

RS MEANS DATA

RS Means Values Used for Calculating Fair Rental Value (FRV) - Re (12 VAC 30-90-36)

| RS Means Publication Date | Jan-17 | Jan-18 | Jan-19 | Jan-20 | Jan-21 | Jan-22 | Jan-23 | Jan-24 | |
|--|-----------------|----------|----------|----------|----------|----------|----------|----------|------|
| RS Means Factors for DMAS As Of Date | 7/1/2017 | 7/1/2018 | 7/1/2019 | 7/1/2020 | 7/1/2021 | 7/1/2022 | 7/1/2023 | 7/1/2024 | |
| Applies to State Fiscal Year | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | |
| Three Quarter Sq Ft. Cost (Sch R Line 2) | \$200 | \$206 | \$215 | \$224 | \$226 | \$248 | \$286 | \$283 | |
| Historical Cost Index | 207.3 | 213.6 | 222.9 | 232.2 | 234.6 | 257.5 | 297.1 | 293.7 | |
| Sch R. Line 3 (% annual change) | 1.0053 | 1.0304 | 1.0435 | 1.0417 | 1.0103 | 1.0976 | 1.1538 | 0.9886 | |
| Sch R Line 9 (% change since 7/1/2000) | 1.763 | 1.816 | 1.895 | 1.975 | 1.995 | 2.1896 | 2.5264 | 2.4974 | |
| Location Factors (percentage) (Sch R Line 5) | | | | | | | | | |
| 220-221 | Fairfax | 93.6 | 92.9 | 92.8 | 92.8 | 92.0 | 91.6 | 91.7 | 92.6 |
| 222 | Arlington | 93.9 | 93.7 | 93.3 | 93.6 | 92.6 | 92.7 | 92.6 | 93.2 |
| 223 | Alexandria | 93.3 | 93.2 | 92.8 | 93.3 | 93.4 | 93.0 | 92.9 | 94.5 |
| 224-225 | Fredericksburg | 92.0 | 91.5 | 90.5 | 90.0 | 90.5 | 90.0 | 89.6 | 89.5 |
| 226 | Winchester | 92.7 | 92.2 | 91.2 | 90.7 | 89.3 | 88.9 | 88.4 | 88.3 |
| 227 | Culpeper | 91.3 | 91.0 | 92.6 | 92.1 | 91.7 | 91.0 | 90.5 | 90.5 |
| 228 | Harrisonburg | 84.8 | 85.4 | 84.7 | 86.3 | 89.1 | 88.8 | 88.3 | 89.6 |
| 229 | Charlottesville | 85.7 | 86.5 | 85.8 | 87.4 | 88.7 | 88.4 | 87.1 | 88.0 |
| 230-232 | Richmond | 87.3 | 89.5 | 88.9 | 88.1 | 88.8 | 88.7 | 88.0 | 88.6 |
| 233-235 | Norfolk | 85.5 | 86.6 | 86.5 | 86.7 | 86.7 | 87.1 | 88.3 | 88.6 |
| 236 | Newport News | 85.8 | 86.0 | 85.8 | 85.9 | 86.5 | 86.4 | 87.1 | 87.4 |
| 237 | Portsmouth | 83.1 | 83.1 | 82.7 | 85.4 | 85.3 | 85.3 | 85.9 | 85.8 |
| 238 | Petersburg | 87.4 | 87.6 | 87.0 | 87.7 | 88.6 | 88.2 | 86.5 | 87.2 |
| 239 | Farmville | 78.8 | 80.4 | 82.4 | 84.1 | 84.5 | 84.5 | 84.1 | 83.9 |
| 240-241 | Roanoke | 85.0 | 88.3 | 87.7 | 88.9 | 87.0 | 87.2 | 87.9 | 89.0 |
| 242 | Bristol | 79.0 | 82.0 | 81.4 | 81.8 | 81.6 | 81.9 | 82.4 | 84.6 |
| 243 | Pulaski | 79.9 | 82.7 | 85.0 | 84.8 | 85.8 | 85.7 | 85.7 | 85.4 |
| 244 | Staunton | 81.9 | 84.5 | 84.3 | 85.6 | 85.5 | 85.5 | 85.7 | 85.7 |
| 245 | Lynchburg | 83.9 | 88.7 | 87.8 | 88.2 | 87.9 | 87.5 | 86.3 | 88.3 |
| 246 | Grundy | 77.8 | 79.9 | 81.2 | 81.5 | 83.2 | 83.3 | 83.7 | 83.6 |

