



# Construction Costs

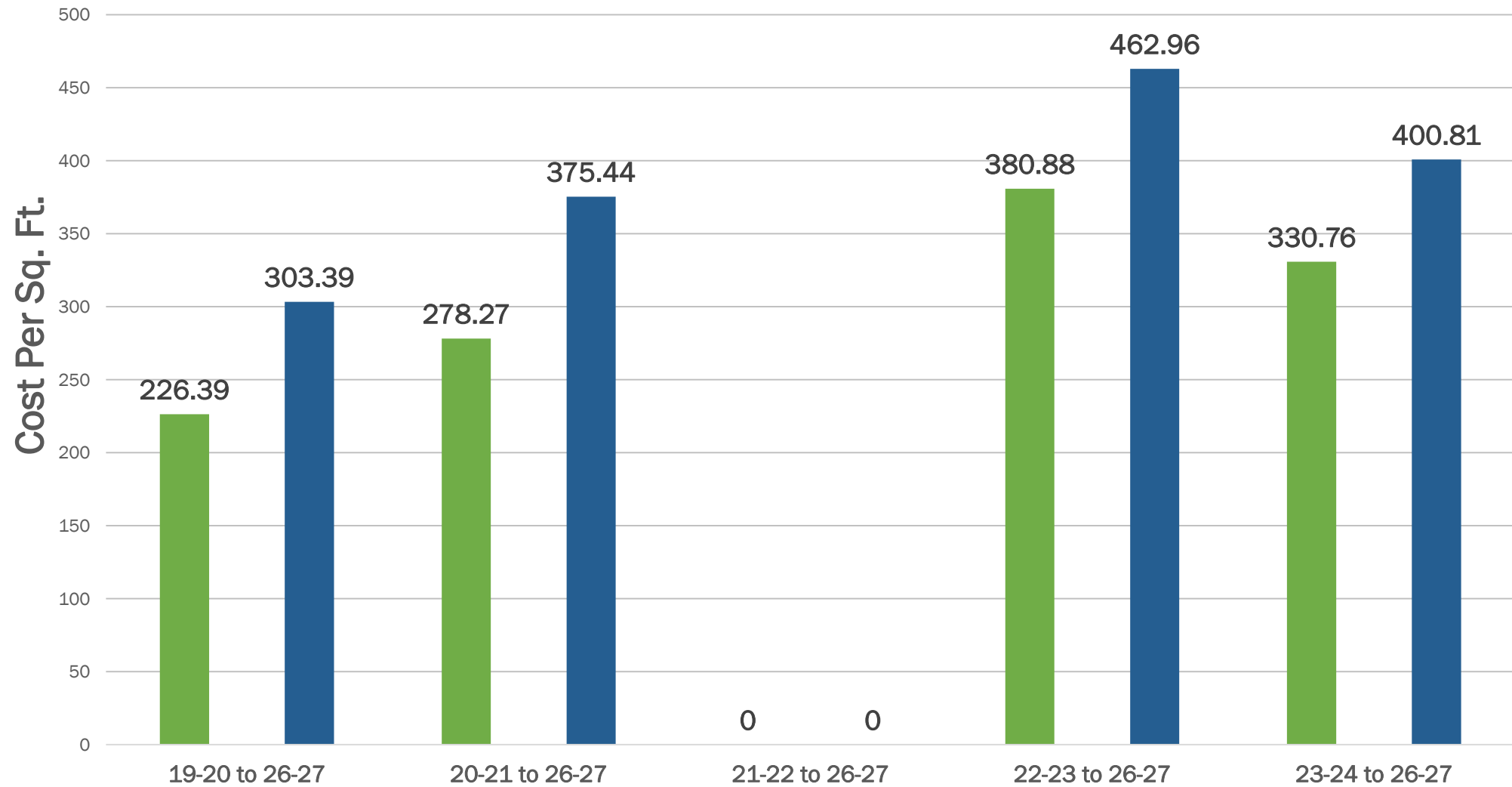
## School Construction Cost Data:

The Virginia Department of Education Office of Support Services compiles construction data information of public school buildings each year. The compilation provides cost of construction for individual school projects and average state cost data, by school type.

