

RS MEANS DATA

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

RS Means Publication Date	Jan-16	Jan-17	Jan-18	Jan-19	Jan-20	Jan-21	Jan-22	
RS Means Factors for DMAS As Of Date	7/1/2016	7/1/2017	7/1/2018	7/1/2019	7/1/2020	7/1/2021	7/1/2022	
Applies to State Fiscal Year	2017	2018	2019	2020	2021	2022	2023	
Three Quarter Sq Ft. Cost (Sch R Line 2)	\$199	\$200	\$206	\$215	\$224	\$226	\$248	
Historical Cost Index	206.2	207.3	213.6	222.9	232.2	234.6	257.5	
Sch R. Line 3 (% annual change)	1.0063	1.0053	1.0304	1.0435	1.0417	1.0103	1.0976	
Sch R Line 9 (% change since 7/1/2000)	1.753	1.763	1.816	1.895	1.975	1.995	2.1896	
Location Factors (percentage) (Sch R Line 5)								
220-221	Fairfax	95.6	93.6	92.9	92.8	92.8	92.0	91.6
222	Arlington	96.2	93.9	93.7	93.3	93.6	92.6	92.7
223	Alexandria	95.6	93.3	93.2	92.8	93.3	93.4	93.0
224-225	Fredericksburg	94.2	92.0	91.5	90.5	90.0	90.5	90.0
226	Winchester	93.5	92.7	92.2	91.2	90.7	89.3	88.9
227	Culpeper	93.6	91.3	91.0	92.6	92.1	91.7	91.0
228	Harrisonburg	85.5	84.8	85.4	84.7	86.3	89.1	88.8
229	Charlottesville	86.1	85.7	86.5	85.8	87.4	88.7	88.4
230-232	Richmond	86.1	87.3	89.5	88.9	88.1	88.8	88.7
233-235	Norfolk	86.1	85.5	86.6	86.5	86.7	86.7	87.1
236	Newport News	85.9	85.8	86.0	85.8	85.9	86.5	86.4
237	Portsmouth	84.4	83.1	83.1	82.7	85.4	85.3	85.3
238	Petersburg	86.1	87.4	87.6	87.0	87.7	88.6	88.2
239	Farmville	78.3	78.8	80.4	82.4	84.1	84.5	84.5
240-241	Roanoke	85.8	85.0	88.3	87.7	88.9	87.0	87.2
242	Bristol	79.7	79.0	82.0	81.4	81.8	81.6	81.9
243	Pulaski	80.7	79.9	82.7	85.0	84.8	85.8	85.7
244	Staunton	83.0	81.9	84.5	84.3	85.6	85.5	85.5
245	Lynchburg	85.1	83.9	88.7	87.8	88.2	87.9	87.5
246	Grundy	78.7	77.8	79.9	81.2	81.5	83.2	83.3

Construction Cost Limit Per Bed - Re 12VAC30-90-31:

Applies to Calendar Year		2016	2017	2018	2019	2020	2021	2022
Per Bed National Avg. Cost - 3/4 Unit Cost per Sq. Ft.		\$199.00	\$200.00	\$206.00	\$215.00	\$224.00	\$226.00	\$ 248.00
Per Bed National Avg Cost Limit - 385 Sq Ft. per bed		\$76,615	\$77,000	\$79,310	\$82,775	\$86,240	\$87,010	\$95,480
Per Bed Construction Cost Limit Per Location Factor								
220, 221	Fairfax	73,244	72,072	73,679	76,815	80,031	80,049	87,460
222	Arlington	73,704	72,303	74,313	77,229	80,721	80,571	88,510
223	Alexandria	73,244	71,841	73,917	76,815	80,462	81,267	88,796
224, 225	Fredericksburg	72,171	70,840	72,569	74,911	77,616	78,744	85,932
226	Winchester	71,635	71,379	73,124	75,491	78,220	77,700	84,882
227	Culpeper	71,712	70,301	72,172	76,650	79,427	79,788	86,887
228	Harrisonburg	65,506	65,296	67,731	70,110	74,425	77,526	84,786
229	Charlottesville	65,966	65,989	68,603	71,021	75,374	77,178	84,404
230-232	Richmond	65,966	67,221	70,982	73,587	75,977	77,265	84,691
233-235	Norfolk	65,966	65,835	68,682	71,600	74,770	75,438	83,163
236	Newport News	65,812	66,066	68,207	71,021	74,080	75,264	82,495
237	Portsmouth	64,663	63,987	65,907	68,455	73,649	74,220	81,444
238	Petersburg	65,966	67,298	69,476	72,014	75,632	77,091	84,213
239	Farmville	59,990	60,676	63,765	68,207	72,528	73,523	80,681
240, 241	Roanoke	65,736	65,450	70,031	72,594	76,667	75,699	83,259
242	Bristol	61,062	60,830	65,034	67,379	70,544	71,000	78,198
243	Pulaski	61,828	61,523	65,589	70,359	73,132	74,655	81,826
244	Staunton	63,590	63,063	67,017	69,779	73,821	74,394	81,635
245	Lynchburg	65,199	64,603	70,348	72,676	76,064	76,482	83,545
246	Grundy	60,296	59,906	63,369	67,213	70,286	72,392	79,535