

CBD

VIRGINIA BUILDING CONSTRUCTION COST DATABASE

Document Issued: 7/3/2025  
Rates per 01/01/2025

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 2025. Prices also include utilities and site work where applicable.

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-30-199 CR-1 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).

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

\*Cost Multiplier  
Cost Multiplier is a calculated coefficient multiplicable to unit price utilized for current estimation to account for size variation of the proposed project over the sizes of the projects that helped build-up the estimate unit price. This is automatically incorporated in CR-1 Project Planner.

LINKS:  
  
[Pool Funding](#)  
  
[CR-1](#)  
  
[CR-1 Example](#)  
  
[CR-2](#)

BUILDING CATEGORY/ TYPE	*Cost Multiplier	Quantity Unit	Median Quantity	\$/Quantity
CLASSROOM BUILDINGS:				
<a href="#">New Classroom Buildings</a>	Yes	Sq. Ft.	85,410	\$393
<a href="#">Renovate Classroom Buildings - L</a>	Yes	Sq. Ft.	7,140	\$35
<a href="#">Renovate Classroom Buildings - M</a>	Yes	Sq. Ft.	26,620	\$255
<a href="#">Renovate Classroom Buildings - H</a>	Yes	Sq. Ft.	43,436	\$426
<a href="#">Renovate Classroom Buildings - Historic</a>	Yes	Sq. Ft.	29,832	\$347
COURTS				
<a href="#">Ren Court</a>	Yes	Sq. Ft.	32,700	\$227
DORMITORY				
<a href="#">New Dormitory</a>	Yes	Sq. Ft.	141,750	\$328
<a href="#">Renovate Dormitory</a>	Yes	Sq. Ft.	57,160	\$281
<a href="#">Renovate Dormitory - Historic</a>	Yes	Sq. Ft.	42,540	\$386
FOOD				
<a href="#">New Dining Hall</a>	Yes	Sq. Ft.	38,295	\$891
<a href="#">Renovate Dining Hall</a>	Yes	Sq. Ft.	12,200	\$203
GYM-PHYS-ED BUILDINGS:				
<a href="#">New Gymnasium</a>	Yes	Sq. Ft.	52,944	\$543
<a href="#">Renovate Gymnasium</a>	Yes	Sq. Ft.	30,027	\$569
DRY LABS: Physics Buildings, Engineering Buildings:				
<a href="#">New Dry Lab - L</a>	Yes	Sq. Ft.	64,078	\$484
<a href="#">New Dry Lab - M</a>	Yes	Sq. Ft.	64,835	\$491
<a href="#">New Dry Lab - H</a>	Yes	Sq. Ft.	156,327	\$471
<a href="#">New Dry Lab - Automotive</a>	Yes	Sq. Ft.	30,670	\$386
<a href="#">Ren. Dry Lab - L</a>	Yes	Sq. Ft.	17,450	\$136
<a href="#">Ren. Dry Lab - M</a>	Yes	Sq. Ft.	9,282	\$359
<a href="#">Ren. Dry Lab - H</a>	Yes	Sq. Ft.	5,373	\$427
WET LABS: Chemistry Buildings, Biology Buildings				
<a href="#">New Wet Lab - M</a>	Yes	Sq. Ft.	23,834	\$355
<a href="#">New Wet Lab - H</a>	Yes	Sq. Ft.	90,853	\$457
<a href="#">Renovate Wet Lab - H</a>	Yes	Sq. Ft.	18,274	\$385
RESEARCH LABS:				
<a href="#">Research Labs</a>	Yes	Sq. Ft.	41,936	\$920
<a href="#">Research Lab Additions</a>	Yes	Sq. Ft.	9,602	\$981
<a href="#">Research Lab Renovations - H</a>	Yes	Sq. Ft.	10,500	\$1,111
LIBRARIES:				
<a href="#">New Library</a>	Yes	Sq. Ft.	126,027	\$424
<a href="#">Ren Library</a>	Yes	Sq. Ft.	11,660	\$171
MEDICAL				
<a href="#">New Mental Health Facility</a>	Yes	Sq. Ft.	327,254	\$652
<a href="#">Ren Medical</a>	Yes	Sq. Ft.	14,024	\$373
MULTIPURPOSE BUILDINGS:				
<a href="#">New Multipurpose Center</a>	Yes	Sq. Ft.	52,944	\$543
<a href="#">Recreation Center</a>	Yes	Sq. Ft.	35,843	\$492

