

Summary for 2001-02
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, 2001 – June 30, 2002. 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 appear to have remained steady for the past 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.pen.k12.va.us. 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 2001-02

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
J . W. Alvey	K-5 Prince William	Mar.-02	839	9,066,000	1,316,675	83,084	99	109.12	93.27	10,806
Andrew Chapel	K-6 Fairfax	Mar.-02	879	9,843,000	1,400,000	98,590	112	99.84	85.64	11,198
Countryside	K-6 Loudoun	Apr.-02	877	9,123,000	1,566,088	84,142	96	108.42	89.81	10,403
General Stanford	K-5 Newport News	Jun.-02	672	6,619,800	749,900	72,849	108	90.87	80.58	9,851
Island Creek	K-6 Fairfax	Mar.-02	879	10,796,000	1,250,000	98,590	112	109.50	96.83	12,282
King Wm. Primary	K-3 King William	Sep.-01	680	7,026,000	642,007	75,785	111	92.71	84.24	10,332
Lorton Station	K-6 Fairfax	Feb.-02	890	12,684,500	1,505,500	101,122	114	125.44	110.55	14,252
Marsh Creek	PK-5 Chesapeake	Jan.-02	940	9,502,125	1,414,227	105,900	113	89.73	76.37	10,109
Mountain View	K-5 Loudoun	Jul.-02	877	8,775,600	1,567,000	84,142	96	104.30	85.67	10,006
N. E. Centerville	K-6 Fairfax	Mar.-02	879	10,487,000	2,000,000	98,590	112	106.37	86.08	11,931
Northwest No. 7	K-5 Henrico	Mar.-02	796	9,334,200	1,193,200	79,485	100	117.43	102.07	11,726
TOTALS			9,208	\$103,257,225	\$14,604,597	\$982,279				
STATEWIDE AVERAGE							107	\$105.12	\$90.25	\$11,214

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.

ATTACHMENT NO. 2 (Cost in \$)

NEW MIDDLE AND INTERMEDIATE SCHOOLS PUT UNDER CONTRACT IN FISCAL YEAR 2001-02

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
Buckingham	6-8 Buckingham	Apr.-02	766	12,483,000	1,400,200	103,877	137	120.17	106.69	16,297
Chatham	6-8 Pittsylvania	May-02	640	8,075,640	1,077,548	81,612	128	98.95	85.75	12,618
Dan River	6-8 Pittsylvania	Mar.-02	565	8,683,536	1,430,682	78,360	139	110.82	92.56	15,369
Gretna	6-8 Pittsylvania	May-02	715	8,378,340	1,222,281	83,978	117	99.77	85.21	11,718
Locust Grove	6-8 Orange	Mar.-02	600 ³	8,965,300	1,132,998	94,981	158	94.39	82.46	14,942
Nelson	6-8 Nelson	Nov.-01	600	10,919,284	909,404	89,587	149	121.88	111.73	18,199
Spotsylvania #7	6-8 Spotsylvania	Oct.-01	900	16,900,000	3,000,000	126,126	140	133.99	110.21	18,778
Tunstall	6-8 Pittsylvania	Mar.-02	715	8,919,571	1,406,762	83,978	117	106.21	89.46	12,475
TOTALS			5,501	\$83,324,671	\$11,579,875	742,499				
STATEWIDE AVERAGE							135	\$112.22	\$96.63	\$15,147

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.

³ 600 student design with core facilities for 800.

ATTACHMENT NO. 3 (Cost in \$)

NEW HIGH SCHOOLS PUT UNDER CONTRACT IN FISCAL YEAR 2001-02

NAME	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
Hanover Rt.301	Hanover	Aug.-01	1796	36,969,300	4,064,720	297,807	166	124.14	110.49	20,584
King's Fork	Suffolk	Jun.-02	1816	28,149,566	4,931,816	276,000	152	101.99	84.12	15,500
Millbrook	Frederick	Aug.-01	1611	31,306,192	6,879,557	242,414	150	129.14	100.76	19,433
Ninth	Prince William	Feb.-02	2204	36,086,000	7,192,574	285,281	129	126.49	101.28	16,373
Norview	Norfolk	Jun.-02	1954	30,821,122 ⁴	3,753,119 ³	292,992	150	105.19	92.38	15,773
Powhatan	Powhatan	Oct.-01	1668	28,995,271	4,681,000	248,692	149	116.59	97.77	17,383
Fenth	Prince William	Mar.-02	2204	40,794,000	9,787,030 ⁵	286,106	130	142.44	108.24	18,509
TOTALS STATEWIDE AVERAGE			13,253	\$233,121,451	\$41,289,816	1,929,292	146	\$120.83	\$99.43	\$17,590
NEW COMBINBINED, TECHNICAL SCHOOLS OR SPECIAL EDUCATION CENTERS PUT UNDER CONTRACT IN FISCAL YEAR 2001-02										
Langston Facility	Arlington	Apr.-02	130	7,290,000	400,000	50,000	385	145.80	137.80	56,077
Totals			130	\$7,290,000	\$400,000	50,000	385	\$145.80	\$137.80	\$56,077

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 plus asbestos abatement of existing school.

