

## Public School Facilities Cost Data

Year 2009-2010

### **Introduction**

The Division of Support Services has compiled the average school construction cost data for public school projects bid during the period of July 1, 2009 - June 30, 2010. This report provides data on the construction cost for each school project and average state construction cost data for different school types.

This report provides an overview of the construction prices for projects bid during the period of July 1, 2009- June 30, 2010, and the figures on this report should be adjusted for conditions that may affect a future project's cost. When budgeting for a new school several important factors should be taken into consideration, including: changes in the construction market, changes in the price of materials, cost of transportation, inflation, the impact of the educational program on the school size, and other factors that may impact the cost of a particular school. Additionally, the bid market will also impact the project's cost, with a more competitive market yielding lower prices and a less competitive market higher prices.

It should be noted that the state average construction price in this report only represents the aggregated average construction cost per square foot in Virginia. This figure does not take into consideration the above-mentioned factors or the location of a project. In general, square foot construction cost prices in Northern Virginia are typically higher, while prices in the Southside and Tidewater have been historically lower than the state average. These regional variations should be taken into account when preparing budgets for new projects.

If you have any questions, please contact Hunter Barnes or Vijay Ramnarain at (804) 225-2035.

## 2009-10 New Elementary Schools

Project No.	Name	Grades	Division	Contract Award Date	Maximum <sup>1</sup> Operating Cap.	Building Cost	Site Cost	Total <sup>2</sup> Cost	Total Sq. Feet	Sq. Ft./ Pupil	Total Cost/ Sq. Ft.	Building Only Cost/Sq. Ft	Total Cost/ Pupil
121-148	Simondale	PK-5	Portsmouth City	Nov.-09	780	\$ 11,066,000	\$ 3,100,000	\$ 14,166,000	80,000	103 \$	177.08 \$	138.33 \$	18,162
128-72	College Park	K-5	Virginia Beach	Jan.-10	616	\$ 14,738,600	\$ 3,184,000 <sup>3</sup>	\$ 17,922,600	94,231	153 \$	190.20 \$	156.41 \$	29,095
80-53	Mason Cove	PK-5	Roanoke County	Dec.-09	336	\$ 7,763,717	\$ 2,073,341	\$ 9,837,058	52,530	156 \$	187.27 \$	147.80 \$	29,277
60-2	Price's Fork	PK-5	Montgomery Co.	Jan.-10	838	\$ 13,666,750	\$ 1,933,250	\$ 15,600,000	106,300	127 \$	146.75 \$	128.57 \$	18,616
75-104	Kettle Run	K-5	Prince William	Mar-10	889	\$ 12,476,000	\$ 1,383,000	\$ 13,859,000	104,829	118 \$	132.21 \$	119.01 \$	15,589
75-105	Linton Hall	K-5	Prince William	May-10	889	\$ 13,281,981	\$ 2,527,726	\$ 15,809,707	104,829	118 \$	150.81 \$	126.70 \$	17,784
<b>TOTALS</b>					4,348	\$ 72,993,048	\$ 14,201,317	\$ 87,194,365	542,719	125 \$	160.66 \$	134.50 \$	20,054

<sup>1</sup> Division operating capacity may differ from 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.

<sup>2</sup> 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.

<sup>3</sup> Site cost includes \$135,000 for demolition of existing school and abatement work.

## 2009-10 Middle and Intermediate New Schools

Project No.	Name	Grades	Division	Contract Award Date	Maximum <sup>1</sup> Operating Cap.	Building Cost	Site Cost	Total <sup>2</sup> Cost	Total Sq. Feet	Sq. Ft./ Pupil	Total Cost/ Sq. Ft.	Building Only Cost/Sq. Ft.	Total Cost/ Pupil	
75-103A	Silver Lake	6--8	Prince William	Feb.-10	1,102	\$ 15,265,478	\$ 3,648,522	18,914,000	133,480	121	\$ 141.70	\$ 114.37	17,163	
29-231A	South County	6--8	Fairfax	Mar.-10	1,172	\$ 19,293,100	\$ 2,656,900	21,950,000	176,021	150	\$ 124.70	\$ 109.61	18,729	
53-58A	Lunsford	6--8	Loudoun	Jan-10	1,351	\$ 24,145,000	\$ 4,281,000	28,426,000	177,880	132	\$ 159.80	\$ 135.74	21,041	
<b>TOTALS</b>						3,625 \$	58,703,578	\$ 10,586,422	\$ 69,290,000	487,381	134	\$ 142.17	\$ 120.45	19,114

<sup>1</sup> 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.

