

Summary for 2004-05
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, 2004 - June 30 2005. 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 risen dramatically over the past year. When comparing this year's cost figures with last years numbers we have calculated a price increase for new construction of 24%, in one 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.doe.virginia.gov. 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 2004-05

NAME/GRADES	DIVISION	CONTRACT AWARD DATE	SOL MAXIMUM OPERATING CAPACITY ²	TOTAL CONST. COST ¹	SITE DEVELOPMENT	TOTAL SQ. FT.	SQ. FT. /PUPIL	TOTAL COST /SQ. FT.	BUILDING ONLY COST /SQ. FT.	TOTAL COST /PUPIL
Austin Ridge	K-5	Stafford	935	17,326,000	5,094,000 ³	88,385	95	196.03	138.39	18,530
Conway	K-5	Stafford	935	13,262,000	2,310,700	87,700	94	151.22	124.87	14,184
Creekside	PK-5	Suffolk	814	15,210,500	2,100,000	98,964	122	153.70	132.48	18,686
Eleventh	K-5	Frederick	738	12,683,000	1,678,100	82,600	112	153.55	133.23	17,186
Kersey Creek	PK-5	Hanover	936	15,445,096	3,500,000	90,448	97	170.76	132.07	16,501
Legacy	K-5	Loudoun	973	12,635,000	2,475,000	90,050	93	140.31	112.83	12,986
Northwest #8	K-5	Henrico	788	12,134,513	2,366,658 ⁴	78,414	96	158.92	128.74	15,399
Princedale	K-5	Prince William	839	12,277,000	2,594,125	83,084	99	147.77	116.54	14,633
Somerset	K-5	Prince William	868	12,765,000	2,069,600	89,936	104	141.93	118.92	14,706
West Farifax	K-5	Fairfax	879	12,298,000	1,650,000	98,590	112	124.74	108.00	13,991
TOTALS			8,705	\$136,036,109	\$25,838,183	888,171				
STATEWIDE AVERAGE							102	\$153.16	\$124.07	\$15,627

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 had an extensive amount of road, rock removal, and grading to be done.

4

Site work includes demolition of existing structures, and asbestos abatement.

ATTACHMENT NO. 2 (Cost in \$)

NEW MIDDLE AND INTERMEDIATE SCHOOLS PUT UNDER CONTRACT IN FISCAL YEAR 2004-05

NAME/GRADES	DIVISION	CONTRACT AWARD DATE	SOL MAXIMUM OPERATING CAPACITY ²	TOTAL ¹ CONSTR. COST	SITE DEVELOPMENT	TOTAL SQ. FT.	SQ. FT. /PUPIL	TOTAL COST /SQ. FT.	BUILDING ONLY COST /SQ. FT.	TOTAL COST /PUPIL
Grafton Village	Stafford	Mar.-05	999	25,092,514	5,615,563	142,247	142	176.40	136.92	25,118
W. Green	Prince William	Jun.05	1,102	24,980,100	6,812,100	135,933	123	183.77	133.65	22,668
John J. Wright	Spotsylvania	Sept.-04	850	21,150,000	3,000,000	127,000	149	166.54	142.91	24,882
TOTALS			2,951	\$71,222,514	\$15,427,663	405,180				
STATEWIDE AVERAGE							137	\$175.78	\$137.70	\$24,135

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.

ATTACHMENT NO. 3 (Cost in \$)

NEW HIGH SCHOOLS PUT UNDER CONTRACT IN FISCAL YEAR 2004-05 (4 LISTED AS PPEA PROJECTS BELOW)

NAME	DIVISION	CONTRACT AWARD DATE	SOL MAXIMUM OPERATING CAPACITY ²	TOTAL CONST. COST ¹	SITE DEVELOPMENT ³	TOTAL SQ. FT.	SQ. FT. /PUPIL	TOTAL COST /SQ. FT.	BUILDING ONLY COST /SQ. FT.	TOTAL COST /PUPIL
Grassfield Area	Chesapeake	Jun.-05	2,443	54,772,439	9,903,546	347,549	142	157.60	129.10	22,420
TOTALS STATEWIDE AVERAGE			2,443	\$54,772,439	\$9,903,546	347,549	142	\$157.60	\$129.10	\$22,420
PUBLIC-PRIVATE PROJECTS, NEW COMBINED SCHOOLS, TECHNICAL SCHOOLS PUT UNDER CONTRACT IN FISCAL YEAR 2002-03										
Fredericksburg Upper	Fredericksburg	Jul.-04	936	12,353,997	1,127,345	97,760	104	126.37	\$ 114.84	13,199
Henderson Middle	Falls Church	Feb.-05	766	19,676,930	3,858,040	128,788	168	152.79	\$ 122.83	25,688
Patrick Henry H.S.	Roanoke City	Nov.-04	1,620	24,065,038	1,740,316	214,455	132	112.21	\$ 104.10	14,855
James Monroe H.S.	Fredericksburg	Jul.-04	1,189	31,084,185	3,542,169	193,000	162	161.06	\$ 142.70	26,143
Skyline H.S.	Warren	Feb.-05	1,374	42,232,655	8,541,244	226,147	165	186.75	\$ 148.98	30,737
T.C. Williams H.S.	Alexandria	Oct.-04	2,945	88,574,718	16,130,000 ⁴	461,147	160	192.07	\$ 157.10	30,076
TOTALS STATEWIDE AVERAGE			8,830	\$217,987,523	\$34,939,114	1,321,297	150	\$164.98	\$138.54	\$24,637