⁴ Includes technology cost.

⁵ Site cost includes excessive cut and fill.

Attachment No. 4 (Cost in \$)

SELECTED ADDITION AND RENOVATION PROJECTS UNDER CONTRACT IN FISCAL YEAR 2001-02

NAME	DIVISION	CONTRACT AWARD DATE	CONSTRUCTION COST ¹	TOTAL SQ. FT.	TOTAL COST /SQ. FT.
Battlefield Elementary	Spotsylvania	Jun.-99	2,831,929	17,420	162.57
Chancellor Elementary	Spotsylvania	Jun.-99	3,577,696	16,824	212.65
Fort Chiswell Middle	Wythe	Oct.-01	3,733,000	79,116	47.18
Fulks Run Elementary	Rockingham	Oct.-01	1,310,199	11,254	116.42
Garfield High	Prince William	Apr.-01	798,788	6,193	128.99
Hayfield Elementary	Fairfax	Feb.-02	6,034,000	83,565	72.21
Jackson Memorial Elem.	Wythe	Jun.-01	4,621,050	45,033	102.61
Nelson High	Nelson	Nov.-01	8,409,239	182,250	46.14
Ottobine Elementary	Rockingham	Oct.-01	1,335,625	12,389	107.81
Round Hill Elementary	Loudoun	Mar.-02	425,000	4,824	88.10
Seaford Elementary	York	Jul.-00	918,403	11,470	80.07
Spotswood Elementary	Spotsylvania	May-99	3,685,532	17,480	210.84
Spiller Elementary	Wythe	Oct.-01	3,716,053	33,898	109.62
Turner Ashby High	Rockingham	Oct.-01	2,458,665	33,702	72.95
West Point Middle High	West Point	Apr.-02	3,839,000	24,530	156.50
TOTALS			\$47,694,179	579,948	
STATEWIDE AVERAGE					\$82.24

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	96-97	97-98	98-99	99-00	00-01	01-02
ELEMENTARY:						
S. F./Pupil	98	104	105	102	104	107
Cost/S.F.	\$97.45	\$93.82	\$102.66	\$107.51	\$110.96	\$105.12
Cost/Pupil	\$9,562	\$9,732	\$10,745	\$10,916	\$11,947	\$11,214
Number of New Schools	15	13	20	14	11	11
INTERMEDIATE/MIDDLE:						
S. F./Pupil	137	131	137	136	141	135
Cost/S.F.	\$102.90	\$102.17	\$86.02	\$104.95	\$111.52	\$112.22
Cost/Pupil	\$14,130	\$13,356	\$11,795	\$14,294	\$15,696	\$15,147
Number of New Schools	4	3	4	7	8	8
HIGH SCHOOLS:						
S. F./Pupil	159	135	147	141	150	146
Cost/S.F.	\$106.97	\$98.81	\$114.66	\$118.12	\$130.36	\$120.83
Cost/Pupil	\$17,059	\$13,304	\$16,891	\$16,665	\$19,580	\$17,590
Number of New Schools	3	3	4	3	4	7
COMBINED AND VOC. TECHNICAL SCHOOLS:						
S. F./Pupil	146 ²	0	379 ³	141 ¹	0	385 ³
Cost/S.F.	\$125.92 ²	0	\$108.98 ³	\$103.49 ¹	0	\$145.80 ³
Cost/Pupil	\$18,347 ³	0	\$41,298 ³	\$14,554 ¹	0	\$56,077 ³
Number of New Schools	1 ²	NONE	1 ³	1 ¹	None	1 ³
¹ 99-00 is for a combined Elementary/Middle.						
² 96-97 is Combined K-12 School.						
³ Is a Special Education Center.						
ADDITIONS AND RENOVATIONS:						
Costs/S. F.	\$58.13	\$51.19	\$60.81	\$83.74	\$59.13	\$82.24
Number of Projects	16	20	20	8	16	15

Attachment 6

Average Cost of Construction

