

Summary for 2002-03
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 2, 2002 – June 30, 2003. The list provides cost of construction for individual school projects and average state cost data, by school type. This year a new category, public-private school projects has been included. Based on this year's averages, construction prices appear to have risen during 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 2002-03

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
Arrowhead	K-5 Virginia Beach	Apr.-03	616	9,348,670	1,481,823	80,971	131	115.46	97.16	15,176
Ashton	K-5 Prince William	Mar.-03	616	8,869,000	1,206,000	76,724	125	115.60	99.88	14,398
Blackburn	1-6 Prince William	Mar.-03	600	8,945,000	1,529,440	71,245	119	125.55	104.09	14,908
Brighton	PK-5 Portsmouth	Mar.-03	472	5,469,000	473,255	58,352	124	93.72	85.61	11,587
Four Year Trail	K-5 Prince William	Mar.-03	839	12,570,000	4,520,205 ³	83,084	99	151.29	96.89	14,982
Hermitage	PK-5 Virginia Beach	Feb.-03	782	9,176,122	1,209,900	95,324	122	96.92	83.57	11,734
King George	PK-5 King George	May.-03	952	11,674,300	1,604,200	102,838	108	113.52	97.92	12,263
North Elementary	K-5 Henrico	Feb.-03	788	9,502,630	1,906,000	75,000	95	126.70	97.83	12,059
Pulaski	K-5 Pulaski	Dec.-03	772	8,408,374	1,671,550	77,823	101	108.04	86.57	10,892
Reid	K-5 Loudoun	Jul-03	877	9,444,354	1,666,234	84,142	96	112.24	92.44	10,769
Roanoke Academy	PK-5 Roanoke City	Jan.-03	644	11,007,000	755,828	89,000	138	123.67	109.00	17,092
TOTALS			7,958	\$104,414,450	\$18,024,435	894,503				
STATEWIDE AVERAGE							112	\$116.73	\$96.58	\$13,121

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 Includes site preparation work and building paid for a middle school.

ATTACHMENT NO. 2 (Cost in \$)

NEW MIDDLE AND INTERMEDIATE SCHOOLS PUT UNDER CONTRACT IN FISCAL YEAR 2002-03

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.
Arcadia	6-8 Accomack	Jul.-03	650 ³	11,144,446	1,698,304	97,620	150	114.16	96.76
Auburn	6-8 Fauquier	Mar.-03	608	12,625,695	1,963,026	115,215	189	109.58	92.55
Lunenburg	6-8 Lunenburg	Mar.-03	511	8,907,000	1,016,116	82,082	161	108.51	96.13
Mercer	6-8 Loudoun	Aug.-02	1,125	17,914,000	1,600,979 ⁴	158,341	141	113.14	103.02
Nandua	6-8 Accomack	Jun.-03	650 ³	10,890,554	1,411,429	97,620	150	111.56	97.10
N.W. No. 1	6-8 Henrico	Aug.-02	900	13,941,438	2,050,800	113,427	126	122.91	104.83
Prospect Hts.	6-8 Orange	May.-02	600 ³	9,340,000	1,178,306	94,981	158	98.34	85.93
Smart's Mill	6-8 Loudoun	Jul.-02	1,125	19,388,681	3,382,960	158,342	141	122.45	101.08
TOTALS			6,169	\$104,151,814	\$14,301,920	917,628			
STATEWIDE AVERAGE							149	\$113.50	\$97.92

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

Building has core facilities for 800.

⁴

Site rough graded by developer.

ATTACHMENT NO. 3 (Cost in \$)

NEW HIGH SCHOOLS PUT UNDER CONTRACT IN FISCAL YEAR 2002-03

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
Harrisonburg H.S. H.S. No. 5	Harrisonburg Spotsylvania	Aug.-02	1,687	36,682,564	7,679,787	271,645	161	135.04	106.77	21,744
		Jul.-02	1,934	41,037,000	5,287,000	318,858	165	128.70	112.12	21,219
TOTALS STATEWIDE AVERAGE			3,621	\$77,719,564	\$12,966,787	590,503	163	\$131.62	\$109.66	\$21,464
PUBLIC-PRIVATE PROJECTS, NEW COMBINBINED SCHOOLS, TECHNICAL SCHOOLS PUT UNDER CONTRACT IN FISCAL YEAR 2002-03										
South County Elementary 2004	Fairfax Stafford	Jun.-03	2,520	62,839,291	12,602,952	380,000	151	165.37	132.20	24,936
		Jul.-03	935	13,575,654 ³	3,262,263 ⁴	87,700	94	154.80	117.60	14,519
TOTALS STATEWIDE AVERAGE			3,455	\$76,414,945	\$15,865,215	467,700	135	\$163.38	\$129.46	\$22,117