BUILDING CATEGORY/ TYPE		*Cost Multiplier	Quantity Unit	Median Quantity	\$/Quantity																
MUSEUMS																					
<a href="#">New Museum</a>		Yes	Sq. Ft.	64,084	\$423																
<a href="#">Ren. Museum</a>		Yes	Sq. Ft.	6,100	\$232																
<a href="#">Museum - Replicas</a>		Yes	Sq. Ft.	7,330	\$102																
OFFICE BUILDINGS:																					
<a href="#">New Office Building</a>		Yes	Sq. Ft.	13,538	\$415																
<a href="#">New Small Office Addition</a>		Yes	Sq. Ft.	4,684	\$256																
<a href="#">New/Ren Office 50-50</a>		Yes	Sq. Ft.	7,904	\$314																
<a href="#">Ren. Office - L</a>		Yes	Sq. Ft.	118,000	\$30																
<a href="#">Ren. Office - M</a>		Yes	Sq. Ft.	31,370	\$206																
<a href="#">Ren. Office - H</a>		Yes	Sq. Ft.	33,935	\$278																
<a href="#">Office Tenant Upfit - M</a>		Yes	Sq. Ft.	13,500	\$115																
PARKING				per car																	
<a href="#">New Parking (surface lots)</a>		No	Spaces		\$3,342																
PARKING STRUCTURE																					
<a href="#">New Parking Structure</a>		Yes	Sq. Ft.	248,279	\$80																
ROOFING:																					
<a href="#">Roof Replacement</a>		Yes	Sq. Ft.	35,837	\$11																
STUDENT CENTERS																					
<a href="#">New Student Centers</a>		Yes	Sq. Ft.	78,750	\$387																
<a href="#">Ren Student Centers</a>		Yes	Sq. Ft.	44,930	\$154																
THEATERS:																					
<a href="#">New Theater</a>		Yes	Sq. Ft.	23,500	\$534																
<a href="#">Ren. Theater - L</a>		Yes	Sq. Ft.	40,000	\$44																
<a href="#">Ren. Theater - M</a>		Yes	Sq. Ft.	33,800	\$139																
<a href="#">Ren. Theater - H</a>		Yes	Sq. Ft.	38,265	\$331																
<a href="#">Fine Arts Center</a>		Yes	Sq. Ft.	60,000	\$511																
<a href="#">Performing Arts Center</a>		Yes	Sq. Ft.	81,386	\$675																
Miscellaneous																					
<a href="#">Shooting Range</a>		Yes	Sq. Ft.	15,488	\$255																
<a href="#">Oyster Hatcheries</a>		Yes	Sq. Ft.	37,252	\$771																
<a href="#">New Police Station</a>		Yes	Sq. Ft.	15,700	\$392																
<a href="#">New Vocational Labs</a>		Yes	Sq. Ft.	30,145	\$602																
<a href="#">Maintenance Buildings</a>		Yes	Sq. Ft.	5,731	\$291																
UNIVERSITY WELCOME CENTERS																					
<a href="#">Visitor's Centers</a>		Yes	Sq. Ft.	4,463	\$273																
WWTP:																					
<a href="#">WWTP:</a>		CALL - (SLIDING SCALE)		\$0																	
<table><tr><th colspan="2">LEGEND:</th><th>FOR NEW CONSTRUCTION:</th><th>FOR RENOVATION:</th></tr><tr><td>L</td><td>Light</td><td>Greater than 25% of the square footage is actual laboratory space (approximately).</td><td>Finishes and ceiling</td></tr><tr><td>M</td><td>Medium</td><td>Greater than 33% of the square footage is actual laboratory space (approximately).</td><td>Finishes, ceiling, and HVAC dist.</td></tr><tr><td>H</td><td>Heavy</td><td>Greater than 50% of the square footage is actual laboratory space (approximately).</td><td>Shell completion, and HVAC replacement</td></tr></table>						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
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<p><b>Wet lab:</b> 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.</p> <p><b>Chemistry Buildings, Biology Buildings. BSL-1 to 2 in this database.</b></p> <p><b>Research lab: BSL-3 / ABSL-3 in this database.</b></p> <p><b>Dry lab:</b> 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.</p> <p><b>Physics Buildings, Engineering Buildings.</b></p> <p><a href="#">ADA Additions</a></p> <p>\$439 <a href="#">Stair Addition</a></p> <p>\$513 <a href="#">Stair and Elevator Addition</a></p> <p>\$586 <a href="#">Stair, Elevator, and Toilet Room Addition</a></p>																					