

# St. Patrick Catholic Church & School

Jacksonville, Florida

## General Contractor & Cost Estimator

Sauer Incorporated

St. Patrick Catholic Church and St. Patrick Catholic School had served North Jacksonville, Fla. for many years at 1429 Broward Road. To better serve the families and children of the parish, land was purchased and the parish embarked on a capital campaign several years ago.

Located 8 miles from the original location, the new church and school are located on an 11 acre site. The new church is a one-story, 14,000 square foot structure that includes a 677-seat sanctuary with an altar, ambo, tabernacle, choir loft, three confessionals, and a work sacristy. The Church also contains a narthex, restrooms, and a bookstore.

The first phase of the school is a multi-phase project consisting of two, one-story buildings. The first building includes a cafeteria with a stage, a full-service kitchen, and a mechanical room. The second building consists of 11 classrooms with smart technology, a media center, science lab, administrative offices, lobby, a conference room, and the nurse and the principal's office.

Responding to an RFP, and then being selected after interviewing with the building committee and parish priest, Sauer Incorporated was selected as construction manager. As the construction manager, Sauer worked closely with the entire team including the architect, engineers and owner's representatives. Sauer also served as the cost estimator for the project.

The project presented many challenges early as a result of very poor soils and an extended site permitting process. As a result of the delays and the absolute requirement to open the school for the upcoming year Sauer built a "temporary school" using portable classrooms and site work in order to get the facility open for the 2014 year. The permanent school was built during the school year and the students were then transitioned into the new building.

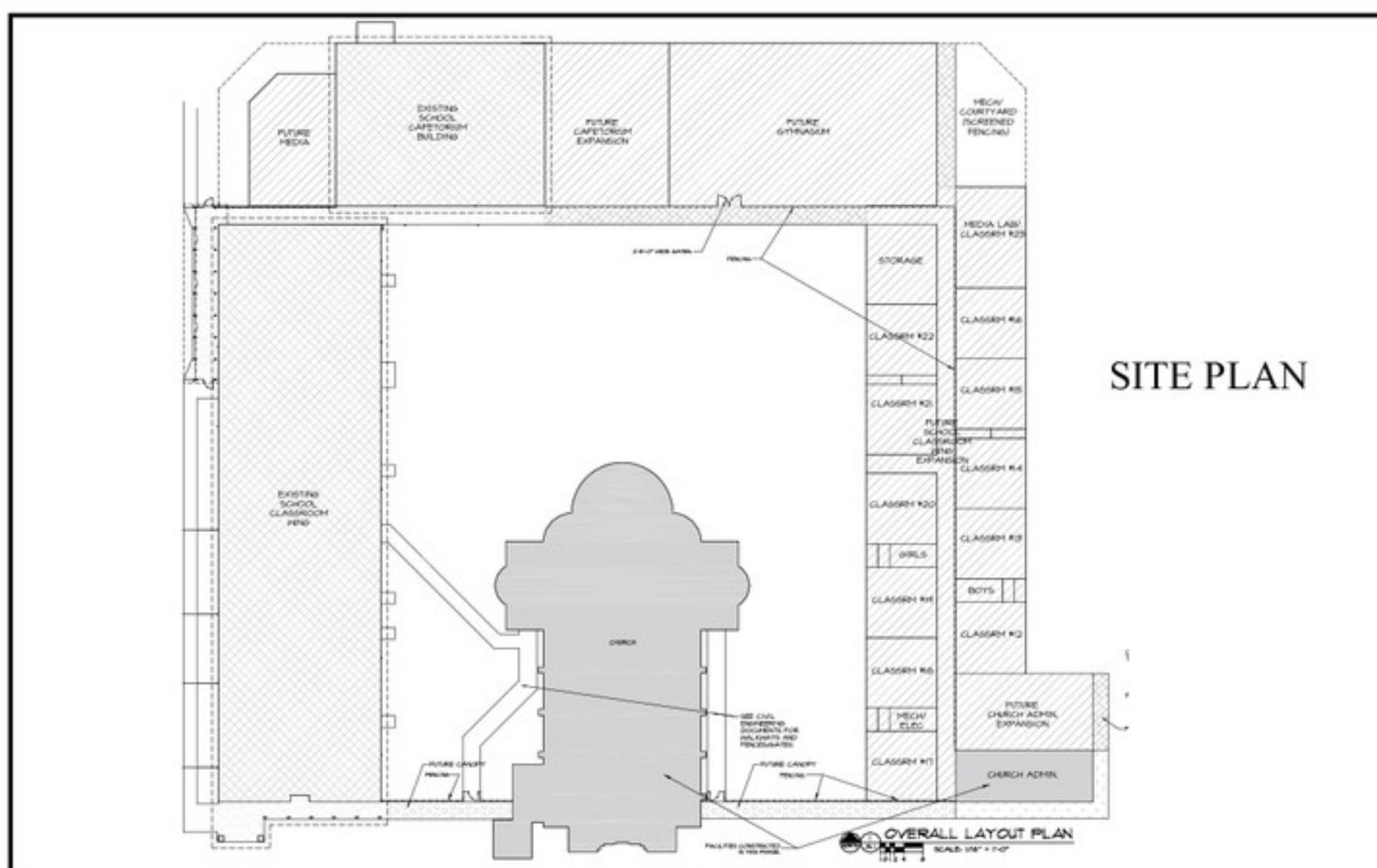
The first phase of St. Patrick School can accommodate 300 students up from 170 elementary-grade students. The new school also includes a pre-kindergarten and day care that was not available in the previous location. "By changing the location of the school, the diocese can provide high-quality Catholic education options for the families in North Jacksonville," said Kathleen Bagg, spokeswoman for the Diocese of St. Augustine.

