

Public School Facilities Cost Data

Year 2007-2008

Introduction

The Division of Support Services has compiled the average school construction cost data for public school projects bid during the period of July 1st, 2007 - June 30th , 2008. This report provides data on the cost of construction for each school project and average state construction cost data for different school types. Based on this year's average cost figures, the cost of construction per square foot has remained steady as compared to last year's numbers.

This report provides an overview of the construction prices for projects bid during the period of July 1st, 2007- June 30th 2008, 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 yielding higher prices.

It should be also 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. Generally, prices in Northern Virginia have been higher, while prices in the Southside and Tidewater area have been lower than the state average per square foot construction cost.

These 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.

2007-08 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/Building Only Sq. Ft.	Total Cost/ Cost/Sq. Ft.	Total Cost/ Pupil
74-4A	North Elementary	PK-5	Prince George	Oct-07	888	\$ 13,524,838	\$ 2,425,162 ³	\$ 15,950,000	89,527	101 \$	178.16 \$	151.07 \$	17,962
30-51.1A	Greenville	PK-5	Fauquier	Aug.-07	634	\$ 12,083,000	\$ 2,665,700	\$ 14,784,700	80,228	127 \$	184.28 \$	150.61 \$	23,320
53-35A	Steuart Weller	K-5	Loudoun	Oct-07	973	\$ 14,015,000	\$ 1,370,000	\$ 15,385,000	90,050	93 \$	170.85 \$	155.64 \$	15,812
88-53A	Cedar Forest	PK-5	Spotsylvania	May-07	936	\$ 15,200,000	\$ 2,760,000	\$ 17,960,000	94,990	101 \$	189.07 \$	160.02 \$	19,188
33-98A	Windy Gap	PK-5	Franklin Co.	Dec.-07	472	\$ 10,293,600	\$ 1,730,400	\$ 12,024,000	54,600	116 \$	220.22 \$	188.53 \$	25,475
82-39A	River Bend	PK-5	Rockingham	Mar-08	724	\$ 11,380,000	\$ 3,497,035 ⁴	\$ 14,877,035	82,199	114 \$	180.99 \$	138.44 \$	20,548
29-229A	Laurel Hill	K-6	Fairfax	Mar-08	935	\$ 14,052,933	\$ 1,155,067	\$ 15,208,000	98,590	105 \$	154.25 \$	142.54 \$	16,265
34-50A	Twelfth Elementary	K-5	Frederick	Dec.-07	836	\$ 15,098,130	\$ 2,208,270	\$ 17,306,400	100,465	120 \$	172.26 \$	150.28 \$	20,701
144-5.1A	Manassass Park	PK, 3-5 ⁵	Manassas Park	Jul.-08	912	\$ 24,562,972	\$ 3,526,968 ⁵	\$ 28,089,940	131,747	144 \$	213.21 \$	186.44 \$	30,800
53-92.1A	K. W. Culbert	K-5	Loudoun	Apr.-08	925	\$ 13,093,576	\$ 1,300,000 ⁶	\$ 15,393,576	86,445	93 \$	178.07 \$	151.47 \$	16,642
29-228A	Coppermine	K-5	Fairfax	Jan.-08	764	\$ 13,749,000	\$ 1,490,000	\$ 15,239,000	89,439	117 \$	170.38 \$	153.72 \$	19,946
128-67A	Winsor Oaks	PK-5	Virginia Beach	Mar.-08	722	\$ 12,381,165	\$ 1,872,434	\$ 14,253,599	85,940	119 \$	165.86 \$	144.07 \$	19,742
75-43A	Triangle	K-5	Prince William	Apr.08	889	\$ 16,665,355	\$ 3,103,654	\$ 19,769,000	103,679	117 \$	190.68 \$	160.74 \$	22,237
38-2A	Grayson Highland	K-7	Grayson	Jul.-07	292	\$ 7,648,400	\$ 1,229,000 ⁷	\$ 8,877,400	66,900	229 \$	132.70 \$	114.33 \$	30,402
TOTALS					10,902	\$ 193,747,969	\$ 30,333,690	\$ 224,081,659	1,254,799	115 \$	178.58 \$	154.41 \$	20,554

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 Not included in site cost is a \$1,000,000 estimate for a sewer connection.

⁴ Site cost bid jointly with Rockingham HS; this site cost was prorated from the joint site contact amount; site cost also includes special development cost.

⁵ Grades K-2 not in school; building cost includes geothermal wells, IT package; site cost includes \$497,346 for a rainwater harvesting system.

⁶ Site cost includes \$400,000 for off site VDOT road improvements

⁷ Cost includes 450 KW generator, sprinkler system but does not include sprinkler water supply or VDOT road improvements.

2007-08 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	
128-14A	Virginia Beach	6th-8th.	Va. Beach	Dec-07	924	\$ 32,590,862	\$ 5,022,138	\$ 37,613,000	189,730	205	\$ 198.24	\$ 171.77	40,707	
115-34A	Sandusky	6th-8th.	Lynchburg	Jul-08	707	\$ 22,252,372	\$ 3,256,531	\$ 25,508,903	133,393	189	\$ 191.23	\$ 166.82	36,080	
TOTALS						1,631	\$ 54,843,234	\$ 8,278,669	\$ 63,121,903	323,123	198	\$ 195.35	\$ 169.73	38,701

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 Site cost includes cost to demolish existing school building; \$617,906.

