

Summary for 2005-06

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, 2005 - June 30, 2006. 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 over the past year. When comparing this year's cost figures with last year's numbers, it would appear that the rapid rise in construction cost increases has moderated to a more normal rate of inflation. Also, the number of Public Private or PPEA projects was down when compared with the proceeding 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 the 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.

2005-06 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/ Sq. Ft.	Building Only Cost/Sq. Ft	Total Cost/ Pupil
41-2A	South of Dan	K-5	Hailfax	March, 2006	672	\$ 12,202,865	\$ 2,256,624	\$ 14,459,489	82,027	122	\$ 176.28	\$ 148.77	21,517
41-3A	South Boston	K-5	Hailfax	March, 2006	964	12,954,858	1,509,142	14,464,000	94,443	98	153.15	137.17	15,004
128-56A	Windsor Woods	K-5	Virginia Beach	March, 2006	561	10,630,183	2,662,017 ⁴	13,292,200	85,824	153	154.88	123.86	23,694
128-63A	Brookwood	PK-5	Virginia Beach	May, 2006	660	10,275,889	2,312,911 ⁴	12,588,600	81,883	124	153.74	125.49	19,074
128-106A	Elementary 07-08	PK-5	Virginia Beach	May, 2006	842	12,272,500	2,593,400	14,865,900	96,200	114	154.53	127.57	17,655
21-85A	Bermuda	PK-5	Chesterfield	July, 2006	1004	12,458,632	2,901,368	15,360,000	93,365	93	164.52	133.44	15,299
21-86A	Harper's Mill	PK-5	Chesterfield	July, 2006	1004	12,373,996	2,606,004	14,980,000	93,365	93	160.45	132.53	14,920
34-5A	Gainsboro	K-5	Frederick	July, 2006	836	12,748,000	2,292,000	15,040,000	96,368	115	156.07	132.28	17,990
128-71A	Newtown Road	2nd-3rd	Virginia Beach	July, 2006	744	11,701,687	5,525,748 ³	17,227,435	86,804	117	198.46	134.81	23,155
118-55A	Coleman Place	PK-5	Norfolk City	June, 2006	890	13,969,910	2,886,800	16,856,710	96,818	109	174.11	144.29	18,940
53-61A	New Arcola	K-5	Loudoun	Sept, 2006	973	13,289,000	2,400,000	15,689,000	90,050	93	174.23	147.57	16,124
53-55A	Rosa Lee Carter	K-5	Loudoun	Sept, 2006	973	14,450,000	2,900,000	17,350,000	90,050	93	192.67	160.47	17,831
53-28A	Sycolin Creek	K-5	Loudoun	Sept, 2006	873	12,810,000	3,850,000 ⁵	16,660,000	79,468	91	209.64	161.20	19,084
27-2A	Dinwiddie	K-5	Dinwiddie	June, 2006	730	12,600,000	2,500,000	15,100,000	83,133	114	181.64	151.56	20,685

TOTALS		11,726	\$ 174,737,520	\$ 39,196,014	\$ 213,933,334	1,249,798	107	\$ 171.17	\$ 139.81	18,244
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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 and demolition of existing structure.

⁴ Site work includes demolition of existing structures.

⁵ Extensive amount of road and civil site work.

2005-06 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
43-92A	East Area MS	6th-8th	Henrico	January, 2005	1,000	\$ 16,888,674	\$ 3,177,000	\$ 20,065,674	117,787	118 \$	170.36 \$	143.38 \$	20,066
53-57A	Loudon Valley MS	6th-8th	Loudon	October, 2005	1,350	24,351,000	1,800,000	26,151,000	168,260	125	155.42	144.72	19,371
89-41A	Middle School 2008	6th-8th	Stafford	June, 2006	1,100	21,308,000	5,400,000	26,708,000	146,770	133	181.97	145.18	24,280
29-117A	Glasgow MS	6th-8th	Fairfax	June, 2006	1,488	29,840,747	4,156,253	33,997,000	201,339	135	168.85	148.21	22,847
TOTALS					4,938	\$ 92,388,421	\$ 14,533,253	\$ 106,921,674	634,156	128 \$	168.60 \$	145.69 \$	21,653

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.

2005-06 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
131-17A	Warhill	9th-12th	WJCC	Nov., 2005	1,310	\$ 44,159,183	\$ 6,766,492 ³	\$ 50,925,675	240,695	184 \$	211.58 \$	183.47 \$	38,875
24-5A	Culpeper	9th-12th	Culpeper Co.	Feb., 2006	1,644	41,399,886	5,739,144	47,139,000	259,218	158	181.85	159.71	28,673
27-3A	Dinwiddie	9th-12th	Dinwiddie	June, 2006	1,616	37,450,000	3,500,000	40,950,000	228,025	141	179.59	164.24	25,340
48-9A	King George	9th-12th	King George	July, 2006	1,574	33,162,000	3,767,000	36,929,000	228,600	145	161.54	145.07	23,462
7-8A	Wash. & Lee	9th-12th	Arlington Co.	March, 2006	1,600	77,559,738	7,280,921	84,840,659	362,673	227	233.93	213.86	53,025
TOTALS					7,744	\$ 233,730,807	\$ 27,053,557	\$ 260,784,334	1,319,211	170 \$	197.68 \$	177.17 \$	33,676

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.

