

Facilities Cost Data

The Division of Support Services has compiled construction cost data information for public school buildings placed under contract between July 1, 2000 – June 30, 2001. 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 continue to increase in all categories of school construction. The dramatic rise in cost of the past several years has slowed. We would expect cost to continue to rise at a modest rate for the upcoming fiscal year. If you have any questions concerning this information, please contact Hunter Barnes at (804) 225-2035.

ATTACHMENT NO. 1 (Cost in \$) Revised 10/01

NEW ELEMENTARY SCHOOLS PUT UNDER CONTRACT IN FISCAL YEAR 2000-01

NAME/GRADES	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
Appomattox	3-5 Appomattox	Apr-01	750	8,336,121	992,715	88,500	118	95.32	83.54	11,115
Ashland	K-5 Prince William	Mar.-01	839	10,159,000	2,014,345	83,084	99	122.27	98.03	12,108
Baker Butler	PK-5 Albemarle	Jun.-01	720	9,863,904	2,107,496	84,363	117	116.92	91.94	13,700
Forest Grove	K-5 Loudoun	Mar.-01	727	9,352,500	1,150,000	77,033	106	121.41	106.48	12,865
Hutchison Farm	K-5 Loudoun	Mar.-01	895	9,557,500	1,100,000	83,990	116	113.79	100.70	10,679
John Tyler	PK-5 Portsmouth	Oct.-00	500	6,335,186	668,500 ³	58,272	117	108.72	97.25	12,670
Kempsville Meadows	PK-5 Virginia Beach	May-01	663	8,280,306	877,619	77,239	117	107.20	95.84	12,489
Middlesex	K-5 Middlesex	May-01	818	8,428,390	1,174,390	80,740	99	104.39	89.84	10,304
Rural Retreat	K-5 Wythe	Jun.-01	503	5,566,800	974,800	49,667	99	112.08	92.45	11,067
Stafford	K-5 Stafford	Jun.-01	935	10,039,700	1,876,847	87,700	94	114.48	93.08	10,738
Woodstock	K-5 Virginia Beach	May-01	876	8,558,082	1,287,933 ³	80,840	92	105.86	89.93	9,770
TOTALS			8,226	\$94,477,489	\$14,224,645	\$851,428				
STATEWIDE AVERAGE							104	\$110.96	\$94.26	\$11,485

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 cost, includes demolition of existing school building.

ATTACHMENT NO. 2 (Cost in \$)

NEW MIDDLE AND INTERMEDIATE SCHOOLS PUT UNDER CONTRACT IN FISCAL YEAR 2000-01

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
Belmont Ridge	6-8 Loudoun	Jun.-01	1,125	18,726,000	1,800,000	158,341	141	118.26	106.90	16,645
Benton Gayle	6-8 Stafford	Nov.-00	1,049	15,616,500	2,000,000	146,756	140	106.41	92.78	14,887
Blacksburg	6-8 Montgomery	Jan.-01	1,500 ³	17,931,000	2,011,000	190,478	127	94.14	83.58	11,954
Braemar	6-8 Prince Wm.	Aug.-00	1,102	16,355,000	2,009,000	135,309	123	120.87	106.02	14,841
Christiansburg	6-8 Montgomery	Jan.-01	1,125 ³	17,770,000	1,959,000	169,012	150	105.14	93.55	15,796
Harmony	8-9 Loudoun	Aug.-00	1,125	18,142,000	1,980,000 ⁴	158,341	141	114.58	102.07	16,126
Southwest	6-8 Fairfax	Nov.-00	1,233	23,505,000	2,390,000	178,723	145	131.51	118.41	19,063
Wilson ⁵	6-8 Augusta	none ⁵	616	11,258,500	908,514	112,194	182	100.35	92.25	18,277
TOTALS			8,875	\$139,304,000	\$15,057,514	1,249,154				
STATEWIDE AVERAGE							141	\$111.52	\$99.46	\$15,696

1

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

2

Division operating capacity may differ from the SOL maximum capacity.

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

3

Division operating capacity based on a PTR of 20:1 in Montgomery County Schools.

4

Water and sewer cost not yet determined

5

Contract not accepted - Project not built

ATTACHMENT NO. 3 (Cost in \$)

NEW HIGH SCHOOLS PUT UNDER CONTRACT IN FISCAL YEAR 2000-01

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
Heritage	9-12 Loudoun	Sept.-00	1,728	32,548,000	3,941,069 ³	246,968	143	131.79	115.83	18,836
Matoaca	9-12 Chesterfield	Oct.-00	1,795	36,759,500	5,714,500 ⁵	276,270	154	133.06	112.37	20,479
Seneca Ridge	9-12 Loudoun	May-01	1,728	35,150,000	6,073,390 ⁴	245,703	142	143.06	118.34	20,341
South County	9-12 Roanoke	Oct.-00	1,212	22,090,068	2,996,068	201,808	167	109.46	94.61	18,226
TOTALS			6,463	\$126,547,568	\$18,725,027	970,749				
STATEWIDE AVERAGE							150	\$130.36	\$111.07	\$19,580

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 cost includes \$396,000 for off-site utilities (water sewer).

