

# VIRGINIA BUILDING CONSTRUCTION COST DATABASE

Document Issued: 5/6/2026  
Rates per 01/01/2026

**LINKS:**

[Pool Funding](#)

[CR-1](#)

[CR-1 Example  
\(not having latest  
Update - still useful\)](#)

[CR-2](#)

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 2026. 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 DEB'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.

BUILDING CATEGORY/ TYPE	*Cost Multiplier	Quantity Unit	Quantity Range of Comps	Median Quantity	\$/Quantity
<b>CHILLER PLANTS &amp; HVAC:</b>					
					per ton
<a href="#">Chiller Plants - Equipment Only</a>	No	Tonne	1,200 - 3,220	2,100	\$1,646
<a href="#">Chiller Plants - incl. Building HVAC</a>	No	Tonne	3,000 - 6,000	4,000	\$9,844
	Yes	Sq. Ft.	4,892 - 94,400	42,148	\$79
<b>CLASSROOM BUILDINGS:</b>					
<a href="#">New Classroom Buildings</a>	Yes	Sq. Ft.	21,686 - 299,748	102,000	\$474
<a href="#">Renovate Classroom Buildings - M</a>	Yes	Sq. Ft.	7,804 - 64,750	25,310	\$233
<a href="#">Renovate Classroom Buildings - H</a>	Yes	Sq. Ft.	13,786 - 210,903	44,018	\$348
<a href="#">Renovate Classroom Buildings - Historic</a>	Yes	Sq. Ft.	13,717 - 159,129	29,832	\$354
<b>CORRECTIONAL FACILITIES</b>					
<a href="#">New Correctional Facilities</a>	Yes	Sq. Ft.	19,920 - 200,011	92,537	\$286
<b>COURTS</b>					
<a href="#">Ren Court</a>	Yes	Sq. Ft.	29,900 - 44,826	32,700	\$231
<b>DORMITORY</b>					
<a href="#">New Dormitory</a>	Yes	Sq. Ft.	34,550 - 216,770	112,977	\$307
<a href="#">Renovate Dormitory - L</a>	Yes	Sq. Ft.	6,600 - 106,500	50,000	\$86
<a href="#">Renovate Dormitory - Historic</a>	Yes	Sq. Ft.	36,244 - 50,986	46,239	\$375
<b>FOOD</b>					
<a href="#">New Dining Hall</a>	Yes	Sq. Ft.	7,550 - 115,985	49,898	\$693
<a href="#">Renovate Dining Hall</a>	Yes	Sq. Ft.	1,002 - 42,313	12,700	\$229
<a href="#">New Restaurant</a>	Yes	Sq. Ft.	5,770 - 24,000	11,830	\$498
<b>GYM-PHYS-ED BUILDINGS:</b>					
<a href="#">New Gymnasium</a>	Yes	Sq. Ft.	16,912 - 110,000	55,912	\$693
<a href="#">Renovate Gymnasium</a>	Yes	Sq. Ft.	16,353 - 197,385	90,736	\$143
<b>DRY Labs - Physics Buildings, Engineering Buildings:</b>					
<a href="#">New Dry Lab - L</a>	Yes	Sq. Ft.	13,800 - 161,100	51,438	\$484
<a href="#">New Dry Lab - M</a>	Yes	Sq. Ft.	26,000 - 161,100	64,835	\$501
<a href="#">New Dry Lab - H</a>	Yes	Sq. Ft.	40,000 - 287,000	147,967	\$503
<a href="#">New Dry Lab - Automotive</a>	Yes	Sq. Ft.	13,800 - 30,670	22,235	\$370
<a href="#">Ren. Dry Lab - L</a>	Yes	Sq. Ft.	13,190 - 46,534	17,450	\$139
<a href="#">Ren. Dry Lab - M</a>	Yes	Sq. Ft.	4,600 - 68,000	13,190	\$298
<a href="#">Ren. Dry Lab - H</a>	Yes	Sq. Ft.	2,950 - 124,162	6,300	\$450
<b>WET LABS: Chemistry Buildings, Biology Buildings</b>					
<a href="#">New Wet Lab - M</a>	Yes	Sq. Ft.	2,304 - 116,791	23,834	\$362
<a href="#">New Wet Lab - H</a>	Yes	Sq. Ft.	2,304 - 174,195	93,860	\$769
<a href="#">Renovate Wet Lab - H</a>	Yes	Sq. Ft.	2,782 - 160,000	18,274	\$393
<b>RESEARCH LABS:</b>					
<a href="#">Research Labs</a>	Yes	Sq. Ft.	15,014 - 292,371	51,958	\$1,362
<a href="#">Research Lab Additions</a>	Yes	Sq. Ft.	4,190 - 15,014	9,602	\$1,001
<a href="#">Research Lab Renovations - H</a>	Yes	Sq. Ft.	2,782 - 30,514	10,750	\$679
<b>LIBRARIES:</b>					
<a href="#">New Library</a>	Yes	Sq. Ft.	30,770 - 200,000	120,000	\$395
<a href="#">Ren Libraries - M</a>	Yes	Sq. Ft.	1,202 - 28,000	13,596	\$195
<a href="#">Ren.-Add Library</a>	Yes	Sq. Ft.	25,000 - 161,000	100,000	\$365
<b>MEDICAL</b>					
<a href="#">New Mental Health Facility</a>	Yes	Sq. Ft.	117,000 - 430,000	327,254	\$666
<a href="#">New Mental Health Clinic</a>	Yes	Sq. Ft.	10,679 - 42,495	16,078	\$369
<a href="#">New Clinic</a>	Yes	Sq. Ft.	13,000 - 460,740	77,136	\$394
<a href="#">Ren Medical</a>	Yes	Sq. Ft.	7,594 - 94,039	14,024	\$380

