

PENDLETON COUNTY

SBA Needs Project Evaluation Summary

Project Request:

Pendleton County requests up to \$2,688,595 in SBA funding for HVAC controls replacement at Brandywine Elementary and replacement of all metal roofing Pendleton County Middle/High School. These funds will be used in partnership with a local contribution of \$150,000 for a total project cost of \$2,838,595.

Project Facts:

- In approved CEF: No. (If no) Amendment before WVDE 12/10/25.
- Number of Students affected: 500
- Annual Savings: \$55,000
- Cost Avoidance: \$0
- 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: No. (If no) Waiver request 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 proposes no change to current 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 increases maintenance required; however, the county has a PM plan in place.

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 10/17/25 with Nicole Hevener, Superintendent, Travis Heavner, and Dan Miller of Pendleton County Schools, along with Mark Miller of the SBA Staff.
- On behalf of Pendleton County Schools, a project budget and conceptual plan was established by The Thrasher Group.

Project Comments by the SBA Staff:

- The existing HVAC system at Brandywine Elementary has reached the end of its operational life and is rapidly approaching a point where repairs will no longer be feasible. The control systems that manage the HVAC are now obsolete, no longer supported by the manufacturer, with no available upgrades or replacement parts. Additionally, the roofing membrane over the classroom wing is beyond its warranty, with leaks beginning to occur in several locations. Lastly, the existing metal roofing at Pendleton County Middle/High School has exceeded its useful life, with several areas of leaks throughout the building. County staff have patched the roofs as much as possible, but replacement of the roofing and insulation has become necessary.
- Pendleton County proposes to replace the HVAC system and universal controls at Brandywine Elementary, as well as replacement of the EPDM roofs over the classroom wing of the school. Furthermore, this project would include the replacement of all metal roofing at Pendleton County Middle/High School.

Existing Building Evaluation Report
Brandywine Elementary School

- Year of Original Construction: 1940
- Number and Year of Major Additions: 1-2008
- Grade Configuration: PK-6
- Number of Classrooms: 11
- 2nd Month Enrollment (24-25 School Year): 114
- Building Program Capacity 252
- Building Program Utilization: 45%
- Building Total Square Footage 25,500 sq. ft.
- Site Size: 7.5 acres
- Site Adequacy: Adequate
- Site Access: Adequate
- Parking Adequacy: Adequate
- Flood Plain: No
- HVAC System Type: Electric
- HVAC System Overall Condition: Poor
- Restroom Facilities: Adequate
- Food Service Facilities: Adequate
- On-site Review Conducted:
 - Fire Safety Deficiencies 0
 - Sanitation Reports 3
 - State Board of Risk/Insurance 8
- Overall Condition of the Building: Good

Existing Building Evaluation Report
Pendleton County Middle/High School

- Year of Original Construction: 1998
- Number and Year of Major Additions: 0
- Grade Configuration: 7-12
- Number of Classrooms: 39
- 2nd Month Enrollment (24-25 School Year): 386
- Building Program Capacity 948
- Building Program Utilization: 41%
- Building Total Square Footage 104,922 sq. ft.
- Site Size: 11 acres
- Site Adequacy: Inadequate
- Site Access: Adequate
- Parking Adequacy: Adequate
- Flood Plain: No
- HVAC System Type: Electric
- HVAC System Overall Condition: Excellent
- Restroom Facilities: Adequate
- Food Service Facilities: Adequate
- On-site Review Conducted:
 - Fire Safety Deficiencies 2
 - Sanitation Reports 7
 - State Board of Risk/Insurance 14
- Overall Condition of the Building: Good

Project Finance Report

Pendleton County

County's Proposed Finance Plan for this Project:

Funding Sources	County Proposal	Percent
SBA Funds:	\$2,688,595	95%
Local Funds:	\$ 150,000	5%
Total Funds:	\$2,838,595	100%

County Budget Information as June 30, 2024:

Unrestricted Fund Balance: \$1,563,993 State Rank: 52nd Distressed County: No

Bonding and Levy Capacities:

Bonding Capacity: \$35,699,056 Available Bonding Capacity: \$35,699,056
Excess Levy Capacity: \$4,738,775 Available Levy Capacity: \$4,738,775

History of SBA Funding:

- Net: \$ 560,231.11
- NEEDs: \$34,586,569.00
- MIP: \$ 1,446,227.00
- Emergency: \$ 0
- SAS: \$ 124,810.11
- **Total:** **\$36,717,837.22**

List of Needs Projects Funded:

Brandywine ES Renovations
New Franklin ES
New North Fork ES
Franklin HS Renovations
Pendleton Co HS/North Fork ES HVAC/Roofs

Ongoing SBA Project(s): None