4

Excessive cut and fill, and wetlands caused higher site cost.

5

Site cost includes special site development cost.

Attachment No. 4 (Cost in \$)

SELECTED ADDITION AND RENOVATION PROJECTS UNDER CONTRACT IN FISCAL YEAR 2000-01

NAME	DIVISION	CONTRACT AWARD DATE	CONSTRUCTION ¹ COST	TOTAL SQ. FT.	TOTAL COST /SQ. FT.
Birdneck Elementary	Virginia Beach	Dec.-00	1,334,000	34,984	38.13
Blue Ridge Middle	Loudoun	Feb.-01	799,000	6,297	126.89
Carter Woodson Middle	Chesterfield	Mar.-01	6,827,615	55,000	124.14
F. T. Binns Middle	Culpeper	Jul.-00	13,281,200	135,455	98.05
George Washington High	Danville	Mar.-01	8,874,257	344,000	25.80
J. Lupton Simpson Middle	Loudoun	Feb.-01	690,000	5,838	118.19
Langston Focus	Danville	Mar.-01	5,200,000	107,000	48.60
Linkhorne Middle	Lynchburg	Mar.-01	9,958,000	146,187	68.12
Marshall Middle	Fauquier	Apr.-01	4,237,310	102,182	41.47
Prince Edward Middle	Prince Edward	Oct.-00	731,065	8,180	89.37
Salem Middle	Virginia Beach	Mar.-01	1,063,104	47,302	22.47
Sandston Elementary	Henrico	Jan.-01	1,198,000	6,560	182.62
Seneca Ridge Middle	Loudoun	Feb.-01	945,000	6,030	156.72
Sheffield Elementary	Lynchburg	Aug.-00	3,960,000	51,808	76.44
Sterling Middle	Loudoun	Mar.-01	1,010,000	9,089	111.12
Tappahannock High	Essex	Oct.-00	4,037,000	18,967	212.84
TOTALS			\$64,145,551	1,084,879	
STATEWIDE AVERAGE					\$59.13

1

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

Attachment No. 5 (Cost in \$) Revised 10/01

TABULATION OF VIRGINIA AVERAGES FOR CONSTRUCTION COST OF SCHOOL BUILDINGS

FISCAL YEAR	95-96	96-97	97-98	98-99	99-00	00-01
ELEMENTARY:						
S. F./Pupil	97	98	104	105	102	104
Cost/S.F.	\$86.33	\$97.45	\$93.82	\$102.66	107.51	110.96
Cost/Pupil	\$8,372	\$9,562	\$9,732	\$10,745	\$10,916	\$11,485
Number of New Schools	15	15	13	20	14	11
INTERMEDIATE/MIDDLE:						
S. F./Pupil	131	137	131	137	136	141
Cost/S.F.	\$86.03	\$102.90	\$102.17	\$86.02	104.95	111.52
Cost/Pupil	\$11,236	\$14,130	\$13,356	\$11,795	\$14,294	\$15,696
Number of New Schools	5	4	3	4	7	8
HIGH SCHOOLS:						
S. F./Pupil	152	159	135	147	141	150
Cost/S.F.	\$91.94	\$106.97	\$98.81	\$114.66	\$118.12	\$130.36
Cost/Pupil	\$13,945	\$17,059	\$13,304	\$16,891	\$16,665	\$19,580
Number of New Schools	4	3	3	4	3	4
COMBINED AND VOC. TECHNICAL SCHOOLS:						
S. F./Pupil	128	146 ²	0	379 ³	141 ¹	0
Cost/S.F.	\$82.53	\$125.92 ²	0	\$108.98 ³	\$103.49 ¹	0
Cost/Pupil	\$10,548	\$18,347 ³	0	\$41,298 ³	\$14,554 ¹	0
Number of New Schools	1	1 ²	NONE	1 ³	1 ¹	None
¹ 99-00 is for a combined Elementary/Middle.						
² 96-97 is Combined K-12 School.						
³ 98-99 is a Special Education Center.						
ADDITIONS AND RENOVATIONS:						
Costs/S. F.	\$45.12	\$58.13	\$51.19	\$60.81	\$83.74	\$59.13
Number of Projects	9	16	20	20	8	16

Attachment 6

Average Cost of Construction

