

Executive Summary

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

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

Changes: Policy 6200 requires all local boards of education to submit CEFP amendments to the West Virginia Board of Education and the School Building Authority of West Virginia (SBA) for approval. The Roane County Board of Education requests approval to revise its CEFP to include multiple upgrades at Spencer Elementary School. The proposed upgrades include expanding and modernizing the kitchen, replacing the ceilings, and installing a new HVAC system. Roane County Schools plans to fund this project through a combination of local funds and an SBA grant request.

School Building Authority of West Virginia
COMPREHENSIVE EDUCATIONAL FACILITIES PLAN
APPLICATION FOR AMENDMENT
SBA FORM 101

To be submitted to the SBA and the WVBE

NOTE: THIS FORM MAY BE SUBSTITUTED FOR A SIMILAR SBA-APPROVED DIGITAL INSTRUMENT

COUNTY: Roane DATE: September 17, 2026

AMENDMENT #: 4 AMENDMENT TYPE(s):
A. Budget ___ B. Project X C. Overall Plan ___

Date Amendment Approved by LEA: 9/17/26 Signature-County Superintendent: 

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

The Spencer Elementary School project includes the expansion and modernization of the kitchen through the relocation of new walk-in cooler and freezer units to an exterior location, allowing for increased interior kitchen space and improved operational efficiency. The work also includes the selective demolition of existing walls to reconfigure the kitchen layout, as well as the replacement of HVAC systems and ceilings throughout the building.

A. BUDGET AMENDMENTS FOR PREVIOUSLY APPROVED PROJECT WITHIN THE CURRENT CEF

Include a revised CEF finance plan summary sheet and any other altered CEF 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.

		Budget Amount
1. Total project budget previously approved in CEF		\$ <u>25,845,088</u>
a. SBA Grant	\$ _____	
b. Other (describe)	\$ _____	
2. Amendment to this project budget (+/-)		\$ <u>3,563,320</u>
a. SBA Grant	\$ <u>3,513,320</u>	
b. Other (describe) Local	\$ <u>50,000</u>	
3. Total amount of this project if amendment is approved		\$ <u>29,408,408</u>

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

- | | |
|---|---|
| 1. ☐ Revise the scope of an existing project | 2. ☒ Add a new project not currently in CEFP |
| 3. ☐ New addition or renovation project | 4. ☐ Technology and/or bldg. infrastructure Improvements |

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.

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~~ CEFP, project, finance plan, and changes in the scope of the project. (Narrative)

This fourth amendment alters the current ten-year CEFP by adding a new scope required for the current projects considered for SBA Grant Submission. This project's scope will involve enhancing kitchen operations and upgrading the HVAC system throughout the building. Also, this project's scope will be a the top of our priority list for SBA Needs Projects.

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

The proposed improvements will significantly enhance kitchen operations by increasing available workspace, improving workflow efficiency, and upgrading building systems that support food service functions. Relocating the walk-in cooler and freezer units to an exterior location will free up valuable interior floor area, allowing for a more functional kitchen layout, improved food preparation areas, and better circulation for both the staff and students in the serving and tray returning lines. Selective demolition and reconfiguration of the existing space will help create a more efficient workflow, reducing congestion and improving productivity during meal preparation and service.

In addition, the replacement of the HVAC system will provide improved ventilation, temperature control, and indoor air quality, creating a more comfortable environment. New ceiling systems will improve aesthetics, acoustics, and maintainability while providing updated access to building utilities. Collectively, these improvements will support more efficient meal production, enhance employee working conditions, reduce maintenance needs, and extend the useful life of the facility's infrastructure.

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

a. Student health and safety including, but not limited to, critical health and safety needs
The new HVAC system will improve system performance, energy efficiency, and indoor environmental quality while reducing the likelihood of unexpected equipment failures and service disruptions, which will provide a more conducive learning environment.

b. Economies of Scale, including compatibility with similar schools that have achieved the most economical organization, facility use, and pupil-teacher ratios
Spencer Elementary School will house 553 students while 330 students are required to meet the Economies of Scale Guidelines for this grade configuration.

c. Reasonable Travel Time and practical means of addressing other demographic considerations
Travel time for students will not be affected as a result of this proposed project.

d. Multi-County and regional planning to achieve the most effective and efficient instructional delivery system
No multi-county and regional planning have been considered for this project.

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 scope of this project will not improve the curriculum or teaching environment for the school but will provide the school with modern equipment to function normally.

f. Innovations in Education
The scope of this project will not provide innovations in education but will provide the students a better learning environment with the HVAC upgrades.

g. Adequate Space for projected student enrollments
Student space will not be affected by the scope of the project. However, the kitchen space will become more efficient in improved food preparation and better circulation for both staff and students in the serving and tray returning lines.

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
Roane County voters approved an approximate \$11 million school bond in 2018 to fund capital improvements throughout the county school system. The bond provided funding for upgrades at each school within the district. At Spencer Elementary School, projects completed under the bond program included renovations to create a secure school entrance, installation of a new HVAC

cooling tower, replacement of roofing systems, resurfacing of parking areas, and construction and paving of new sidewalks to improve accessibility and safety for students, staff, and visitors.

i. Regularly scheduled preventive maintenance

The proposed project will have a positive impact on the County's regularly scheduled Preventative Maintenance Program by replacing aging building systems with modern, more reliable equipment that requires less frequent repair and maintenance. The new HVAC system will improve system performance, energy efficiency, and indoor environmental quality while reducing the likelihood of unexpected equipment failures and service disruptions. Retaining the recently installed cooling tower allows the County to maximize the useful life of a relatively new asset while integrating it into the upgraded mechanical system.

