

## Commonwealth of Virginia Comparative School Construction Cost Data 2008-09 through 2013-14 New High Schools

Year	Project #	Name	Grades	Division	Contract Award Date	Maximum <sup>1</sup> Operating Capacity	Building Cost	Site Cost	Total <sup>2</sup> Cost	Total Sq Ft	Sq Ft/ Pupil	Total Cost/ Sq Ft	Building Only Cost/Sq Ft	Total Cost/ Pupil
2013-14	054-60	Louisa County High School	9-12	Louisa County	Jul-13	2,011	\$46,473,432	\$2,059,570	\$48,533,002	272,834	136	\$177.88	\$170.34	\$24,134
2013-14	053-106	Twelfth High School	9-12	Prince William County	Dec-13	2,140	\$78,907,000	\$19,000,000	\$97,907,000	425,176	199	\$230.27	\$185.59	\$45,751
2013-14	053-106	New Huguenot High School	9-12	Richmond City	Jun-12	1,574	\$51,991,220	\$10,283,262	\$62,274,482	253,821	161	\$245.35	\$204.83	\$39,564
2013-14	053-106	Stafford High School Repl	9-12	Stafford County	Jun-13	2,102	\$50,715,200	\$9,106,800	\$59,822,000	281,653	134	\$212.40	\$180.06	\$28,466
2012-13	053-106	HS-6 at Loudoun Valley Estates II	9-12	Loudoun County	Feb-13	1,949	\$56,548,276	\$6,971,776	\$63,520,052	283,422	145	\$224.12	\$199.52	\$32,591
2012-13	060-83	Blacksburg High School	9-12	Montgomery County	Jul-11	1,650	\$47,258,625	\$7,621,578	\$54,880,203	293,286	178	\$187.12	\$161.13	\$33,261
2012-13	060-65	New Auburn High School	9-12	Montgomery County	Jul-11	853	\$27,985,261	\$4,261,737	\$32,246,998	180,940	212	\$178.22	\$154.67	\$37,804
2011-12	128-107	Kellum Replacement <sup>3</sup>	9-12	Va Beach City	Aug-11	2,000	\$58,909,096	\$15,013,694	\$73,922,790	350,952	175	\$210.64	\$167.86	\$36,961
2010-11	007-45	Wakefield	9-12	Arlington Co	May-11	2,173	\$77,389,376	\$11,000,623	\$88,389,999	382,102	176	\$231.33	\$202.54	\$40,676
2010-11	022-31	NEW Clarke County	9-12	Clarke Co	Jul-10	884	\$19,550,000	\$3,750,000	\$23,300,000	162,050	183	\$143.78	\$120.64	\$26,357
2010-11	053-37	John Champe <sup>4</sup>	9-12	Loudoun Co	Jan-11	1,955	\$40,996,000	\$19,766,000	\$60,762,000	275,574	141	\$220.49	\$148.77	\$31,086
2009-10		No Projects Reported												
2008-09	43-96A	Henrico #1 <sup>5</sup>	9-12	Henrico Co	Oct-08	1,868	\$50,700,000	\$7,133,623	\$57,833,623	255,000	137	\$226.80	\$198.82	\$30,966
2008-09	53-20A	Tuscarora <sup>6</sup>	9-12	Loudoun Co	Dec-08	1,895	\$45,071,040	\$11,000,000	\$56,071,040	279,426	147	\$200.67	\$161.30	\$29,589
2008-09	53-59A	Woodgrove <sup>7</sup>	9-12	Loudoun Co	Jan-09	1,651	\$44,375,000	\$9,500,000	\$53,875,000	251,915	153	\$213.86	\$176.15	\$32,632
2008-09	32-20A	Fluvanna <sup>8</sup>	9-12	Fluvanna Co	Mar-09	1,633	\$44,379,363	\$12,486,637	\$56,866,000	314,389	193	\$180.88	\$141.16	\$34,823
2008-09	75-102A	11th High School	9-12	Prince William Co	Jan-09	2,041	\$58,655,600	\$12,043,400	\$70,699,000	312,067	153	\$226.55	\$187.96	\$34,639

\* The final report for 2013-14 will be generated after June 30, 2014.

1 - Division operating capacity may differ from SOL maximum capacity. State operating capacity is generally based on a pupil teacher ratio of 25:1 in all program areas, at 90 percent.

2 - 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.

3 - Project cost includes required road widening, new turning lanes, football stadium, track, play fields, and other outside practice facilities.

4 - \$3,250,000 for required off-site road improvements.

5 - Total cost includes field house at \$1,480,000 and terrazzo flooring at \$300,500.

6 - Heavy grading, rock removal, as well as environmental issues increased site cost.

7 - On-site water and sewer systems were additional site costs.

8 - The base high school capacity is 1,633 students. The building includes spaces for career, technical and vocational programs for 100 additional students and core support facilities were sized for an additional 250 students.