BUILDING CATEGORY/ TYPE	*Cost Multiplier	Quantity Unit	Quantity Range of Comps	Median Quantity	\$/Quantity
<b>MULTIPURPOSE BUILDINGS:</b>					
<a href="#">New Multipurpose Center</a>	Yes	Sq. Ft.	11,766 - 167,874	52,944	\$555
<a href="#">New Community Hospital</a>	Yes	Sq. Ft.	1,639 - 197,385	44,784	\$574
<b>MUSEUMS</b>					
<a href="#">New Museum</a>	Yes	Sq. Ft.	2,667 - 449,000	56,291	\$1,074
<a href="#">Ren. Museum</a>	Yes	Sq. Ft.	5,000 - 16,000	6,100	\$237
<a href="#">Museum - Replicas</a>	Yes	Sq. Ft.	3,538 - 30,000	7,330	\$104
<b>OFFICE BUILDINGS:</b>					
<a href="#">New Office Building</a>	Yes	Sq. Ft.	3,200 - 105,000	18,218	\$414
<a href="#">New Small Office Addition</a>	Yes	Sq. Ft.	1,933 - 15,684	4,608	\$266
<a href="#">New/Ren Office 50-50</a>	Yes	Sq. Ft.	1,643 - 51,665	26,809	\$485
<a href="#">Ren. Office - M</a>	Yes	Sq. Ft.	1,933 - 163,935	31,370	\$210
<a href="#">Ren. Office - H</a>	Yes	Sq. Ft.	9,730 - 163,935	33,935	\$284
<a href="#">Office Tenant Upfit - M</a>	Yes	Sq. Ft.	11,000 - 65,900	15,955	\$91
<b>PARKING</b>					
<a href="#">New Parking (surface lots)</a>	No	Spaces	94 - 520	199	\$3,410 per car
<b>PARKING STRUCTURE</b>					
<a href="#">New Parking Structure</a>	Yes	Sq. Ft.	102,455 - 840,000	246,957	\$85
<b>ROOFING:</b>					
<a href="#">Roof Replacement</a>	Yes	Sq. Ft.	2,843 - 422,170	29,937	\$25
<b>STUDENT CENTERS</b>					
<a href="#">New Student Centers</a>	Yes	Sq. Ft.	6,800 - 177,362	77,500	\$257
<a href="#">Ren Student Centers</a>	Yes	Sq. Ft.	24,150 - 113,531	44,930	\$157
<b>THEATERS:</b>					
<a href="#">New Theater</a>	Yes	Sq. Ft.	5,063 - 41,983	21,120	\$739
<a href="#">Ren. Theater - M</a>	Yes	Sq. Ft.	27,600 - 40,000	33,800	\$142
<a href="#">Ren. Theater - H</a>	Yes	Sq. Ft.	3,500 - 122,955	38,265	\$338
<a href="#">Fine Arts Center</a>	Yes	Sq. Ft.	23,500 - 147,382	60,000	\$522
<a href="#">Performing Arts Center</a>	Yes	Sq. Ft.	48,158 - 212,935	83,028	\$831
<b>OTHER:</b>					
<a href="#">Shooting Range</a>	Yes	Sq. Ft.	10,000 - 20,976	15,488	\$260
<a href="#">Oyster Hatcheries</a>	Yes	Sq. Ft.	11,704 - 62,800	19,693	\$1,184
<a href="#">New Police Station</a>	Yes	Sq. Ft.	1,933 - 97,866	15,700	\$400
<a href="#">Ranger Residence (St. Park)</a>	Yes	Sq. Ft.	1,463 - 2,926	1,541	\$345
<a href="#">New Cabin Complex (St. Park)</a>	Yes	Sq. Ft.	912 - 23,816	4,968	\$338
<a href="#">Reno. -Cabin Complex (St. Park)</a>	Yes	Sq. Ft.	17,360 - 30,976	21,238	\$362
<a href="#">Bathhouse (St. Park)</a>	Yes	Sq. Ft.	204 - 3,528	1,963	\$601
<a href="#">New Vocational Labs</a>	Yes	Sq. Ft.	24,000 - 60,000	28,073	\$480
<a href="#">New Vocational Labs</a>	Yes	Sq. Ft.	24,000 - 60,000	28,073	\$480
<a href="#">Maintenance Buildings</a>	Yes	Sq. Ft.	4,200 - 32,560	7,490	\$362
<a href="#">Equipment - Labs</a>	Yes	Sq. Ft.	33,400 - 128,000	73,738	\$53
<a href="#">Fire Alarm (including Demo &amp; Restoring Finishes)</a>	Yes	Sq. Ft.	18,144 - 554,763	105,700	\$13
<b>UNIVERSITY WELCOME CENTERS</b>					
<a href="#">Visitor's Centers</a>	Yes	Sq. Ft.	3,264 - 39,103	4,463	\$278
<b>WWTP:</b>					
<a href="#">WWTP:</a>	CALL - (SLIDING SCALE)		\$0		
<b>LEGEND:</b>					
		<b>FOR NEW CONSTRUCTION:</b>	<b>FOR RENOVATION:</b>	<b>Notes:</b>	
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		
<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.  <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.  <b>Physics Buildings, Engineering Buildings.</b></p> <p><a href="#">ADA Additions</a>  \$448 <a href="#">Stair Addition</a>  \$523 <a href="#">Stair and Elevator Addition</a>  \$598 <a href="#">Stair, Elevator, and Toilet Room Addition</a></p>					