

Summary for 2006-07

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, 2006 - July 30, 2007. The list provides cost of construction for individual school projects and average state cost data, by school type. Based on this year's averages, construction prices have continued to rise over the past year. When comparing this year's cost figures with last year's numbers, it would appear that this year's construction cost increases have risen at a moderate rate of inflation. 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.doe.virginia.gov. Go to the top of the 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 or Vijay Ramnarain (804) 225-2035.

2006-07 New Elementary Schools

Project No.	Name	Grades	Division	Contract Award Date	Maximum ² Operating Cap.	Building Cost	Site Cost	Total ¹ Cost	Total Sq. Feet	Sq. Ft./ Pupil	Total Cost/ Sq. Ft.	Building Only Cost/Sq. Ft.	Total Cost/ Pupil
42-21A	2008 Elementary	PK-5	Hanover	Aug. 2006	936	\$ 13,600,000	\$ 2,892,000	\$ 16,492,000	90,448	97 \$	182.34 \$	150.36 \$	17,620
17-20A	Ladysmith Elem.	PK-5	Caroline	Sept.2006	1,028	\$ 15,341,945	\$ 3,430,000	\$ 18,771,945	101,300	99 \$	185.31 \$	151.45 \$	18,261
131-18A	Matoako Elem	PK-5	Williamsburg	Jul.2006	866	\$ 16,833,755	\$ 4,475,788	\$ 21,309,543	92,119	106 \$	231.33 \$	182.74 \$	24,607
142-15A	Poquoson Elem.	3rd-5	Poquoson City	Dec. 2006	750	\$ 14,521,296	\$ 1,940,144	\$ 16,461,440	84,600	113 \$	194.58 \$	171.65 \$	21,949
121-6A	Parkview Elem	PK-5	Portsmouth City	Jan. 2007	700	\$ 10,526,652	\$ 1,328,747	\$ 11,855,399	79,985	114 \$	148.22 \$	131.61 \$	16,936
75-100A	Mill Park Elem	K-5	Prince William	Feb. 2007	868	\$ 15,649,950	\$ 1,600,050	\$ 17,250,000	95,074	110 \$	181.44 \$	164.61 \$	19,873
75-101A	Brightwood Elem.	K-5	Prince William	Mar. 2007	947	\$ 16,308,465	\$ 1,271,535	\$ 17,580,000	106,170	112 \$	165.58 \$	153.61 \$	18,564
87-3A	Riverdale Elem.	PK-5	Southampton	Mar. 2007	796	\$ 10,929,427	\$ 1,549,742	\$ 12,479,169	83,150	104 \$	150.08 \$	131.44 \$	15,677
53-54A	Creightons Corner	K-5	Loudon	Jun. 2007	973	\$ 13,453,671	\$ 1,223,753	\$ 14,677,424	90,050	93 \$	162.99 \$	149.40 \$	15,085
24-4A	Yowell	PK-5	Culpepper	Apr. 2007	748	\$ 11,956,524	\$ 2,591,368 ³	\$ 14,547,892	81,331	109 \$	178.87 \$	147.01 \$	19,449
82-86.1A	Montevideo Elem.	PK-5	Rockingham	Feb. 2007	1,018	\$ 13,459,456	\$ 3,138,929	\$ 16,598,385	97,090	95 \$	170.96 \$	138.63 \$	16,305
77-21A	Riverlawn Elem.	PK-5	Pulaski	Jun. 2007	814	\$ 15,136,855	\$ 2,646,145	\$ 17,783,000	85,828	105 \$	207.19 \$	176.36 \$	21,846
127-45A	Hillpoint Elem.	PK-5	Suffolk City	Mar. 2007	814	\$ 13,887,933	\$ 2,012,136	\$ 15,900,069	96,780	119 \$	164.29 \$	143.50 \$	19,533
43-94A	East Area Elem.	K-5	Henrico	Jun. 2007	794	\$ 13,107,750	\$ 2,329,750	\$ 15,437,500	79,188	100 \$	194.95 \$	165.53 \$	19,443
53-56A	Liberty Elem.	K-5	Loudoun	Aug.2007	973	\$ 12,988,770	\$ 1,300,000	\$ 14,288,770	90,050	93 \$	158.68 \$	144.24 \$	14,685
72-2.1A	Powhatan Elem 3	PK-4	Powhatan	Jun.2007	981	\$ 16,812,625	\$ 3,109,635	\$ 19,922,260	96,428	98 \$	206.60 \$	174.35 \$	20,308
TOTALS					14,006	\$ 224,515,074	\$ 36,839,722	\$ 261,354,796	1,449,591	103 \$	180.30 \$	154.88 \$	18,660

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.