| Construction Cost Limit Per Bed - Re 12VAC30-90-31: | | | | | | | | | |
|--|-----------------|----------|----------|----------|----------|----------|-----------|-----------|-----------|
| Applies to Calendar Year | | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
| Per Bed National Avg. Cost - 3/4 Unit Cost per Sq. Ft. | | \$200.00 | \$206.00 | \$215.00 | \$224.00 | \$226.00 | \$ 248.00 | \$ 286.00 | \$ 283.00 |
| Per Bed National Avg Cost Limit - 385 Sq Ft. per bed | | \$77,000 | \$79,310 | \$82,775 | \$86,240 | \$87,010 | \$95,480 | \$110,110 | \$108,955 |
| Per Bed Construction Cost Limit Per Location Factor | | | | | | | | | |
| 220, 221 | Fairfax | 72,072 | 73,679 | 76,815 | 80,031 | 80,049 | 87,460 | 100,971 | 100,892 |
| 222 | Arlington | 72,303 | 74,313 | 77,229 | 80,721 | 80,571 | 88,510 | 101,962 | 101,546 |
| 223 | Alexandria | 71,841 | 73,917 | 76,815 | 80,462 | 81,267 | 88,796 | 102,292 | 102,962 |
| 224, 225 | Fredericksburg | 70,840 | 72,569 | 74,911 | 77,616 | 78,744 | 85,932 | 98,659 | 97,515 |
| 226 | Winchester | 71,379 | 73,124 | 75,491 | 78,220 | 77,700 | 84,882 | 97,337 | 96,207 |
| 227 | Culpeper | 70,301 | 72,172 | 76,650 | 79,427 | 79,788 | 86,887 | 99,650 | 98,604 |
| 228 | Harrisonburg | 65,296 | 67,731 | 70,110 | 74,425 | 77,526 | 84,786 | 97,227 | 97,624 |
| 229 | Charlottesville | 65,989 | 68,603 | 71,021 | 75,374 | 77,178 | 84,404 | 95,906 | 95,880 |
| 230-232 | Richmond | 67,221 | 70,982 | 73,587 | 75,977 | 77,265 | 84,691 | 96,897 | 96,534 |
| 233-235 | Norfolk | 65,835 | 68,682 | 71,600 | 74,770 | 75,438 | 83,163 | 97,227 | 96,534 |
| 236 | Newport News | 66,066 | 68,207 | 71,021 | 74,080 | 75,264 | 82,495 | 95,906 | 95,227 |
| 237 | Portsmouth | 63,987 | 65,907 | 68,455 | 73,649 | 74,220 | 81,444 | 94,584 | 93,483 |
| 238 | Petersburg | 67,298 | 69,476 | 72,014 | 75,632 | 77,091 | 84,213 | 95,245 | 95,009 |
| 239 | Farmville | 60,676 | 63,765 | 68,207 | 72,528 | 73,523 | 80,681 | 92,603 | 91,413 |
| 240, 241 | Roanoke | 65,450 | 70,031 | 72,594 | 76,667 | 75,699 | 83,259 | 96,787 | 96,970 |
| 242 | Bristol | 60,830 | 65,034 | 67,379 | 70,544 | 71,000 | 78,198 | 90,731 | 92,176 |
| 243 | Pulaski | 61,523 | 65,589 | 70,359 | 73,132 | 74,655 | 81,826 | 94,364 | 93,048 |
| 244 | Staunton | 63,063 | 67,017 | 69,779 | 73,821 | 74,394 | 81,635 | 94,364 | 93,374 |
| 245 | Lynchburg | 64,603 | 70,348 | 72,676 | 76,064 | 76,482 | 83,545 | 95,025 | 96,207 |
| 246 | Grundy | 59,906 | 63,369 | 67,213 | 70,286 | 72,392 | 79,535 | 92,162 | 91,086 |