2005-06 Public-Private Projects, New Alternative Education 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
42-20.1A	Hanover Alternative Ed. Center		Hanover	Sept., 2005	150	\$ 2,786,845	\$ 884,566	\$ 3,671,411	15,381	103 \$	238.70 \$	181.19 \$	24,476
143-8A	Mayfield Intermediate (PPEA)	5th-6th	Manassas City	Jan., 2006	1,182	19,628,277	3,424,822	23,053,099	150,000	127	153.69	130.86	19,503
TOTALS					1,332	\$ 22,415,122	\$ 4,309,388	\$ 26,724,510	165,381	124 \$	161.59 \$	135.54 \$	20,063

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.

2005-06 Selected Addition and Renovation Projects Under Contract

Name	Division	Contract Award Date	Construction ¹ Cost	Total Sq. Ft.	Total Cost /Sq. Ft.
Blue Ridge Middle	Loudoun	April, 2005	\$ 7,916,000	138,090	\$ 57.32
Halifax Middle	Halifax	October, 2005	25,741,000	197,449	130.37
Hollymead Elementary	Albemarle	May, 2004	1,242,885	9,418	131.97
Jouett Middle	Albemarle	March, 2006	1,039,000	35,800	29.02
Laburnum Elementary	Henrico	July, 2004	4,050,241	61,229	66.15
Landstown High	Virginia Beach	March, 2006	6,828,500	34,133	200.06
Monticello High	Albemarle	June, 2005	2,179,561	13,109	166.26
Ocean Lakes High	Virginia Beach	March, 2006	4,094,967	23,733	172.54
Patrick Henry Elementary	Martinsville	December, 2005	2,026,205	59,738	33.92
Ridge Elementary	Henrico	November, 2004	5,464,315	47,796	114.33
Rolling Ridge Elementary	Loudoun	May, 2006	10,750,000	76,050	141.35
Senec Ridge Middle	Loudoun	April, 2005	7,436,000	149,875	49.61
Simpson Middle	Loudoun	April, 2005	7,436,000	150,266	49.49
Sterling Middle	Loudoun	April, 2005	8,902,000	146,216	60.88
Sugarland Elementary	Loudoun	May, 2006	10,750,000	76,050	141.35
Warren High	Warren	February, 2005	30,739,600	204,307	150.46
TOTALS			\$ 136,596,274	1,423,259	
Statewide Average					\$ 95.97

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	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06
ELEMENTARY						
Sq. Ft. per Pupil	104	107	112	100	102	107
Cost/Sq. Ft.	\$110.96	\$105.12	\$116.73	\$124.48	\$153.16	\$171.17
Cost/Pupil	\$11,947	\$11,214	\$13,121	\$12,458	\$15,627	\$18,244
Number of New Schools	11	11	11	8	10	14
INTERMEDIATE/MIDDLE						
Sq. Ft. per Pupil	141	135	149	172	137	128
Cost/Sq. Ft.	\$111.52	\$112.22	\$113.50	\$125.66	\$175.78	\$168.60
Cost/Pupil	\$15,696	\$15,147	\$16,883	\$21,569	\$24,135	\$21,653
Number of New Schools	8	8	8	4	3	4
HIGH SCHOOLS						
Sq. Ft. per Pupil	150	146	163	146	142	170
Cost/Sq. Ft.	\$130.36	\$120.83	\$131.62	\$131.91	\$157.60	\$197.68
Cost/Pupil	\$19,580	\$17,590	\$21,464	\$19,230	\$22,420	\$33,676
Number of New Schools	4	7	2	2	1	5
PUBLIC-PRIVATE PROJECTS, ALTERNATIVE EDUCATION SCHOOL						
Sq. Ft. per Pupil	0	385	135 ¹	141	150	124
Cost/Sq. Ft.	0	145.80 ²	163.38 ¹	144.90	164.98	161.59
Cost/Pupil	0	56077 ²	22117 ¹	20,474	24,687	20,063
Number of New Schools	0	1 ²	2 ¹	2 ¹	6	2

¹ Public-Private school projects.

² Is a Special Education Center.

ADDITIONS AND RENOVATIONS						
Costs/Sq. Ft.	83.74	59.13	82.24	61.74	105.21	95.97
Number of Projects	8	16	15	7	15	16