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 athletic fields and facilities.

⁴ Site work includes a parking deck.

Attachment No. 4 (Cost in \$)

SELECTED ADDITION AND RENOVATION PROJECTS UNDER CONTRACT IN FISCAL YEAR 2004-05

NAME	DIVISION	CONTRACT AWARD DATE	CONSTRUCTION COST ¹	TOTAL SQ. FT.	TOTAL COST /SQ. FT.
Berkeley Elementary	Spotsylvania	Oct.-04	2,924,470	14,472	202.08
Brock Road Elementary	Spotsylvania	June.-03	2,335,000	10,917	213.89
Courthouse Road Elem.	Spotsylvania	Oct.-04	2,089,000	10,917	191.35
Elon Elementary	Amherst	Dec.-04	711,370	7,875	90.33
Greenfield Elementary	Chesterfield	Jun.-04	5,142,000	69,521	73.96
Jouett Middle	Albemarle	May.-05	850,961	34,000	25.03
Massaponax High	Spotsylvania	Jan.-05	1,913,000	10,316	185.44
Navy Elementary	Fairfax	Dec.-04	4,665,000	55,792	83.61
Nottingham Elementary	Arlington	Feb.-05	10,828,264	70,944	152.63
Riverview Elementary	Spotsylvania	Oct.-04	1,970,000	10,917	180.45
Scottsville Elementary	Albemarle	Apr.-04	483,756	2,300	210.33
Smith Station Elementary	Spotsylvania	Jun.-03	1,889,000	11,530	163.83
Twin Springs Elementary	Pittsylvania	Apr.-05	449,500	4,011	112.07
Walton Middle	Albemarle	Mar.-05	583,272	26,020	22.42
Yellow Branch	Campbell	Dec.-04	8,042,585	87,016	92.43
TOTALS			\$44,877,178	426,548	
STATEWIDE AVERAGE					\$105.21

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	99-00	00-01	01-02	02-03	03-04	04-05
ELEMENTARY:						
S. F./Pupil	102	104	107	112	100	102
Cost/S.F.	\$107.51	\$110.96	\$105.12	\$116.73	\$124.48	\$153.16
Cost/Pupil	\$10,916	\$11,947	\$11,214	\$13,121	\$12,458	\$15,627
Number of New Schools	14	11	11	11	8	10
INTERMEDIATE/MIDDLE:						
S. F./Pupil	136	141	135	149	172	137
Cost/S.F.	\$104.35	\$111.52	\$112.22	\$113.50	\$125.66	\$175.78
Cost/Pupil	\$14,294	\$15,696	\$15,147	\$16,883	\$21,569	\$24,135
Number of New Schools	7	8	8	8	4	3
HIGH SCHOOLS:						
S. F./Pupil	141	150	146	163	146	142
Cost/S.F.	\$118.12	\$130.36	\$120.83	\$131.62	\$131.91	\$157.60
Cost/Pupil	\$16,665	\$19,580	\$17,590	\$21,464	\$19,230	\$22,420
Number of New Schools	3	4	7	2	2	1
PUBLIC-PRIVATE PROJECTS, COMBINED AND VOC. TECHNICAL SCHOOLS:						
S. F./Pupil	141 ¹	0	385	135 ²	141 ²	150 ²
Cost/S.F. ³	\$103.49 ¹	0	\$145.80 ³	\$163.38 ²	\$144.90 ³	\$164.98 ²
Cost/Pupil	\$14,554 ¹	0	\$56,077 ³	\$22,117 ²	\$20,474	\$24,687 ²
Number of New Schools	1 ¹	None	1 ³	2 ²	2 ²	6 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.	\$60.81	\$83.74	\$59.13	\$82.24	\$61.74	\$105.21
Number of Projects	20	8	16	15	7	15

Attachment 6

Average Cost of Construction