The information provided 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.

Source: [School Construction Cost Data](#)

## Construction Cost Increase Per Sq. Ft.



# Annual Cost Data 2023-2024 New Middle Schools and Escalated Costs to 2026-2027

Virginia Department Of Education										FCPS Calculations					
Annual Cost Data Report															
2023 - 24 New Middle School(s)															
Project Name	Grades	Division Name	Contract Award Date	Maximum Operating Cap (b)	Building Cost	Total Cost (including Site)(a)	Total Sq. Ft.	Total Cost/ Sq. Ft.	Building Only Cost/Sq Feet	Escalated Bid Costs 2024	Escalated Bid Costs 2025	Escalated Bid Costs 2026	Escalated Bldg Only Costs Per SQ FT 2026	Soft costs +/- 12% of Building Cost	Estimated Project Costs in 2026
Western Area Middle School	6-8	Chesterfield County (021)	Mar-23	1,816	\$ 71,340,552	\$ 80,554,552	254,084	\$ 317.04	\$ 280.78	\$74,907,579.60	\$78,652,958.58	\$82,585,606.51	\$325.03	\$ 9,910,272.78	\$92,495,879.29
Fredericksburg New Middle School	6-8	Fredericksburg City (110)	Dec-22	1,066	\$ 53,368,016	\$ 67,213,822	162,017	\$ 414.86	\$ 329.40	\$56,036,416.80	\$58,838,237.64	\$61,780,149.52	\$381.32	\$7,413,617.94	\$69,193,767.46
John F. Kennedy Middle School	6-8	Suffolk City (127)	Sep-23	750	\$ 56,631,112	\$ 65,231,112	132,151	\$ 493.61	\$ 428.53	\$59,462,667.60	\$62,435,800.98	\$65,557,591.03	\$496.08	\$ 7,866,910.92	\$73,424,501.95
<b>Statewide Ave</b>				<b>3,632</b>	<b>\$ 181,339,680</b>	<b>\$ 212,999,486</b>	<b>548,252</b>		<b>\$ 388.51</b>				<b>\$400.81</b>		

# Annual Cost Data 2022-2023 New Middle Schools and Escalated Costs to 2026-2027

Virginia Department Of Education										FCPS Calculations						
Annual Cost Data Report																
2022 - 23 New Middle School(s)																
Project Name	Grades	Division Name	Contract Award Date	Maximum Operating Cap (b)	Building Cost	Total Cost (including Site)(a)	Total Sq. Feet	Total Cost/ Sq. Feet	Building Only Cost/Sq Feet	Escalated Bid Costs 2023	Escalated Bid Costs 2024	Escalated Bid Costs 2025	Escalated Bid Costs 2026	Escalated Bldg Only per SQ Ft. 2026	Soft costs +/- 12% of Building Cost	Estimated Project Costs in 2026
Riverheads Middle School	6-8	Augusta County (008)	Aug-22	450	\$ 27,280,508	\$ 31,060,871	62,033	\$ 500.72	\$ 439.77	\$28,644,533.40	\$30,076,760.07	\$31,580,598.07	\$33,159,627.98	\$534.55	\$ 3,979,155.36	\$37,138,783.33
Buffalo Gap Middle School	6-8	Augusta County (008)	Aug-22	450	\$ 24,007,230	\$ 27,662,726	66,483	\$ 416.09	\$ 361.10	\$25,207,591.50	\$26,467,971.08	\$27,791,369.63	\$29,180,938.11	\$438.92	\$3,501,712.57	\$32,682,650.68
New Falling Creek Middle School	6-8	Chesterfield County (021)	Sep-22	1,916	\$ 71,531,048	\$ 81,618,818	238,963	\$ 341.55	\$ 299.34	\$75,107,600.40	\$78,862,980.42	\$82,806,129.44	\$86,946,435.91	\$363.85	\$ 10,433,572.31	\$97,380,008.22
MS-14	6-8	Loudoun County (053)	Aug-22	1,390	\$ 96,387,896	\$ 110,666,600	210,165	\$ 526.57	\$ 458.63	\$101,207,290.80	\$106,267,655.34	\$111,581,038.11	\$117,160,090.01	\$557.47	\$14,059,210.80	\$131,219,300.81
Scott Memorial Middle School	6-8	Wythe County (097)	Jul-22	450	\$ 24,260,348	\$ 27,050,000	70,206	\$ 385.29	\$ 345.56	\$25,473,365.40	\$26,747,033.67	\$28,084,385.35	\$29,488,604.62	\$420.03	\$ 3,538,632.55	\$33,027,237.18
<b>Statewide Ave</b>				<b>4,656</b>	<b>\$ 243,467,030</b>	<b>\$ 278,059,015</b>	<b>647,850</b>		<b>\$ 434.04</b>	<b>\$ 380.88</b>				<b>\$462.96</b>		