## Commonwealth of Virginia Comparative School Construction Cost Data 2008-09 through 2013-14 New Elementary Schools

Year	Project #	Name	Grades	Division	Contract Award Date	Maximum Operating Capacity	Building Cost	Site Cost	Total <sup>2</sup> Cost	Total Sq Ft	Sq Ft/ Pupil	Total Cost/ Sq Ft	Building Only Cost/Sq Ft	Total Cost/ Pupil
2013-14	075-110	Devlin Road Elementary	K-5	Prince William Co	Dec-13	905	\$16,186,000	\$4,100,000	\$20,286,000	107,273	119	\$189.11	\$150.89	\$22,415
2012-13	075-108	Haymarket Elementary	K-5	Prince William Co	Feb-13	868	\$14,396,000	\$4,392,000	\$18,788,000	99,135	114	\$189.52	\$145.22	\$21,645
2012-13	139-58	South Salem	K-5	Salem City	Apr-12	600	\$13,235,950	\$1,667,250	\$14,903,200	90,913	152	\$163.93	\$145.59	\$24,839
2012-13	086-76	New Elementary <sup>3</sup>	PK-5	Smyth Co	Nov-11	603	\$11,122,199	\$4,078,016	\$15,200,215	83,717	139	\$181.57	\$132.85	\$25,208
2011-12	043-97	West Area ES #9	K-5	Henrico Co	Jun-11	788	\$11,394,069	\$1,473,256	\$12,867,325	78,400	99	\$164.12	\$145.33	\$16,329
2011-12	053-38	Moorefield Station	K-5	Loudoun Co	Apr-12	988	\$15,393,220	\$3,449,571	\$18,842,791	105,951	107	\$177.84	\$145.29	\$19,072
2011-12	053-100	Discovery	K-5	Loudoun Co	Apr-12	988	\$14,951,844	\$3,954,311	\$18,906,155	105,951	107	\$178.44	\$141.12	\$19,136
2011-12	123-50	Oak Grove <sup>4</sup>	K-5	Richmond City	Sep-11	704	\$14,857,440	\$2,103,216	\$16,960,656	90,810	129	\$186.77	\$163.61	\$24,092
2011-12	123-110	Broad Rock/Bellemeade <sup>5</sup>	K-5	Richmond City	Sep-11	704	\$16,849,512	\$2,495,489	\$19,345,001	90,810	129	\$213.03	\$185.55	\$27,479
2010-11	029-78	Lacey	K-6	Fairfax Co	Jul-10	935	\$11,880,100	\$1,868,900	\$13,749,000	98,590	105	\$139.46	\$120.50	\$14,705
2010-11	029-99	Graham Road	PK-6	Fairfax Co	Sep-10	400	\$10,121,565	\$369,435	\$10,491,000	81,354	203	\$128.95	\$124.41	\$26,228
2010-11	053-53	Frederick Douglass	K-5	Loudoun Co	Apr-11	940	\$16,685,000	\$5,206,000	\$21,891,000	100,477	107	\$217.87	\$166.06	\$23,288
2009-10	121-148	Simondale	PK-5	Portsmouth City	Nov-09	780	\$11,066,000	\$3,100,000	\$14,166,000	80,000	103	\$177.08	\$138.33	\$18,162
2009-10	128-72	College Park <sup>6</sup>	K-5	Va Beach City	Jan-10	616	\$14,738,600	\$3,184,000	\$17,922,600	94,231	153	\$190.20	\$156.41	\$29,095
2009-10	80-53	Mason Cove	PK-5	Roanoke Co	Dec-09	336	\$7,763,717	\$2,073,341	\$9,837,058	52,530	156	\$187.27	\$147.80	\$29,277
2009-10	60-2	Prices' Fork	PK-5	Montgomery Co	Jan-10	838	\$13,666,750	\$1,933,250	\$15,600,000	106,300	127	\$146.75	\$128.57	\$18,616
2009-10	75-104	Kettle Run	K-5	Prince William Co	Mar-10	889	\$12,476,000	\$1,383,000	\$13,859,000	104,829	118	\$132.21	\$119.01	\$15,589
2009-10	75-105	Linton Hall	K-5	Prince William Co	May-10	889	\$13,281,981	\$2,527,726	\$15,809,707	104,829	118	\$150.81	\$126.70	\$17,784
2008-09	5A-8A	Moss Knuckles <sup>7</sup>	PK-5	Louisa Co	Sep-08	792	\$10,569,784	\$2,822,216	\$13,392,000	85,620	108	\$156.41	\$123.45	\$16,909
2008-09	131-19A	9th Elementary <sup>8</sup>	PK-5	Williamsburg/JC Co	Nov-08	730	\$15,958,569	\$1,882,650	\$17,841,219	93,247	128	\$191.33	\$171.14	\$24,440
2008-09	60-3A	Elliston Shawsville <sup>9</sup>	PK-5	Montgomery Co	Nov-08	838	\$15,920,182	\$2,685,818	\$18,606,000	106,300	127	\$175.03	\$149.77	\$22,203
2008-09	53-45A	Buffalo Trail <sup>10</sup>	K-5	Loudoun Co	Jan-09	989	\$10,714,000	\$5,639,290	\$16,353,290	102,141	103	\$160.11	\$104.89	\$16,535

\* The final report for 2013-14 will be generated after June 30, 2014.

