

Summary for 2003-04
Public Schools Facilities Cost Data

The Division of Support Services has compiled construction cost data information for public school buildings placed under contract between July 1, 2003 – June 30, 2004. The list provides cost of construction for individual school projects and average state cost data, by school type. Again this year a category for public-private school projects has been included. Based on this year's averages, construction prices have risen during the past year. In the future hard copies of this report will be mailed to Virginia school architects or engineers only upon request. To obtain this information you should download it from our web site located at www.pen.k12.va.us. Go to the top of page and click on the link "DOE Offices" next click on the link "Finance". At the bottom of that page click on the link "Facilities Services". If you have any questions concerning this information, please contact Hunter Barnes at (804) 225-2035.

ATTACHMENT NO. 1 (Cost in \$)

NEW ELEMENTARY SCHOOLS PUT UNDER CONTRACT IN FISCAL YEAR 2003-04

NAME/GRADES	DIVISION	CONTRACT AWARD DATE	SOL MAXIMUM OPERATING CAPACITY ²	TOTAL ¹ CONST. COST	SITE DEVELOPMENT	TOTAL SQ. FT.	SQ. FT. /PUPIL	TOTAL COST /SQ. FT.	BUILDING ONLY COST /SQ. FT.	TOTAL COST /PUPIL
Belmont Station	K-5 Loudoun	Sept.-03	877	9,224,500	1,279,553	84,142	96	109.63	94.42	10,518
Glenkirk Road	K-5 Prince William	Mar.-04	839	11,711,000	3,112,040	83,084	99	140.95	103.50	13,958
Hillsville	PK-5 Carroll	Aug.-03	627	8,836,783	963,533	78,369	125	112.76	100.46	14,094
Newtown-Lee	K-5 Loudoun	Aug.-04	973	12,239,000	2,290,000	90,050	93	135.91	110.48	12,579
Pinebrook	K-5 Loudoun	Aug.-04	973	11,370,000	1,237,000	90,050	93	126.26	112.53	11,686
South Hill	PK- Mecklenburg	Oct.-03	964	12,214,300	1,507,000	99,819	104	122.36	107.27	12,670
Three Oaks	K-5 Virginia Beach	Nov.-03	950	11,111,569	2,319,600	92,210	97	120.50	95.35	11,696
Victory Lakes	K-5 Prince William	Apr.-07	868	11,380,000	1,716,960	89,911	104	126.57	107.47	13,111
TOTALS			7,071	\$88,087,152	\$14,425,686	707,635				
STATEWIDE AVERAGE							100	\$124.48	\$104.10	\$12,458

1

Usually includes construction, site development, water system, sewage disposal, built-in equipment and demolition. A & E fees, value engineering, construction management fees, cost of site, loose equipment, and furniture are excluded.

2

Division operating capacity may differ from the SOL maximum capacity.

Pre-kindergarten classrooms counted at 16 students, grades K-3 classrooms counted at 24:1, Grades 4-5 counted at 25:1.

ATTACHMENT NO. 2 (Cost in \$)

NEW MIDDLE AND INTERMEDIATE SCHOOLS PUT UNDER CONTRACT IN FISCAL YEAR 2003-04

NAME/GRADES	DIVISION	CONTRACT AWARD DATE	SOL MAXIMUM ² OPERATING CAPACITY	TOTAL ¹ CONSTR. COST	SITE DEVELOPMENT	TOTAL SQ. FT.	SQ. FT. /PUPIL	TOTAL COST /SQ. FT.	BUILDING ONLY COST /SQ. FT.	TOTAL COST /PUPIL	
Byrd	6	Frederick	Oct.-03	1,015	19,421,915	2,246,455	159,677	157	121.63	107.56	19,135
Kenmore	6-8	Arlington	Feb.-04	908	28,902,000 ³	4,038,000	204,000	225	141.68	121.88	31,830
Smithfield	7-9	Isle of Wight	Apr.-04	1,174	20,172,128	2,377,282	160,025	136	126.06	111.20	17,182
Wilson	6-	Augusta	Feb.-07	616	11,590,000	853,000	113,613	184	102.01	94.51	18,815
TOTALS			3,713	\$80,086,043	\$9,514,737	637,315					
STATEWIDE AVERAGE							172	\$125.66	\$110.73	\$21,569	

1

Usually includes construction, site development, water system, sewage disposal, built-in equipment and demolition. A & E fees, value engineering, construction management fees, cost of site, loose equipment, and furniture are excluded.

2

Division operating capacity may differ from the SOL maximum capacity.

State SOL capacity based on a pupil teacher ratio of 25:1 in core classrooms.

3

Total construction cost includes some estimated cost.

