

CLAY COUNTY

SBA Needs Project Evaluation Summary

Project Request:

Clay County requests up to \$9,389,415 in SBA funding for an addition to Clay County High School. These funds will be used in partnership with a local contribution of \$1,500,000 for a total project cost of \$10,889,415.

Project Facts:

- In approved CEFP: Yes
- Number of Students affected: 822
- Annual Savings: \$733,034.00
- Cost Avoidance: \$41,429,500.00
- Project in Floodway / Flood Plain: Yes. Flood Insurance: Yes

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

I. Student Health & Safety

This project has a generally positive effect on student and teacher health and safety.

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 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 has proposed a bond issue and/or special levy on limited occasions.

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 10/1/25 with Philip Dobbins, Superintendent, and Jared Fitzwater, Assistant Superintendent of Clay County Schools, along with Mark Miller of the SBA Staff.
- On behalf of Clay County Schools, a project budget and conceptual plan was established by McKinley Architects and Engineering.

Project Comments by the SBA Staff:

- Clay County Middle School was constructed in 1912 with major additions in 1929, 1974, and 1991. The main entrance is not ADA accessible, has no handrails, and does not provide a separate entrance for visitors. The elevator does not access the basement or the classrooms above the gymnasium. Only the 1991 addition has a sprinkler system. It needs significant renovations and has a building utilization below 50% based on current enrollment. Both access to the site and parking are limited, and student pickup / drop-off requires heightened coordination.
- Clay County proposes to close Clay County Middle School, returning sixth graders to Clay Elementary and Big Otter Elementary, and move the seventh and eighth grade students to Clay County High School by the end of the 2026-2027 school year. The project would incorporate additions and renovations at Clay County High School, including new classrooms, a middle school gymnasium, and a new secure entrance for the seventh and eighth grade wing. This would enable Clay County to provide those students with a seamless integration of a strong secondary school curriculum with access to career and technical education opportunities. Furthermore, Clay County High School is equipped with more advanced communications and security systems, an upgraded fire alarm system, and a secure and controlled bus waiting area.

Existing Building Evaluation Report

Clay County Middle School

- Year of Original Construction: 1912
- Number and Year of Major Additions: 3 – 1929, 1974, 1991
- Grade Configuration: 6-8
- Number of Classrooms: 26
- 2nd Month Enrollment (24-25 School Year): 302
- Building Program Capacity 675
- Building Program Utilization: 45%
- Building Total Square Footage 61,750 sq. ft.
- Site Size: 3 acres
- Site Adequacy: Inadequate
- Site Access: Limited
- Parking Adequacy: Limited
- Flood Plain: No
- HVAC System Type: Gas and Electric
- HVAC System Overall Condition: Poor
- 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

Existing Building Evaluation Report

Clay County High School

- Year of Original Construction: 1970
- Number and Year of Major Additions: 2 – 2000, 2019
- Grade Configuration: 9-12
- Number of Classrooms: 38
- 2nd Month Enrollment (24-25 School Year): 520
- Building Program Capacity 878
- Building Program Utilization: 59%
- Building Total Square Footage 103,000 sq. ft.
- Site Size: 17 acres
- Site Adequacy: Adequate
- Site Access: Adequate
- Parking Adequacy: Adequate
- Flood Plain: Yes. Flood Insurance: Yes
- HVAC System Type: Gas and Electric
- HVAC System Overall Condition: Excellent
- 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: Excellent

Project Finance Report

Clay County

County's Proposed Finance Plan for this Project:

Funding Sources	County Proposal	Percent
SBA Funds:	\$ 9,389,415	86%
Local Funds:	\$ 1,500,000	14%
Total Funds:	\$10,889,415	100%

County Budget Information as June 30, 2024:

Unrestricted Fund Balance: \$7,218,737

State Rank: 36th

Distressed County: No

Bonding and Levy Capacities:

Bonding Capacity: \$14,146,202

Available Bonding Capacity: \$14,146,202

Excess Levy Capacity: \$2,099,582

Available Levy Capacity: \$824,281

History of SBA Funding:

- Net: \$ 915,833.00
- NEEDs: \$24,565,482.55
- MIP: \$ 1,763,147.00
- Emergency: \$ 0
- SAS: \$ 226,945.50
- **Total:** **\$27,471,458.05**

List of Needs Projects Funded:

Clay ES A/R
Clay Co. HS A./R
New Clay Co. HS
Clay Co. HS Sprinkler Replacement
Clay Co. MS Roof Replacement
Clay Co. MS HVAC Renovations
Clay Co. HS Addition/Renovations

Ongoing SBA Project(s): Clay ES Safe Entrance (MIP 2026); Clay ES Roof Replacement (MIP 2025)