

RS MEANS DATA									
RS Means Values Used for Calculating Fair Rental Value (FRV) - Re (12 VAC 30-90-36)									
RS Means Publication Date	Jan-18	Jan-19	Jan-20	Jan-21	Jan-22	Jan-23	Jan-24	Jan-25	Jan-26
RS Means Factors for DMAS As Of Date	7/1/2018	7/1/2019	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	2019	2020	2021	2022	2023	2024	2025	2026	
Three Quarter Sq Ft. Cost (Sch R Line 2)	\$206	\$215	\$224	\$226	\$248	\$286	\$283	\$284	
Historical Cost Index	213.6	222.9	232.2	234.6	257.5	297.1	293.7	294.8	
Sch R. Line 3 (% annual change)	1.0304	1.0435	1.0417	1.0103	1.0976	1.1538	0.9886	1.0037	
Sch R Line 9 (% change since 7/1/2000)	1.816	1.895	1.975	1.995	2.1896	2.5264	2.4974	2.5068	
Location Factors (percentage) (Sch R Line 5)									
220-221	Fairfax	92.9	92.8	92.8	92.0	91.6	91.7	92.6	92.9
222	Arlington	93.7	93.3	93.6	92.6	92.7	92.6	93.2	93.9
223	Alexandria	93.2	92.8	93.3	93.4	93.0	92.9	94.5	95.4
224-225	Fredericksburg	91.5	90.5	90.0	90.5	90.0	89.6	89.5	91.1
226	Winchester	92.2	91.2	90.7	89.3	88.9	88.4	88.3	90.3
227	Culpeper	91.0	92.6	92.1	91.7	91.0	90.5	90.5	91.5
228	Harrisonburg	85.4	84.7	86.3	89.1	88.8	88.3	89.6	90.5
229	Charlottesville	86.5	85.8	87.4	88.7	88.4	87.1	88.0	88.9
230-232	Richmond	89.5	88.9	88.1	88.8	88.7	88.0	88.6	89.4
233-235	Norfolk	86.6	86.5	86.7	86.7	87.1	88.3	88.6	88.8
236	Newport News	86.0	85.8	85.9	86.5	86.4	87.1	87.4	87.1
237	Portsmouth	83.1	82.7	85.4	85.3	85.3	85.9	85.8	86.1
238	Petersburg	87.6	87.0	87.7	88.6	88.2	86.5	87.2	88.3
239	Farmville	80.4	82.4	84.1	84.5	84.5	84.1	83.9	85.0
240-241	Roanoke	88.3	87.7	88.9	87.0	87.2	87.9	89.0	87.1
242	Bristol	82.0	81.4	81.8	81.6	81.9	82.4	84.6	83.9
243	Pulaski	82.7	85.0	84.8	85.8	85.7	85.7	85.4	84.7
244	Staunton	84.5	84.3	85.6	85.5	85.5	85.7	85.7	84.5
245	Lynchburg	88.7	87.8	88.2	87.9	87.5	86.3	88.3	86.8
246	Grundy	79.9	81.2	81.5	83.2	83.3	83.7	83.6	82.6

Construction Cost Limit Per Bed - Re 12VAC30-90-31:									
Applies to Calendar Year		2018	2019	2020	2021	2022	2023	2024	2025
Per Bed National Avg. Cost - 3/4 Unit Cost per Sq. Ft.		\$206.00	\$215.00	\$224.00	\$226.00	\$ 248.00	\$ 286.00	\$ 283.00	\$ 284.00
Per Bed National Avg Cost Limit - 385 Sq Ft. per bed		\$79,310	\$82,775	\$86,240	\$87,010	\$95,480	\$110,110	\$108,955	\$109,340
Per Bed Construction Cost Limit Per Location Factor									
220, 221	Fairfax	73,679	76,815	80,031	80,049	87,460	100,971	100,892	101,577
222	Arlington	74,313	77,229	80,721	80,571	88,510	101,962	101,546	102,670
223	Alexandria	73,917	76,815	80,462	81,267	88,796	102,292	102,962	104,310
224, 225	Fredericksburg	72,569	74,911	77,616	78,744	85,932	98,659	97,515	99,609
226	Winchester	73,124	75,491	78,220	77,700	84,882	97,337	96,207	98,734
227	Culpeper	72,172	76,650	79,427	79,788	86,887	99,650	98,604	100,046
228	Harrisonburg	67,731	70,110	74,425	77,526	84,786	97,227	97,624	98,953
229	Charlottesville	68,603	71,021	75,374	77,178	84,404	95,906	95,880	97,203
230-232	Richmond	70,982	73,587	75,977	77,265	84,691	96,897	96,534	97,750
233-235	Norfolk	68,682	71,600	74,770	75,438	83,163	97,227	96,534	97,094
236	Newport News	68,207	71,021	74,080	75,264	82,495	95,906	95,227	95,235
237	Portsmouth	65,907	68,455	73,649	74,220	81,444	94,584	93,483	94,142
238	Petersburg	69,476	72,014	75,632	77,091	84,213	95,245	95,009	96,547
239	Farmville	63,765	68,207	72,528	73,523	80,681	92,603	91,413	92,939
240, 241	Roanoke	70,031	72,594	76,667	75,699	83,259	96,787	96,970	95,235
242	Bristol	65,034	67,379	70,544	71,000	78,198	90,731	92,176	91,736
243	Pulaski	65,589	70,359	73,132	74,655	81,826	94,364	93,048	92,611
244	Staunton	67,017	69,779	73,821	74,394	81,635	94,364	93,374	92,392
245	Lynchburg	70,348	72,676	76,064	76,482	83,545	95,025	96,207	94,907
246	Grundy	63,369	67,213	70,286	72,392	79,535	92,162	91,086	90,315