

RS MEANS DATA								
RS Means Values Used for Calculating Fair Rental Value (FRV) - Re (12 VAC 30-90-36)								
RS Means Publication Date		Jan-20	Jan-21	Jan-22	Jan-23	Jan-24	Jan-25	Jan-26
RS Means Factors for DMAS As Of Date		7/1/2020	7/1/2021	7/1/2022	7/1/2023	7/1/2024	7/1/2025	7/1/2026
Applies to State Fiscal Year		2021	2022	2023	2024	2025	2026	2027
Three Quarter Sq Ft. Cost (Sch R Line 2)		\$224	\$226	\$248	\$286	\$283	\$284	\$290
Historical Cost Index		232.2	234.6	257.5	297.1	293.7	294.8	300.7
Sch R. Line 3 (% annual change)		1.0417	1.0103	1.0976	1.1538	0.9886	1.0037	1.0200
Sch R Line 9 (% change since 7/1/2000)		1.975	1.995	2.1896	2.5264	2.4974	2.5068	2.557
Location Factors (percentage) (Sch R Line 5)								
220-221	Fairfax	92.8	92.0	91.6	91.7	92.6	92.9	92.9
222	Arlington	93.6	92.6	92.7	92.6	93.2	93.9	93.7
223	Alexandria	93.3	93.4	93.0	92.9	94.5	95.4	95.6
224-225	Fredericksburg	90.0	90.5	90.0	89.6	89.5	91.1	94.8
226	Winchester	90.7	89.3	88.9	88.4	88.3	90.3	92.8
227	Culpeper	92.1	91.7	91.0	90.5	90.5	91.5	92.2
228	Harrisonburg	86.3	89.1	88.8	88.3	89.6	90.5	90.4
229	Charlottesville	87.4	88.7	88.4	87.1	88.0	88.9	88.6
230-232	Richmond	88.1	88.8	88.7	88.0	88.6	89.4	88.5
233-235	Norfolk	86.7	86.7	87.1	88.3	88.6	88.8	88.2
236	Newport News	85.9	86.5	86.4	87.1	87.4	87.1	86.8
237	Portsmouth	85.4	85.3	85.3	85.9	85.8	86.1	87.0
238	Petersburg	87.7	88.6	88.2	86.5	87.2	88.3	87.6
239	Farmville	84.1	84.5	84.5	84.1	83.9	85.0	85.5
240-241	Roanoke	88.9	87.0	87.2	87.9	89.0	87.1	87.1
242	Bristol	81.8	81.6	81.9	82.4	84.6	83.9	83.5
243	Pulaski	84.8	85.8	85.7	85.7	85.4	84.7	84.8
244	Staunton	85.6	85.5	85.5	85.7	85.7	84.5	84.7
245	Lynchburg	88.2	87.9	87.5	86.3	88.3	86.8	86.4
246	Grundy	81.5	83.2	83.3	83.7	83.6	82.6	85.1

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

Applies to Calendar Year		2020	2021	2022	2023	2024	2025	2026
Per Bed National Avg. Cost - 3/4 Unit Cost per Sq. Ft.		\$224.00	\$226.00	\$ 248.00	\$ 286.00	\$ 283.00	\$ 284.00	\$290.00
Per Bed National Avg Cost Limit - 385 Sq Ft. per bed		\$86,240	\$87,010	\$95,480	\$110,110	\$108,955	\$109,340	\$111,650
Per Bed Construction Cost Limit Per Location Factor								
220, 221	Fairfax	80,031	80,049	87,460	100,971	100,892	101,577	103,723
222	Arlington	80,721	80,571	88,510	101,962	101,546	102,670	104,616
223	Alexandria	80,462	81,267	88,796	102,292	102,962	104,310	106,737
224, 225	Fredericksburg	77,616	78,744	85,932	98,659	97,515	99,609	105,844
226	Winchester	78,220	77,700	84,882	97,337	96,207	98,734	103,611
227	Culpeper	79,427	79,788	86,887	99,650	98,604	100,046	102,941
228	Harrisonburg	74,425	77,526	84,786	97,227	97,624	98,953	100,932
229	Charlottesville	75,374	77,178	84,404	95,906	95,880	97,203	98,922
230-232	Richmond	75,977	77,265	84,691	96,897	96,534	97,750	98,810
233-235	Norfolk	74,770	75,438	83,163	97,227	96,534	97,094	98,475
236	Newport News	74,080	75,264	82,495	95,906	95,227	95,235	96,912
237	Portsmouth	73,649	74,220	81,444	94,584	93,483	94,142	97,136
238	Petersburg	75,632	77,091	84,213	95,245	95,009	96,547	97,805
239	Farmville	72,528	73,523	80,681	92,603	91,413	92,939	95,461
240, 241	Roanoke	76,667	75,699	83,259	96,787	96,970	95,235	97,247
242	Bristol	70,544	71,000	78,198	90,731	92,176	91,736	93,228
243	Pulaski	73,132	74,655	81,826	94,364	93,048	92,611	94,679
244	Staunton	73,821	74,394	81,635	94,364	93,374	92,392	94,568
245	Lynchburg	76,064	76,482	83,545	95,025	96,207	94,907	96,466
246	Grundy	70,286	72,392	79,535	92,162	91,086	90,315	95,014