

## Acquisition Narrative - NCBOE

The original estimated costs for site acquisition, access, and utilities were derived from a collaborative effort of the initial FEMA Schools Task Force with input from Professional Construction Services, LLP. (PCS, a professional services company providing construction and construction staffing services to customers in the petrochemical, oil refining, power generation, and manufacturing industries.), early in the development phase. WVDHSEM, WVSBA, NCBOE Representatives, and FEMA personnel agreed the following figures appeared reasonable due to the uncertainty of the new facilities locations. The Richwood schools could not be rebuilt in the floodway and properties located in the floodplain were questioned as being adequately sized. In addition to the NCBOE suggested properties National Forest parcels were considered which presented as high as 2:1 slopes and narrow roads requiring widening, surfacing, and extending. With the NCBOE expressing interest early in the process of following the PAAP, the estimates remained with the assumption of two separate facilities being constructed in potentially steep terrain or challenging locations otherwise.

The estimates for inclusion into this version are as follows:

### Richwood Middle School

Acquisition:

\$1,300,000.00

Access:

\$2,100,000.00

Utility:

\$175,000.00

Total: \$3,575,000.00

### Richwood High School

Acquisition:

\$2,600,000.00

Access:

\$4,400,000.00

Utility:

\$350,000.00

Total: \$7,350,000.00

## Research

FEMA staff contacted school treasurers and other personnel from the counties who constructed 25 schools in WV over the last 10 years. SBA does not purchase land or cover access and utilities to the property line; therefore, data was not available. Most counties who responded did not purchase land for their schools nor did they pay for the construction of the roads.

FEMA staff contacted several different entities in order to obtain sales data to support the original estimate. Among the agencies contacted were the West Virginia Board of Realtors, The West Virginia Appraiser Board, State Tax Assessor Office, Fayette/Nicholas County Board of

Realtors, individual real estate agents, and FEMA staff members physically researched unimproved property sales from the Nicholas County Courthouse.

Two Counties Reported Land Sales for water and sewer accessible properties:

Jackson County Schools reported purchasing 18.25 acres for an estimated \$480,000.00 = \$26,300.00 per acre to build Kenna Elementary. No road access costs, but did have a utility expense of \$461,831.30 in tying to the property line.

Hancock County reported purchasing 42 acres at a cost of approximately \$28,571.43 an acre with approximately \$300,000.00 to tie into utilities and \$125,000.00 for approximately 200 FT for a driveway.

Access and utility figures were estimated with criteria of connecting to infrastructure with as much as 1 to 4 miles of roadway improvements being considered. The following method with the aforementioned cost of \$125,000.00 per 200 FT of road/driveway is as follows:

1 Mile = 5,280 FT X \$312.50 = \$1,650,000.00

2 Mile = 10, 560 FT X \$312.50 = \$3,300,000.00

3 Mile = 15,840 FT X \$312.50 = \$4,950,000.00

\*Summersville Middle School is not eligible for relocation; therefore, acquisition, utilities, and access were not factored.

#### Permits & Consultant Fees

Historical numbers were compiled consisting of required permit fees, agency reviews, and other miscellaneous expense fees supplied from SBA to get the average cost of \$185,700.98.

Breakdown for 21 historical data points:

(3) Elementary Schools – \$260,528.99

(6) Middle Schools - \$161,385.84

(9) High Schools - \$184,617.10

(3) Other Elementary - \$136,272.00

Average of 4 school categories: \$185,700.98

In the FEMA CEF, Cost Estimating Format, for RHS and RMS \$15,500.00 was used in section F.1 and part of F.2. (Permitting and consultant fees)

\$185,000.00 X 2 sites = \$370,000.00 - \$31,000.00 from CEF = **\$339,000.00** additional funds added to the totals.

\*Geotechnical was estimated at \$40,000.00 x 2 sites= **\$80,000.00**. Consulting fees were estimated at \$87,500.00 x 2 sites = **\$175,000.00**. The grand total for all permitting was estimated at \$339,000.00 + \$80,000.00 + \$175,000.00 = **\$594,000.00** for the two reconstruction sites.

Again, the uncertainty of the location and potential issues associated with acquisition and development of potential school sites played a role in determining cost reasonableness. Utilizing historical data provided by the WVSBA on permitting costs the estimate of \$594,000.00 appears reasonable.