

NCBOE REPLACEMENT SCHOOLS ESTIMATE COMPARISONS (Amended 8/17/18)

	Included in latest FEMA Recommendation?	Square Footage	Project Cost/SF	FEMA Recommendation	NCBOE Recommendation	Variance	Notes
Richwood Middle School	Yes	96,282	\$ 372.43	\$ 35,858,305.26	\$ 35,858,305.26	\$ -	Cost/SF figures from FEMA estimate
Richwood High School	Yes	165,176	\$ 339.23	\$ 56,032,654.48	\$ 56,032,654.48	\$ -	Cost/SF figures from FEMA estimate
Summersville Middle School	Yes	109,271	\$ 260.58	\$ 28,473,837.18	\$ 28,473,837.18	\$ -	Cost/SF figures from FEMA estimate
Total Recommended Eligible Amount (excluding demo and contents)				\$ 120,364,796.92	\$ 120,364,796.92	\$ -	
Less Insurance				\$ (1,500,000.00)	\$ (1,500,000.00)	\$ -	
Total FEMA Recommendation				\$ 118,864,796.92	\$ 118,864,796.92	\$ -	
MISSING SCOPE ITEMS							
SMS Flood Mitigation and Resiliency Cost	No			\$ 10,000,000.00	\$ 10,000,000.00	\$ -	Per meeting with FEMA on July 10, 2018. Mitigation costs also include additional school security, additional technology, enhanced safe school entrances, use of the facility as a shelter in place, and strategies to use the building as teaching tool (see Tab 7 and Tab 8).
Career Technical Education Center Construction Cost	No	81,237	\$ 418.03	\$ -	\$ 33,959,838.36	\$ 33,959,838.36	WVBOE Policy 6200 Career Technical Education Guidance Document (Tab 4 and Tab 5) recommends 3,500 to 4,500 sq ft per career technical education program. ZMM Architects has prepared a program that totals 62,490 assignable SF based upon WVBOE Policy 6,200 with a 30% efficiency factor which equates to 81,237 GSF. Number of CTE programs varies by each county in WV based upon specific educational needs. For example, Lincoln County HS was designed for 13 CTE educational programs, which is a project funded by the WVSBA. The New Applied Technology Center for the SouthernWest Virginia Community College is a recent project with a base bid for construction of \$330/SF in 2010 (escalated at 3% per year since bid date to today). FEMA will provide 3rd party estimate from local firm after we provide recent cost data benchmarks.
Escalation for Career Technical Education Center				\$ -	\$ 2,068,154.16	\$ 2,068,154.16	Escalation at 3% per annum for 2 years (August 2018 to mid-point of construction).
Career Technical Education Center Construction Cost With Escalation				\$ -	\$ 36,027,992.52	\$ 36,027,992.52	
Career Technical Education Center Soft Costs	No			\$ -	\$ 6,446,406.91	\$ 6,446,406.91	Based upon factors used by USACOE on construction value: \$ 105,480.23 Plan Review and Permit Fees \$ 685,607.37 Reserve for Change Orders (3%) \$ 228,535.79 Project Management Design Phase (1%) \$1,736,872.00 A/E Design Contract (7.6%) \$ 685,607.37 Basic Construction Inspection Services (3%) \$ 685,607.37 Project Management Construction Phase (3%)
Career Technical Education Center Construction With Escalation and Soft Costs				\$ -	\$ 42,474,399.43	\$ 42,474,399.43	
Total of Missing Scope Items				\$ 10,000,000.00	\$ 52,474,399.43	\$ 42,474,399.43	
Totals:				\$ 128,864,796.92	\$ 171,339,196.35	\$ (42,474,399.43)	