1 - Division operating capacity may differ from SOL maximum capacity. Pre-kindergarten classrooms counted at 16 students, grades K-3 classrooms counted at 24:1, grades 4-5 classrooms counted at 25:1.

2 - 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.

3 - Site cost include \$270,000 for egress road and \$924,000 for off site utilities.

4 - Excludes cost of community center, and includes cost for the demolition of the existing building.

5 - Includes cost of demolition of old school building.

6 - Site cost includes \$135,000 for demolition of existing school and abatement work.

7 - Includes on-site sewage treatment plant and on-site water system.

8 - Site cost was split proportionally with new middle school being built on same site.

9 - Includes \$321,690 for off-site sewer, force main and pump station.

10 - Includes off-site developer cost for \$1,931,290 which is in the general contract.

## Commonwealth of Virginia Comparative School Construction Cost Data 2008-09 through 2013-14 New Middle Schools

Year	Project #	Name	Grades	Division	Contract Award Date	Maximum Operating Capacity <sup>1</sup>	Building Cost	Site Cost	Total <sup>2</sup> Cost	Total Sq Ft	Sq Ft/ Pupil	Total Cost/ Sq Ft	Building Only Cost/Sq Ft	Total Cost/ Pupil
2013-14	101-09	Jefferson-Houston PK-8	PK-8	Alexandria City	Jun-13	805	\$31,961,348	\$4,695,397	\$36,656,745	124,500	155	\$294.43	\$256.72	\$45,536
2012-13	053-104	Trailside	6-8	Loudoun Co	Jun-12	1,154	\$26,874,012	\$3,221,898	\$30,095,910	175,064	152	\$171.91	\$153.51	\$26,080
2012-13	123-77	Martin Luther King <sup>3</sup>	6-8	Richmond City	Apr-12	847	\$27,306,636	\$2,835,518	\$30,142,154	149,600	177	\$201.48	\$182.53	\$35,587
2011-12	075-107	Nokesville K-8 School	K-8	Prince William Co	Jun-12	924	\$22,602,000	\$5,800,000	\$28,402,000	141,832	153	\$200.25	\$159.36	\$30,738
2010-11		<i>No Projects Reported</i>												
2009-10	75-103A	Ronald Reagan Middle	6-8	Prince William Co	Feb-10	1,102	\$15,265,478	\$3,648,522	\$18,914,000	133,480	121	\$141.70	\$114.37	\$17,163
2009-10	29-231A	South County	6-8	Fairfax Co	Mar-10	1,172	\$19,293,100	\$2,656,900	\$21,950,000	176,021	150	\$124.70	\$109.61	\$18,729
2009-10	53-58A	J. Michael Lunsford	6-8	Loudoun Co	Jan-10	1,351	\$24,145,000	\$4,281,000	\$28,426,000	177,880	132	\$159.80	\$135.74	\$21,041
2008-09	43-95A	West Area <sup>4</sup>	6-8	Henrico Co	Aug-08	1,000	\$19,715,150	\$3,500,000	\$23,215,150	120,024	120	\$193.42	\$164.26	\$23,215
2008-09	131-19.1	4th Middle School <sup>5</sup>	6-8	Williamsburg/JC Co	Nov-09	830	\$26,031,431	\$3,822,350	\$29,853,781	145,458	175	\$205.24	\$178.96	\$35,968
2008-09	128-43A	Great Neck <sup>6</sup>	6-8	Va Beach City	Jul-09	1,212	\$28,706,998	\$6,320,002	\$35,027,000	223,260	184	\$156.89	\$128.58	\$28,900
2008-09	68-4A	Orange <sup>7</sup>	6-8	Orange Co	Feb-09	1,295	\$24,947,000	\$5,460,000	\$30,407,000	169,320	131	\$179.58	\$147.34	\$23,480

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1 - Division operating capacity may differ from SOL maximum capacity. State SOL capacity based on a pupil teacher ratio of 25:1 in core classrooms.

2 - 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.

3 - Cost include \$400,000 for site and building demolition, and a 2,835 square foot auxiliary gym.

4 - Building cost includes technology system and storage shed. Site cost includes \$185,000 traffic signal.

5 - Site cost split proportionally with new elementary school being built on the same site.

6 - Site cost includes \$611,420 for demolition of existing middle school building and asbestos abatement.

7 - Site cost includes \$2,060,000 for water, sewer, water tank, and road widening.