# Annual Cost Data 2020-2021 New Middle Schools and Escalated Costs to 2026-2027

Virginia Department Of Education																			
Annual Cost Data Report																			
2020 - 21 New Middle School(s)										FCPS Calculations									
Project Name	Grades	Division Name	Contract Award Date	Maximum Operating Cap (b)	Building Cost	Total Cost (including Site)(a)	Total Sq. Ft.	Total Cost/ Sq. Ft.	Building Only Cost/Sq Feet	Escalated Bid Costs 2021	Escalated Bid Costs 2022	Escalated Bid Costs 2023	Escalated Bid Costs 2024	Escalated Bid Costs 2025	Escalated Bid Costs 2026	Escalated Bldg Only per SQ Ft. 2026	Soft costs +/- 12% of Building Cost	Estimated Project Costs in 2026	
New Rustburg Middle School	6-8	Campbell County (016)	Oct-20	782	\$ 38,350,544	\$ 42,131,544	131,533	\$ 320.31	\$ 291.57	\$40,268,071.20	\$42,281,474.76	\$44,395,548.50	\$46,615,325.92	\$48,946,092.22	\$51,393,396.83	\$390.73	\$6,167,207.62	\$57,560,604.45	
River City Middle School	6-8	Richmond City (123)	Feb-19	1,583	\$ 49,386,632	\$ 57,493,546	183,759	\$ 312.87	\$ 268.76	\$51,855,963.60	\$54,448,761.78	\$57,171,199.87	\$60,029,759.86	\$63,031,247.86	\$66,182,810.25	\$360.16	\$7,941,937.23	\$74,124,747.48	
Statewide Ave				2,365	\$ 87,737,176	\$ 99,625,090	315,292	\$ 315.98	\$ 278.27							\$375.44			

\*\*\*There is no middle school data for 2021-2022

## Annual Cost Data 2019-2020 New Middle Schools and Escalated Costs to 2026-2027

Virginia Department Of Education																			
Annual Cost Data Report																			
2019 - 20 New Middle School(s)										FCPS Calculations									
Project Name	Grades	Division Name	Contract Award Date	Maximum Operating Cap (b)	Building Cost	Total Cost (including Site)(a)	Total Sq. Ft.	Total Cost/ Sq. Ft.	Building Only Cost/Sq Feet	Escalated Bid Costs 2021	Escalated Bid Costs 2022	Escalated Bid Costs 2023	Escalated Bid Costs 2024	Escalated Bid Costs 2025	Escalated Bid Costs 2026	Escalated Bldg Only per SQ Ft. 2026	Soft costs +/- 12% of Building Cost	Estimated Project Costs in 2026	
New Aylor Middle School	6-8	Frederick County (034)	Apr-19	1,050	\$ 34,219,932	\$ 41,361,759	151,154	\$ 273.64	\$ 226.39	\$35,930,928.60	\$37,727,475.03	\$39,613,848.78	\$41,594,541.22	\$43,674,268.28	\$45,857,981.70	\$303.39	\$5,502,957.80	\$51,360,939.50	
Statewide Ave				1,050	\$ 34,219,932	\$ 41,361,759	151,154	\$ 273.64	\$ 226.39							\$303.39			