2007-08 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
124-40A	W. Fleming	9th.-12th.	Roanoke City	Jul.-07	1,752	\$ 39,547,522	\$ 5,143,106	³ \$ 44,690,628	290,280	166 \$	153.96 \$	136.24 \$	25,508
82-39.1A	E Rockingham	9th.-12th.	Rockingham	Mar.-08	1,570	\$ 34,240,000	\$ 10,019,965	⁴ \$ 44,259,965	212,812	136 \$	207.98 \$	160.89 \$	28,191
TOTALS					3,322	\$ 73,787,522	\$ 15,163,071	\$ 88,950,593	503,092	151 \$	176.81 \$	146.67 \$	26,776

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 demolition of existing school and modulars.

⁴ Site cost bid jointly with River Bend Elementary; this site cost was prorated from the joint site contact amount; site cost includes special development cost.

PPEA and Combined or Technical Schools put under Contract 2007-08

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
128-27A	Renaissance Academy	6-12th	Virginia Beach	Aug-07	1,866	\$ 50,443,678	\$ 3,660,322	\$ 54,104,000	289,000	155	\$ 187.21	\$ 174.55	28,995
5-2.1A	Amherst Education Center	6-12th	Amherst Co.	Dec-07	128	\$ 1,846,517	\$ 183,483	\$ 2,030,000	18,386	144	\$ 110.41	\$ 100.43	15,859
107-10A	Edgemont & Watson Comb ³	Pk-8th	Covington City	Feb-08	984	\$ 18,620,444	\$ 1,934,556	\$ 20,555,000	116,360	118	\$ 176.65	\$ 160.02	20,889
112-43.1	Northwest site Combined	Pk-8	Hampton City	May-08	1465	\$ 32,165,434	\$ 3,111,000	\$ 35,275,434	202,815	138	\$ 173.93	\$ 158.59	24,079
112-51A	Sentara site Combined	Pk-8	Hampton City	May-08	1465	\$ 29,613,033	\$ 2,839,000	\$ 32,452,033	202,815	138	\$ 160.01	\$ 146.01	22,152
122-1A	Belle Heth ES ⁴	3-5th.	Radford City	Mar.08	602	\$ 14,181,969	\$ 1,814,521	\$ 15,996,490	73,759	123	\$ 216.88	\$ 192.27	26,572
TOTALS					6,510	\$ 146,871,075	\$ 13,542,882	\$ 160,412,957	903,135	139	\$ 177.62	\$ 162.62	24,641

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 Project includes (add alternate) four eight grade classrooms.

⁴ This project was bid as a PPEA project.

2007-08 Selected Addition and Renovation Projects Under Contract

Name	Division	Contract Award Date	Construction ¹ Cost	Total Sq. Ft.	Total Cost /Sq. Ft.
Albemarle High School	Albemarle	May, 2008	\$ 9,177,200	34,551	\$ 265.61
Bowling Green Primary	Caroline	June, 2008	\$ 890,000	47,143	\$ 18.88
Brownsville Elementary	Albemarle	June, 2008	\$ 6,745,805	38,600	\$ 174.76
Concord Elementary	Campbell	December, 2007	\$ 13,740,690	93,042	\$ 147.68
Crestwood Middle	Chesapeake	March, 2008	\$ 3,541,470	114,454	\$ 30.94
Ecoff Elementary	Chesterfield	November, 2007	\$ 2,219,000	11,620	\$ 190.96
Greer Elementary	Albemarle	April, 2008	\$ 4,081,183	53,295	\$ 76.58
Jefferson Forest High	Bedford	March, 2006	\$ 33,561,000	268,896	\$ 124.81
Ladysmith Primary	Caroline	June, 2008	\$ 1,200,000	45,165	\$ 26.57

TOTALS	\$ 75,156,348	706,766
Statewide Average		\$ 106.34

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	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08
ELEMENTARY						
Sq. Ft. per Pupil	112	100	102	107	105	115
Cost/Sq. Ft.	\$116.73	\$124.48	\$153.16	\$171.17	\$180.30	\$179.41
Cost/Pupil	\$13,121	\$12,458	\$15,627	\$18,244	\$18,963	\$20,649
Number of New Schools	11	8	10	14	16	14
INTERMEDIATE/MIDDLE						
Sq. Ft. per Pupil	149	172	137	128	141	198
Cost/Sq. Ft.	\$113.50	\$125.66	\$175.78	\$168.60	\$169.52	\$195.35
Cost/Pupil	\$16,883	\$21,569	\$24,135	\$21,653	\$23,897	\$38,701
Number of New Schools	8	4	3	4	3	2
HIGH SCHOOLS						
Sq. Ft. per Pupil	163	146	142	156	157	151
Cost/Sq. Ft.	\$131.62	\$131.91	\$157.60	\$183.94	\$205.68	\$176.81
Cost/Pupil	\$21,464	\$19,230	\$22,420	\$28,637	\$32,382	\$26,776
Number of New Schools	2	2	1	4	5	2
PUBLIC-PRIVATE PROJECTS, COMBINED OR ALTERNATIVE EDUCATION SCHOOLS						
Sq. Ft. per Pupil	135 ¹	141	150	124	149	139
Cost/Sq. Ft.	163.38 ¹	\$144.90	\$164.98	\$161.59	\$190.23	\$177.62
Cost/Pupil	22,117 ¹	\$20,474	\$24,687	\$20,063	\$28,356	\$24,641
Number of New Schools	2 ¹	2 ¹	6	2	4	6

¹ Public-Private school projects.

ADDITIONS AND RENOVATIONS						
Costs/Sq. Ft.	\$82.24	\$61.74	\$105.21	\$95.97	\$37.83	\$106.34
Number of Projects	15	7	15	16	10	9