³ Site included off-site road improvements and pump station upgrade (\$825,000)

2006-07 Middle and Intermediate New Schools

Project No.	Name	Grades	Division	Contract Award Date	Maximum ² Operating Cap.	Building Cost	Site Cost	Total ¹ Cost	Total Sq. Feet	Sq. Ft./ Pupil	Total Cost/ Sq. Ft.	Building Only Cost/Sq. Ft	Total Cost/ Pupil
21-87A	Center Point	6th-8th	Chesterfield	Aug. 2006	1,340	\$ 25,625,515	\$ 2,974,485	\$ 28,600,000	173,007	129 \$	165.31 \$	148.12 \$	21,343
21-85.1A	Bermuda	6th-8th	Chesterfield	Oct. 2006	1,340	\$ 24,609,550	\$ 3,380,450	\$ 27,990,000	173,007	129 \$	161.79 \$	142.25 \$	20,888
136-8A	Oscar Smith	6th-8th	Chesapeake	Jul. 2007	1,566	\$ 36,963,629	³ \$ 7,913,371	\$ 44,877,000	252,524	161 \$	177.71 \$	146.38 \$	28,657
TOTALS					4,246	\$ 87,198,694	\$ 14,268,306	\$ 101,467,000	598,538	141 \$	169.52 \$	145.69 \$	23,897

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 Building cost includes a rainwaterharvesting system, waterless urinals, daylighting and other sustainable design strategies.

2006-07 New High Schools

Project No.	Name	Grades	Division	Contract Award Date	Maximum ² Operating Cap.	Building Cost	Site Cost	Total ¹ Cost	Total Sq. Feet	Sq. Ft./ Pupil	Total Cost/ Sq. Ft.	Building Only Cost/Sq. Ft.	Total Cost/ Pupil
30-51A	Fauquier	9th-12th	Fauquier	Sept. 2006	1,290	\$ 41,056,000	\$ 12,394,000	³ \$ 53,450,000	229,649	178 \$	232.75 \$	178.78 \$	41,434
63-20A	New Kent	9th-12th	New Kent	Feb. 2007	1,511	\$ 37,765,788	\$ 5,619,730	\$ 43,385,518	243,700	161 \$	178.03 \$	154.97 \$	28,713
69-6A	Page	9th-12th	Page	Jun. 2007	912	\$ 24,030,659	\$ 2,649,504	\$ 26,680,163	131,078	144 \$	203.54 \$	183.33 \$	29,255
69-7A	Luray	9th-12th	Page	Jun. 2007	912	\$ 23,958,733	\$ 3,594,485	\$ 27,553,218	131,078	144 \$	210.20 \$	182.78 \$	30,212
21-83A	Clover Hill	9th-12th	Chesterfield	Jul. 2007	1749	\$ 47,337,087	\$ 8,000,000	\$ 55,337,087	268,039	153 \$	206.45 \$	176.61 \$	31,639
TOTALS					6,374	\$ 174,148,267	\$ 32,257,719	\$ 206,405,986	1,003,544	157 \$	205.68 \$	173.53 \$	32,382

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 Site work includes extensive road improvements, athletic fields, bleachers, lighting, press box and concession facilities.

PPEA and other combined or technical schools put under Contract 2006-07

Project No.	Name	Grades	Division	Contract Award Date	Maximum² Operating Cap.	Building Cost	Site Cost	Total¹ Cost	Total Sq. Feet	Sq. Ft./ Pupil	Total Cost/ Sq. Ft.	Building Only Cost/Sq. Ft	Total Cost/ Pupil
66-21A	Northumberland Middle High	6th-12	Northumbeland	Jul. 2007	959	\$ 29,381,451	\$ 5,121,223	\$ 34,502,674 ⁴	162,460	169	\$ 212.38	\$ 180.85	35,978
25-15	Cumberland High & Middle	6th-12	Cumberland	Dec. 2006	1,250	\$ 25,300,361	\$ 5,173,164	\$ 30,473,525 ³	145,654	117	\$ 209.22	\$ 173.70	24,379
113-11A	Harrisonburg Comb. ES/MS	K-8th	Harrisonburg	Sept. 2006	1,449	\$ 30,148,000	\$ 4,897,703	\$ 35,045,703	218,634	151	\$ 160.29	\$ 137.89	24,186
42-20A	Trades Center	9th-12	Hanover	Jul. 2007	140	\$ 6,651,628	\$ 1,021,372	\$ 7,673,000	39,368	281	\$ 194.90	\$ 168.96	54,807
TOTALS					3,798	\$ 91,481,440	\$ 16,213,462	\$ 107,694,902	566,116	149	\$ 190.23	\$ 161.59	28,356