<sup>2</sup> 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.

## 2009-10 New High Schools

Project No.	Name	Grades	Division	Contract Award Date	Maximum <sup>1</sup> Operating Cap.	Building Cost	Site Cost	Total <sup>2</sup> Cost	Total Sq. Feet	Sq. Ft./ Pupil	Total Cost/ Sq. Ft.	Building Only Cost/Sq. Ft	Total Cost/ Pupil
NONE													

---

TOTALS

<sup>1</sup> Division operating capacity may differ from the SOL maximum capacity. State operating capacity is generally based on pupil teacher ratio of 25:1, in all program areas X 90%.

<sup>2</sup> 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.

**PPEA and Combined or Technical Schools put under Contract 2009-10**

<b>Project No.</b>	<b>Name</b>	<b>Grades</b>	<b>Division</b>	<b>Contract Award Date</b>	<b>Maximum Operating Cap.</b>	<b>Building Cost</b>	<b>Site Cost</b>	<b>Total Cost</b>	<b>Total Sq. Feet</b>	<b>Sq. Ft./ Pupil</b>	<b>Total Cost/ Building Only Sq. Ft.</b>	<b>Cost/Sq. Ft</b>	<b>Total Cost/ Pupil</b>
<b>NONE</b>													

## 2009-10 Selected Addition and Renovation Projects Under Contract

Name	Division	Contract Award Date	Construction <sup>1</sup> Cost	Total Sq. Ft.	Total Cost /Sq. Ft.
Pennington Traditional School	Prince William	April, 2010	\$ 2,401,000	58,452	\$ 41.08
Thomas Jefferson Middle	Arlinton County	Jan, 2010	\$ 7,884,000	241,896	\$ 32.59
Fort Hill Community School	Lynchburg City	Sept. 2009	\$ 629,000	8,700	\$ 72.30
Massanutten Technical Center	Rockingham Co.	Dec.,2009	\$ 1,082,799	17,000	\$ 63.69
Honaker High School	Russell Co.	April, 2010	\$ 1,195,000	47,144	\$ 25.35
Lakeside Elementary	Henrico Co.	Jun-10	\$ 2,146,750	10,775	199.23
Hopewell High School	Hopewell City	Mar.2010	\$ 17,707,100	230,282	\$ 76.89
<b>TOTALS</b>			<b>\$ 33,045,649</b>	<b>614,249</b>	
Statewide Average				\$	53.80

<sup>1</sup> 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	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
<b>ELEMENTARY</b>						
Sq. Ft. per Pupil	102	107	105	115	116	125
Cost/Sq. Ft.	\$153.16	\$171.17	\$180.30	\$179.41	\$170.90	\$160.66
Cost/Pupil	\$15,627	\$18,244	\$18,963	\$20,649	\$19,765	\$20,054
Number of New Schools	10	14	16	14	4	6
<b>INTERMEDIATE/MIDDLE</b>						
Sq. Ft. per Pupil	137	128	141	198	152	134
Cost/Sq. Ft.	\$175.78	\$168.60	\$169.52	\$195.35	\$180.08	\$142.17
Cost/Pupil	\$24,135	\$21,653	\$23,897	\$38,701	\$27,324	\$19,114
Number of New Schools	3	4	3	2	4	3
<b>HIGH SCHOOLS</b>						
Sq. Ft. per Pupil	142	156	157	151	155	0
Cost/Sq. Ft.	\$157.60	\$183.94	\$205.68	\$176.81	\$209.05	\$0.00
Cost/Pupil	\$22,420	\$28,637	\$32,382	\$26,776	\$32,498	\$0
Number of New Schools	1	4	5	2	5	0
<b>PUBLIC-PRIVATE PROJECTS, COMBINED OR ALTERNATIVE EDUCATION SCHOOLS</b>						
Sq. Ft. per Pupil	150	124	149	139	0	0
Cost/Sq. Ft.	\$164.98	\$161.59	\$190.23	\$177.62	\$0.00	\$0.00
Cost/Pupil	\$24,687	\$20,063	\$28,356	\$24,641	\$0	\$0
Number of New Schools	6	2	4	6	0	0

<b>ADDITIONS AND RENOVATIONS</b>						
Costs/Sq. Ft.	\$105.21	\$95.97	\$37.83	\$106.34	\$117.61	\$53.80
Number of Projects	15	16	10	9	7	7