend and is not isolated to Cabell County projects.

QUESTION 4

IF CONSTRUCTION PROJECTS EXCEED THEIR BUDGETS, HOW DOES THE COUNTY MITIGATE COSTS?

ANSWER

All projects are designed prior to going out for bid, and we must adhere to the maximum square footage requirements based on the schools enrollment. The design process includes measures that ensure the school is not overdesigned and is appropriately sized for the anticipated enrollment. We are required to competitively bid all major construction projects. Competitive, sealed bids are submitted and opened during a public meeting. The contract is awarded to the lowest bidder that fulfills the specified requirements. Due to the COVID-19 pandemic, bids statewide now exceed projected costs from 2020. In such cases, we collaborate with the architect, contractor, and design committee to engage in value engineering. This entails considering alternatives and opting for more cost-efficient materials. However, the primary focus during value engineering remains maintaining the integrity of the original project. All projects follow WVDE Policy 6200, Planning of School Facilities.

QUESTION 5

HOW ARE SCHOOL SITES SELECTED?

ANSWER

Selecting an appropriate site for a new school is a complex process. Several factors including cost, location, feasibility, impact, and space come into play. The design team collaborates with architects and environmental engineers to identify feasible locations. Once these options are narrowed down, they are evaluated using a predetermined rubric. It's important to acknowledge that no location is flawless. Below you will find the site selection evaluation for Meadows Elementary:

THE PROPOSED NEW MEADOWS ELEMENTARY SCHOOL

In the following table, green denotes the most desirable outcome, while red indicates the least desirable outcome. The team used various variables to determine which of these potential solutions would serve the local area the best.

| Criteria | Existing Meadows Site | Spring Hill Property | Rt. 10 Site (Turman Property) |
|--|-----------------------|----------------------|----------------------------------|
| Size- 6 usable acres (5 usable acres plus 1 additional acre for every 100 students over 240) (per policy 6200) | Least Desirable | Less Desirable | Most Desirable |
| Geographic Centrality | Most Desirable | Most Desirable | Less Desirable |
| Enrollment Centrality | Most Desirable | Most Desirable | Less Desirable |
| Availability/Ease of Acquisition | Least Desirable | Less Desirable | Most Desirable |
| Cost of Acquisition | Least Desirable | Less Desirable | Most Desirable |
| Availability of Public Water | Most Desirable | Most Desirable | Most Desirable |
| Availability of Sanitary Sewer | Most Desirable | Most Desirable | Most Desirable |
| Proximity of Suitable Electricity | Most Desirable | Most Desirable | Most Desirable |
| Natural Gas Available | Most Desirable | Most Desirable | Most Desirable |
| Site Buffering | Less Desirable | Most Desirable | Most Desirable |
| Expandability of Site | Least Desirable | Less Desirable | Most Desirable |
| Major Byway Access | Most Desirable | Least Desirable | Most Desirable |
| Direct Access to Site | Most Desirable | Less Desirable | Most Desirable |
| Cost/Ease of Site Preparation | Least Desirable | Less Desirable | Most Desirable |
| Susceptibility to Flooding | Least Desirable | Less Desirable | Most Desirable |
| Site Aesthetics | Less Desirable | Less Desirable | Most Desirable |
| Proximity to Recreational Facilities | Less Desirable | Less Desirable | Less Desirable |
| Overall Desirability | Less Desirable | Least Desirable | Most Desirable |

QUESTION 6

HOW DOES CABELL COUNTY SCHOOLS PAY FOR MULTIPLE PROJECTS AT ONCE?

ANSWER

Several funding sources exist and one of the largest funds available is the bond. Voters approved an \$87.5 million bond in 2020. However, Cabell County Schools has also asked for assistance from the School Building Authority and was awarded approximately \$12.5 million to help construct the new Meadows Elementary School and \$1 million dollars for an Altizer Elementary School Major Improvement Project (MIP). Cabell County has a tradition of being fiscally responsible. In 2020, the district received an A+ S&P Global Rating, becoming the first school district in West Virginia to be assigned an underlying rating, in recognition of its sustained responsible fiscal management. In addition, Cabell County Schools entered into an energy savings contract utilizing local funds. The guaranteed savings from this contract have allowed Cabell County Schools to replace HVAC units, lighting and plumbing fixtures, flooring, and other cost-saving upgrades.

QUESTION 7

WHAT IS THE DIFFERENCE BETWEEN A BOND LEVY AND AN EXCESS LEVY, AND HOW DOES THAT IMPACT OUR STUDENTS AND STAFF?

ANSWER

In West Virginia, school bonds and excess levies are two distinct methods used to raise funds for educational purposes.

- **School Bond:** A school bond is a form of long-term borrowing that allows a school district to raise funds for capital projects, such as building new schools, renovating existing facilities, or purchasing major equipment. Bonds are typically repaid over a predetermined period, often spanning up to 15 years. The funds acquired through a bond are dedicated to specific projects and cannot be used for recurring operational expenses. This means bond funding is limited to the scope approved by the voters. Under the current bond, these school have been renovated: Hite Saunders Elementary, Nichols Elementary, Cabell Midland High School, and Huntington High School. Renovations include, but are not limited to: the addition of safe schools entrances at Cabell Midland High School and Huntington High School. In addition to renovations, the bond was used, in part, for the construction of several new buildings including: Davis Creek Elementary, Milton Elementary, Meadows Elementary, and the Cabell County Career and Technical Center.

ANSWER (cont'd.)

- **Excess Levy:** An excess levy provides additional funding to support the day-to-day operations of a school district. Excess levies are usually utilized to cover ongoing expenses, classroom resources, technology, extracurricular activities, athletics, and other operational costs.

The proposed 2026 excess levy will also include assistance for school safety, playground equipment upgrades, outdoor learning spaces, and career & technical education support. If approved by the voters, would continue to fund projects such as:

- school safety measures including school resource officers
- employee salary supplements and benefits that allow our district to offer competitive compensation beyond the state funding allotments
- school playgrounds and outdoor learning spaces
- career & technical education and workforce development
- athletics including salaries for coaches and funding for intermural activities
- summer programs like Climb Institute, Summer Learning Adventure, STEM & Hobby Camps

QUESTION 8

ARE SOME SCHOOLS GETTING NEW LIGHTS, FLOORS, AND HVAC UPGRADES?

ANSWER

In 2022, Cabell County Schools initiated an energy savings contract, which introduced a comprehensive design-build approach to energy and infrastructure enhancements. This contractual arrangement leverages guaranteed savings from operational budgets to fund vital capital improvements. The project started with an initial energy audit, a pivotal step in estimating long-term savings achievable through energy-efficient upgrades. This action allowed Cabell County Schools to modernize lighting and HVAC systems, and to implement various other energy-conserving enhancements. The installation of new, low-maintenance LTV floors across multiple district facilities has been completed this year. The advantage is the minimal maintenance needs, eliminating the necessity for waxing while concurrently reducing expenses related to materials and manual labor. The guaranteed savings of these projects assist the district in funding these improvements. If the school district does not achieve the savings annually, the difference is paid by the energy savings contractor, Energy Systems Group (ESG).



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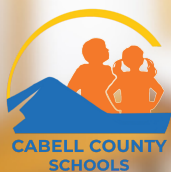
Josh Pauley

Does Cabell County Schools have a
capital improvement or facilities
improvement plan and
development plan?

6
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CABELL COUNTY SCHOOLS

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**CABELL COUNTY SCHOOLS
CAPITAL IMPROVEMENT PLANNING PROCESS
2023-2024**