

MINERAL COUNTY

SBA Needs Project Evaluation Summary

Project Request:

Mineral County requests up to \$4,793,960 in SBA funding for a partial HVAC systems upgrade and roof replacement at Keyser High School. These funds will be used in partnership with a local contribution of \$1,100,000 for a total project cost of \$5,893,960.

Project Facts:

- In approved CEFP: Yes
- Number of Students affected: 665
- Annual Savings: \$15,000
- Cost Avoidance: \$500,000
- Project in Floodway / Flood Plain: No

Evaluation Criteria in WV 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: 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 no positive or negative effect on the adequacy of spaces within the existing school.

VIII. History of Efforts taken by the County Board to Propose or Adopt Bond Issues of Special Levies

The County has not proposed a bond issue or special levy in the recent past.

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 Troy Ravenscroft, Superintendent, and John Droppleman of Mineral County Schools, along with Joyce VanGilder of the SBA Staff.
- On behalf of Mineral County Schools, a project budget and conceptual plan was established by ZMM Architects and Engineers.

Project Comments by the SBA Staff:

- The existing ballasted roof at Keyser High School has exceeded its life expectancy and is now showing significant signs of deterioration. Ongoing maintenance is no longer cost effective, and the potential for water infiltration threatens both the integrity of the building and the health and safety of the students and staff. Additionally, the current outdoor air system units (DOAS) have become increasingly unreliable and inefficient. These aging systems are also original to the school and fail to meet modern ventilation and energy efficiency standards.
- This project proposes to replace the existing ballasted (gravel) roof with a fully adhered membrane roof system. This upgrade aims to eliminate water intrusion risks and improve the building's resistance to moisture related damage. The HVAC system upgrades include the replacement of two dedicated outdoor air systems (DOAS) serving most of the classroom areas of the school. This proposal also includes transitioning to sealed return ducts, thus improving indoor air quality and operational efficiency. A dedicated rooftop unit (RTU) serving the main office and entrance area will also be replaced to ensure consistent and reliable climate control.

Existing Building Evaluation Report

Keyser High School

- Year of Original Construction: 1998
- Number and Year of Major Additions: 0
- Grade Configuration: 9-12
- Number of Classrooms: 46
- 2nd Month Enrollment (24-25 School Year): 665
- Building Program Capacity 1125
- Building Program Utilization: 59%
- Building Total Square Footage 145,700 sq. ft.
- Site Size: 71 acres
- Site Adequacy: Adequate
- Site Access: Adequate
- Parking Adequacy: Adequate
- 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: Good

Project Finance Report

Mineral County

County's Proposed Finance Plan for this Project:

Funding Sources	County Proposal	Percent
SBA Funds:	\$4,793,960	81%
Local Funds:	\$1,100,000	19%
Total Funds:	\$5,893,960	100%

County Budget Information as of June 30, 2024:

Total Budget Expenditures: \$10,163,706

State Rank: 23rd

Distressed County: No

Bonding and Levy Capacities:

Bonding Capacity: \$64,158,017

Available Bonding Capacity: \$64,158,017

Excess Levy Capacity: \$8,713,170

Available Levy Capacity: \$0

History of SBA Funding:

- Net: \$ 1,869,997.83
- NEEDs: \$54,786,109.49
- MIP: \$ 858,953.58
- Emergency: \$ 0
- SAS: \$ 505,947.69
- **Total:** **\$58,021,008.59**

List of Needs Projects Funded:

Frankfort Hs Renovations
New Keyser PK-4
New Keyser HS
Keyser MS HVAC Renovations
New Frankfort PK-4

Ongoing SBA Project(s): None