ATTACHMENT NO. 3 (Cost in \$)

NEW HIGH SCHOOLS PUT UNDER CONTRACT IN FISCAL YEAR 2003-04

NAME	DIVISION	CONTRACT AWARD DATE	SOL MAXIMUM ² OPERATING CAPACITY	TOTAL ¹ CONST. COST	SITE DEVELOPMENT	TOTAL SQ. FT.	SQ. FT. /PUPIL	TOTAL COST /SQ. FT.	BUILDING ONLY COST /SQ. FT.	TOTAL COST /PUPIL
Briarwoods	Loudoun	Oct.-03	1,728	32,985,000	6,550,000	251,915	146	130.94	104.94	19,089
Freedom	Loudoun	Aug.-03	1,728	33,475,000	4,100,000	251,915	146	132.88	116.61	19,372
TOTALS			3,456	\$66,460,000	\$10,650,000	503,830				
STATEWIDE AVERAGE							146	\$131.91	\$110.77	\$19,230
PUBLIC-PRIVATE PROJECTS, NEW COMBINBINED SCHOOLS, TECHNICAL SCHOOLS PUT UNDER CONTRACT IN FISCAL YEAR 2003-04										
Cosby Road	Chesterfield	Feb.-04-July-04	1,753	39,069,517 ³	5,595,077	266,000	152	146.88 ³	125.84	22,287
Hill School 2005	Stafford	Jan.-04	1,930	36,337,800	6,170,920	254,414	132	142.83	\$118.57	18,828
TOTALS			3,683	\$75,407,317	\$11,765,997	520,414				
STATEWIDE AVERAGE							141	\$144.90	\$122.29	\$20,474

1

Usually includes construction, site development, water system, sewage disposal, built-in equipment and demolition. A & E fees, value engineering, construction management fees, cost of site, loose equipment and furniture are excluded.

2

Division operating capacity may differ from the SOL maximum capacity.

State operating capacity is generally based on PTR of 25:1, in all program areas X 90%.

3

Cost of off site road and utility work was not included in total construction cost.

Attachment No. 4 (Cost in \$)

SELECTED ADDITION AND RENOVATION PROJECTS UNDER CONTRACT IN FISCAL YEAR 2003-04

NAME	DIVISION	CONTRACT AWARD DATE	CONSTRUCTION COST ¹	TOTAL SQ. FT.	TOTAL COST /SQ. FT.
Brosville Elementary	Pittsylvania	Sept.-03	2,462,870	35,055	70.26
Henley Middle	Albemarle	June.-04	4,684,116	91,839	51.00
Heritage Elementary	Lynchburg City	March.-04	909,354	40,393	22.51
King Middle	Franklin City	June.-04	1,211,800	10,633	113.97
Monticello High	Albemarle	May.-03	3,224,990	31,140	103.56
Riverside Elementary	Fairfax	May.-03	6,150,000	81,411	75.54
Walton Middle	Albemarle	June.-04	675,000	22,400	30.13
TOTALS			\$19,318,130	312,871	
STATEWIDE AVERAGE					\$61.74

¹
Construction cost may include both new construction and renovated cost within the same project.

Attachment No. 5 (Cost in \$)

TABULATION OF VIRGINIA AVERAGES FOR CONSTRUCTION COST OF SCHOOL BUILDINGS

FISCAL YEAR	98-99	99-00	00-01	01-02	02-03	03-04
ELEMENTARY:						
S. F./Pupil	105	102	104	107	112	100
Cost/S.F.	\$102.66	\$107.51	\$110.96	\$105.12	\$116.73	\$124.48
Cost/Pupil	\$10,745	\$10,916	\$11,947	\$11,214	\$13,121	\$12,458
Number of New Schools	20	14	11	11	11	8
INTERMEDIATE/MIDDLE:						
S. F./Pupil	137	136	141	135	149	172
Cost/S.F.	\$86.02	\$104.95	\$111.52	\$112.22	\$113.50	\$125.66
Cost/Pupil	\$11,795	\$14,294	\$15,696	\$15,147	\$16,883	\$21,569
Number of New Schools	4	7	8	8	8	4
HIGH SCHOOLS:						
S. F./Pupil	147	141	150	146	163	146
Cost/S.F.	\$114.66	\$118.12	\$130.36	\$120.83	\$131.62	\$131.91
Cost/Pupil	\$16,891	\$16,665	\$19,580	\$17,590	\$21,464	\$19,230
Number of New Schools	4	3	4	7	2	2
PUBLIC-PRIVATE PROJECTS, COMBINED AND VOC. TECHNICAL SCHOOLS:						
S. F./Pupil	379 ³	141 ¹	0	385	135 ²	141 ²
Cost/S.F.	\$108.98 ³	\$103.49 ¹	0	\$145.80 ³	\$163.38 ²	\$144.90 ³
Cost/Pupil	\$41,298 ³	\$14,554 ¹	0	\$56,077 ³	\$22,117 ²	\$20,474
Number of New Schools	1 ³	1 ¹	None	1 ³	2 ²	2 ²
¹ 99-00 is for a combined Elementary/Middle.						
² Public-Private school projects.						
³ Is a Special Education Center.						
ADDITIONS AND RENOVATIONS:						
Costs/S. F.	\$51.19	\$60.81	\$83.74	\$59.13	\$82.24	\$61.74
Number of Projects	20	20	8	16	15	7

Attachment 6

Average Cost of Construction