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

The indicated building and site cost are a guaranteed maximum amount. Final numbers are subject to change after subbidding.

⁴

Site cost includes a loop road.

Attachment No. 4 (Cost in \$)

SELECTED ADDITION AND RENOVATION PROJECTS UNDER CONTRACT IN FISCAL YEAR 2002-03

NAME	DIVISION	CONTRACT AWARD DATE	CONSTRUCTION ¹ COST	TOTAL SQ. FT.	TOTAL COST /SQ. FT.
Amelon Elementary	Amherst	Feb.-03	569,000	8,415	67.62
Baker Elementary	Henrico	Jul.-02	4,726,000	65,725	71.91
Battlefield Middle	Spotsylvania	Aug.-02	3,143,000	12,912	243.42
Bristow Run Elementary	Prince William	Mar.-03	1,099,000	9,004	122.06
E. C. Glass High	Lynchburg	Mar.-03	24,617,500	369,957	66.54
Elizabeth Kizer	Lynchburg	Aug.-02	301,250	21,430	14.06
Goochland High	Goochland	Mar.-03	870,814	4,115	211.62
Jamestown Elementary	Arlington	Feb.-03	4,646,000	21,000	221.24
North Stafford High	Stafford	Nov.-02	8,736,200	308,456	28.32
Sussex Central Middle	Sussex	Jun.-03	9,192,899	83,261	110.41
Ratcliffe Elementary	Henrico	Aug.-02	4,942,000	69,436	71.17
Trevvett Elementary	Henrico	Jun.-03	3,743,000	54,263	68.98
Wilderness Elementary	Spotsylvania	Mar.-03	1,270,000	9,565	132.78
TOTALS			\$67,856,663	1,037,539	
STATEWIDE AVERAGE					\$65.40

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	97-98	98-99	99-00	00-01	01-02	02-03
ELEMENTARY:						
S. F./Pupil	104	105	102	104	107	112
Cost/S.F.	\$93.82	\$102.66	\$107.51	\$110.96	\$105.12	\$116.73
Cost/Pupil	\$9,732	\$10,745	\$10,916	\$11,947	\$11,214	\$13,121
Number of New Schools	13	20	14	11	11	11
INTERMEDIATE/MIDDLE:						
S. F./Pupil	131	137	136	141	135	149
Cost/S.F.	\$102.17	\$86.02	\$104.95	\$111.52	\$112.22	\$113.50
Cost/Pupil	\$13,356	\$11,795	\$14,294	\$15,696	\$15,147	\$16,883
Number of New Schools	3	4	7	8	8	8
HIGH SCHOOLS:						
S. F./Pupil	135	147	141	150	146	163
Cost/S.F.	\$98.81	\$114.66	\$118.12	\$130.36	\$120.83	\$131.62
Cost/Pupil	\$13,304	\$16,891	\$16,665	\$19,580	\$17,590	\$21,464
Number of New Schools	3	4	3	4	7	2
PUBLIC-PRIVATE PROJECTS, COMBINED AND VOC. TECHNICAL SCHOOLS:						
S. F./Pupil	0	379 ³	141 ¹	0	385	135 ²
Cost/S.F.	0	\$108.98 ³	\$103.49 ¹	0	\$145.80 ³	\$163.38 ²
Cost/Pupil	0	\$41,298 ³	\$14,554 ¹	0	\$56,077 ³	\$22,117 ²
Number of New Schools	NONE	1 ³	1 ¹	None	1 ³	2 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.	\$51.19	\$60.81	\$83.74	\$59.13	\$82.24	\$65.40
Number of Projects	20	20	8	16	15	13

Attachment 6

Average Cost of Construction