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 core classrooms.

³ Cost includes extensive demolition work, new building using existing middle school gym and high school vo-tech building, site cost includes allowances for technology and other construction fees.

⁴ Site cost includes well water system and wastewater system and demolition of existing middle school building

2006-07 Selected Addition and Renovation Projects Under Contract

Name	Division	Contract Award Date	Construction ¹ Cost	Total Sq. Ft.	Total Cost /Sq. Ft.
Beaverdam Elementary	Hanover	May, 2007	\$ 885,000	3,450	\$ 256.52
Blue Ridge Middle	Loudoun	July, 2007	\$ 2,880,000	145,938	\$ 19.73
Cedar Lee Middle	Fauquier	January, 2007	\$ 1,688,000	10,339	\$ 163.27
Drewey Mason	Henry	November, 2006	\$ 761,580	81,700	\$ 9.32
Monticello High	Albemarle	May, 2006	\$ 7,584,114	20,522	\$ 369.56
Pence Middle	Rockingham	September, 2006	\$ 6,139,305	105,383	\$ 58.26
Seneca Ridge Middle	Loudoun	July, 2007	\$ 3,100,000	156,242	\$ 19.84
J. Lupton Simpson	Loudoun	July, 2007	\$ 2,527,200	156,518	\$ 16.15
Sterling Middle	Loudoun	July, 2007	\$ 3,436,000	155,081	\$ 22.16
Woodlawn Elementary	Arlington	December, 2006	\$ 2,931,640	8,905	\$ 329.21

TOTALS			\$ 31,932,839	844,078	
Statewide Average					\$ 37.83

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

Tabulation of Virginia Averages for Construction Cost of School Buildings

FISCAL YEAR	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07
ELEMENTARY						
Sq. Ft. per Pupil	107	112	100	102	107	105
Cost/Sq. Ft.	\$105.12	\$116.73	\$124.48	\$153.16	\$171.17	\$180.30
Cost/Pupil	\$11,214	\$13,121	\$12,458	\$15,627	\$18,244	\$18,963
Number of New Schools	11	11	8	10	14	16
INTERMEDIATE/MIDDLE						
Sq. Ft. per Pupil	135	149	172	137	128	141
Cost/Sq. Ft.	\$112.22	\$113.50	\$125.66	\$175.78	\$168.60	\$169.52
Cost/Pupil	\$15,147	\$16,883	\$21,569	\$24,135	\$21,653	\$23,897
Number of New Schools	8	8	4	3	4	3
HIGH SCHOOLS						
Sq. Ft. per Pupil	146	163	146	142	156	157
Cost/Sq. Ft.	\$120.83	\$131.62	\$131.91	\$157.60	\$183.94	\$205.68
Cost/Pupil	\$17,590	\$21,464	\$19,230	\$22,420	\$28,637	\$32,382
Number of New Schools	7	2	2	1	4	5
PUBLIC-PRIVATE PROJECTS, COMBINED OR ALTERNATIVE EDUCATION SCHOOLS						
Sq. Ft. per Pupil	385	135 ¹	141	150	124	149
Cost/Sq. Ft.	145.80 ²	163.38 ¹	\$144.90	\$164.98	\$161.59	\$190.23
Cost/Pupil	56,077 ²	22,117 ¹	\$20,474	\$24,687	\$20,063	\$28,356
Number of New Schools	1 ²	2 ¹	2 ¹	6	2	4

¹ Public-Private school projects.

² Is a Special Education Center.

ADDITIONS AND RENOVATIONS						
Costs/Sq. Ft.	\$59.13	\$82.24	\$61.74	\$105.21	\$95.97	\$37.83
Number of Projects	16	15	7	15	16	10