

VIRGINIA BUILDING CONSTRUCTION COST DATABASE

10/4/16

Groupings of building types are approximate and there is overlap. Prices reflect the average cost per square foot for construction set to Richmond Virginia, January 2016. Prices also include utilities and sitework where applicable.

[BCOM Forms](#)

Not every building type is represented in this database. However, this database is continually being updated and new building types added as needed. Deviation in cost from previous years is a result of market shift, a change in the number of comps making-up the average, or both.

These cost averages from actual projects are intended as a point of reference for State agencies when budgeting new projects. That said, budget costs may vary up or down from these references, depending upon the unique scope, features, site requirements, and other factors which affect every project. Agencies may use the "Comps" tab, in State Form DGS-30-198 CR-2 to add cost modifications to either a comp or from a database such as this to assist in developing a new project budget (see BCOM Forms link to right).

[Pool Funding](#)

Agencies should review the Pool Funding Section on BCOM's website, especially the Substantiating Costs document (see Pool Funding link to right).

	\$/SF BUILDING TYPE
per ton	CHILLER PLANTS:
	\$1,694 Chiller Plants - Equipment Only
	\$6,485 Chiller Plants - incl. Building
	CLASSROOM BUILDINGS:
	\$300 New Classroom Buildings
	\$39 Renovate Classroom Buildings - L
	\$119 Renovate Classroom Buildings - M
	\$187 Renovate Classroom Buildings - H
	\$319 Renovate Classroom Buildings - Historic
	COURTS
	\$325 Ren Court
	DORMITORY
	\$219 New Dormitory
	\$172 Renovate Dormitory - H
	\$197 Renovate Dormitory - Historic
	FOOD
	\$360 New Dining Hall
	\$203 Renovate Dining Hall
	\$319 New Restaurant
	GYM-PHYS-ED BUILDINGS:
	\$299 New Gymnasium
	\$240 Ren. Gymnasium
LABS	DRY LABS: Physics Buildings, Engineering Buildings:
	\$302 New Dry Lab - L
	\$317 New Dry Lab - M
	\$340 New Dry Lab - H
	\$177 Ren. Dry Lab - L
	\$207 Ren. Dry Lab - M
	\$328 Ren. Dry Lab - H
LABS	WET LABS: Chemistry Buildings, Biology Buildings
	\$329 New Wet Lab - M
	\$420 New Wet Lab - H
	\$331 Renovate Wet Lab - H
LABS	RESEARCH LABS:
	\$556 Research Labs
	\$677 Research Lab Additions
	\$499 Research Lab Renovations - H
	LIBRARIES:
	\$282 New Library
	\$127 Ren Library
	\$219 Ren.-Add Library

MEDICAL	
\$463	New Mental Health Facility
\$269	New Mental Health Clinic
\$231	New Clinic
\$186	Ren Medical
MULTIPURPOSE BUILDINGS:	
\$319	New Multipurpose Center
MUSEUMS	
\$321	New Museum
\$102	Ren. Museum
\$77	Museum - Replicas
OFFICE BUILDINGS:	
\$240	New Office Building
\$209	New Small Office Addition
\$189	New/Ren Office 50-50
\$21	Ren. Office - L
\$120	Ren. Office - M
\$237	Ren. Office - H
\$75	Office Tenant Upfit - M
New Category	PARKING
per car	
\$3,000	New Parking (surface lots)
PARKING STRUCTURE	
\$65	New Parking Structure
ROOFING:	
\$22	Roof Replacement
STUDENT CENTERS	
\$202	New Student Centers
\$178	Ren Student Centers
THEATERS:	
\$263	New Theater
\$30	Ren. Theater - L
\$96	Ren. Theater - M
\$229	Ren. Theater - H
\$450	Fine Arts Center
\$548	Performing Arts Center
UNIVERSITY WELCOME CENTERS	
\$298	Visitor's Centers
WWTP:	
CALL - (SLIDING SCALE)	WWTP:

LEGEND:		FOR NEW CONSTRUCTION:	FOR RENOVATION:
L	Light	Greater than 25% of the square footage is actual laboratory space (approximately).	Finishes and ceiling
M	Medium	Greater than 33% of the square footage is actual laboratory space (approximately).	Finishes, ceiling, and HVAC dist.
H	Heavy	Greater than 50% of the square footage is actual laboratory space (approximately).	Shell completion, and HVAC replacement

Wet lab: A Wet Laboratory is a laboratory space where chemicals, drugs, or other material or biological matter are tested and analyzed requiring water, direct ventilation, and specialized piped utilities.

Chemistry Buildings, Biology Buildings

Dry lab: A Dry Laboratory is a laboratory space that is specific to work with dry materials, electronics, and/or large instruments with few piped services. These labs may require accurate temperature and humidity control, dust control, and clean power.

Physics Buildings, Engineering Buildings