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

Recently, the County Board has also undertaken a challenging school consolidation process to address declining enrollment, operational efficiencies, and long-term financial sustainability. As part of these efforts, school facilities were closed, requiring difficult decisions by the Board and community stakeholders. The consolidation process has created opportunities to maximize the use of existing resources. The Board intends to utilize newer kitchen equipment from the closed facilities wherever practical, reducing capital costs and demonstrating responsible stewardship of public funds.

These investments and cost-saving measures reflect the Board's ongoing commitment to maintaining and improving educational facilities while addressing critical infrastructure needs and making the most effective use of available local resources to the fullest extent.

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.

Pages 51 and 53

FOR SBA AND WVDE USE ONLY

Project Number: _____

Previous Budget Approved: \$ _____ Amended Budget Approved: \$ _____

SBA APPROVAL DATE: _____ **WVBE APPROVAL DATE:** _____

A. 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	Roane County High School	Fire Alarm	375,438	2022
		Exterior Door Replacement	276,000	2023
2		Lighting upgrades	750,875	2025
3		Instructional areas renos for Vo-Ag.	500,000	2026
		Interior Door Replacement	999,000	2026
4		Communications & technology upgrades	901,050	2027
5		Window Replacement	628,000	2028
6		Floor & ceiling replacement	2,000,000	2029
1	New Spencer Middle School (or) Renovated Below	New Facility	16,975,420	2021
1	~~Existing Spencer MS~~	~~Safe School Entrance~~	~~90,000~~	~~2022~~
		~~Roofing~~	~~1,786,000~~	~~2021~~
		~~Fire Alarm~~	~~223,259~~	~~2022~~
2		~~Interior/Exterior Doors & Frames~~	~~375,000~~	~~2023~~
		~~Communication System~~	~~535,800~~	~~2023~~
		~~Windows~~	~~260,000~~	~~2024~~
		~~HVAC~~	~~2,679,000~~	~~2024~~
3		~~Interior Finishes~~	~~1,460,500~~	~~2025~~
		~~Lighting—Wiring~~	~~716,500~~	~~2026~~
<u>1</u>	<u>Spencer Elementary School</u>	<u>New Kitchen, Ceilings, HVAC</u>	<u>\$3,563,320</u>	<u>2027</u>
2		Exterior Door Replacement	110,000	
		Fire Alarm	133,659	2024
2		Communications/technology upgrades	320,778	2025
		Interior Door Replacement	337,500	2025
3		Lighting upgrades	267,315	2027
4		Floor & ceiling replacement	933,428	2028

5		Instructional area renos Maker/STEM/STEAM	500,000	2029
1	~~Geary School~~	~~Fire Alarm~~	~~135,348~~	~~2023~~
		~~Exterior Door Replacement~~	~~60,500~~	~~2023~~
2		Communication/Technology upgrades	324,192	2024
3		Lighting upgrades	270,160	2026
4		Ceiling replacement	282,840	2026
		Interior Door Replacement	261,000	2026
5		HVAC	716,085	2027
6		Floor finishes	120,000	2028
7		Instructional area renos Maker/STEM/STEAM	500,000	2029
1	~~Walton School~~	~~Fire Alarm~~	~~119,348~~	~~2024~~
		~~Exterior Door Replacement~~	~~77,000~~	~~2024~~
2		Communications/Technology	286,434	2024
3		Lighting upgrades	238,695	2026
4		Ceiling upgrades	572,869	2026
		Interior Door Replacement	189,000	2027
5		Instructional area renos Maker/STEM/STAEM	500,000	2028
6		Window replacement	164,000	2029
7		HVAC	810,480	2030
	Total	With New Spencer MS	~~31,636,414~~ <u>\$29,408,408</u>	
	Total	With Existing Spencer MS	22,787,053	

The closed PK8 schools may have misc. costs still associated with them.

Use additional rows if necessary.

Roane 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	~~\$2,602,680~~ \$6,166,000
Intermediate Schools	\$
PK-8 Schools	~~\$5,627,683~~ \$ 587,500
Middles Schools	\$
High Schools	\$5,679,488
New Schools New Spencer MS	\$16,975,420
TOTAL	~~\$30,885,271~~ \$25,845,088 \$29,408,408

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 / SBA

Funding Source Total: ~~\$30,885,271~~ \$25,845,088 \$29,408,408

Revised 09/17/2026

~~Revised 11/06/2025~~

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	Regular Levy	Excess Levy	Phase 1 Local Bond	Local	SBA (Needs)	SBA (MIP)	Phase 1	Phase 2	Total County and SBA Funding
Elementary Schools Subtotal									~~2,602,680~~ 6,166,000
Spencer Elementary PK-4 Access Control			X						447,500
Spencer Elementary PK-4 Fire Alarm				X		X			133,659
Spencer Elementary PK-4 Communications/Technology Upgrades				X		X			320,778
Spencer Elementary PK-4 Lighting Upgrades				X		X			267,315
Spencer Elementary PK-4 Floor/Ceiling Replacement				X	X				933,428
Spencer Elementary PK-4 Maker Space/STEM Renos				X	X				500,000
Top Priority SES Kitchen/HVAC Renos				X	X				3,563,320
PK-8 Schools Subtotal									~~5,627,683~~ 587,500
Geary PK-8 School Access Control			X			X			321,500
Geary PK-8 School Fire Alarm				X		X			135,080
Geary PK-8 School Communications/Technology Upgrades				X		X			324,192

Revised 09/17/2026

~~Revised 11/6/2025~~