St. Patrick Church is beautifully done in an old-world European design. Vaulted ceilings, stained glass, custom woodwork, chandeliers, and mahogany main entry doors were all incorporated into the design of the church.

As a result of going above and beyond to



Photos Courtesy of Root Photography



accommodate the early challenges with the site, Sauer developed a strong working relationship with St. Patrick's and looks forward to responding to their needs in the future. Students and parishioners alike are excited with their new facilities and know they will serve them for many years to come.

### Product Information

*Building Envelope:* Argos

*Roofing:* Owens Corning

*Windows:* YKK AP America

*Entrances & Storefronts:* Steelcraft

*Flooring:* Armstrong, Tandus

*Lighting:* Vista, BDL, Cooper



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Sauer Incorporated  
6959-2 Phillips Parkway Drive, South, Jacksonville, FL 32256  
www.sauer-inc.com

**Project Team****Architect:**

Ronald Scalisi Architects, P.A.  
1309 Saint Johns Bluff Road, N., #A5, Jacksonville, FL 32225

**Structural Engineer:**

Lou Pontigo & Associates, Inc.  
420 Osceola Avenue, Jacksonville Beach, FL 32250

**Mechanical Engineer:**

Gregory Engineering, Inc.  
4567 Deep River Place, Jacksonville, FL 32224

**Electrical Engineer:**

John Searcy & Associates, Inc.  
6320 Saint Augustine Road, #2, Jacksonville, FL 32217

**Landscape Designer:**

Janet O. Whitmill, R.L.A., Inc.  
P.O. Box 5212, Jacksonville, FL 32247

**Project General Description**

**Location:** Jacksonville, Florida

**Date Bid:** Feb 2014 **Construction Period:** Apr 2014 to Mar 2015

**Total Square Feet:** 14,139 **Site:** 11 acres.

**Number of Buildings:** One; seating 677.

**Building Sizes:** First floor, 11,828; balcony, 2,311;  
total, 14,139 square feet.

**Building Height:** First floor, 50'; balcony, 14'; total, 50'.

**Basic Construction Type:** New.



**Foundation:** Cast-in-place, reinforced concrete, slab-on-grade.

**Exterior Walls:** CMU. **Roof:** Asphalt shingles. **Floors:** Concrete, steel joist (balcony). **Interior Walls:** Metal stud drywall.

DIVISION	COST	% OF COST	SQ.FT. COST	SPECIFICATIONS
PROCUREMENT & CONTRACTING REQ.	3,100	0.12	0.22	—
GENERAL REQUIREMENTS	361,639	14.07	25.58	—
CONCRETE	168,236	6.55	11.90	Forming & accessories, reinforcing, cast-in-place, grouting.
MASONRY	210,835	8.20	14.91	Unit, manufactured.
METALS	339,168	13.20	23.99	Structural metal framing, joists, decking, cold-formed metal framing, fabrications.
WOOD, PLASTICS & COMPOSITES	111,629	4.34	7.90	Rough carpentry, finish carpentry, architectural woodwork.
THERMAL & MOISTURE PROTECTION	186,090	7.24	13.16	Dampproofing & waterproofing, thermal protection, roofing & siding panels, fire & smoke protection, joint protection.
OPENINGS	156,892	6.10	11.10	Doors & frames, specialty doors & frames, windows, hardware, glazing, louvers & vents.
FINISHES	459,670	17.88	32.51	Plaster & gypsum board, ceilings, flooring, wall finishes, painting & coating.
SPECIALTIES	18,455	0.72	1.31	Interior, safety, storage.
FIRE SUPPRESSION	23,675	0.92	1.67	Water-based fire-suppression systems.
PLUMBING	28,500	1.11	2.02	Piping & pumps, equipment, fixtures.
HVAC	197,084	7.67	13.93	Air distribution, air cleaning devices, central heating equipment, central cooling equipment, central HVAC equipment.
ELECTRICAL	305,253	11.88	21.58	Medium-voltage distribution, low-voltage transmission, electrical & cathodic protection, lighting.
<b>TOTAL BUILDING COSTS</b>	<b>2,570,226</b>	<b>100%</b>	<b>\$181.78</b>	
EARTHWORK	15,593			Earth moving.
EXTERIOR IMPROVEMENTS	6,080			Irrigation, planting.
<b>TOTAL PROJECT COST</b>	<b>2,591,899</b>			(Excluding architectural and engineering fees)

**UPDATED ESTIMATE TO OCTOBER 2015: \$192.69 PER SQUARE FOOT**

**Regional Cost Trends**

*This project, updated to October 2015 in the selected cities of the United States.*

EASTERN U.S.	Sq.Ft. Cost	Total Cost	CENTRAL U.S.	Sq.Ft. Cost	Total Cost	WESTERN U.S.	Sq.Ft. Cost	Total Cost
Atlanta GA	\$227.28	\$3,213,442	Dallas TX	\$219.86	\$3,108,655	Los Angeles CA	\$293.98	\$4,156,517
Pittsburgh PA	\$286.56	\$4,051,731	Kansas City KS	\$296.45	\$4,191,445	Las Vegas NV	\$269.27	\$3,807,230
New York NY	\$365.62	\$5,169,449	Chicago IL	\$308.80	\$4,366,089	Seattle WA	\$293.98	\$4,156,517

For more information on this project and similar projects visit [www.dcdarchives.com](http://www.dcdarchives.com)



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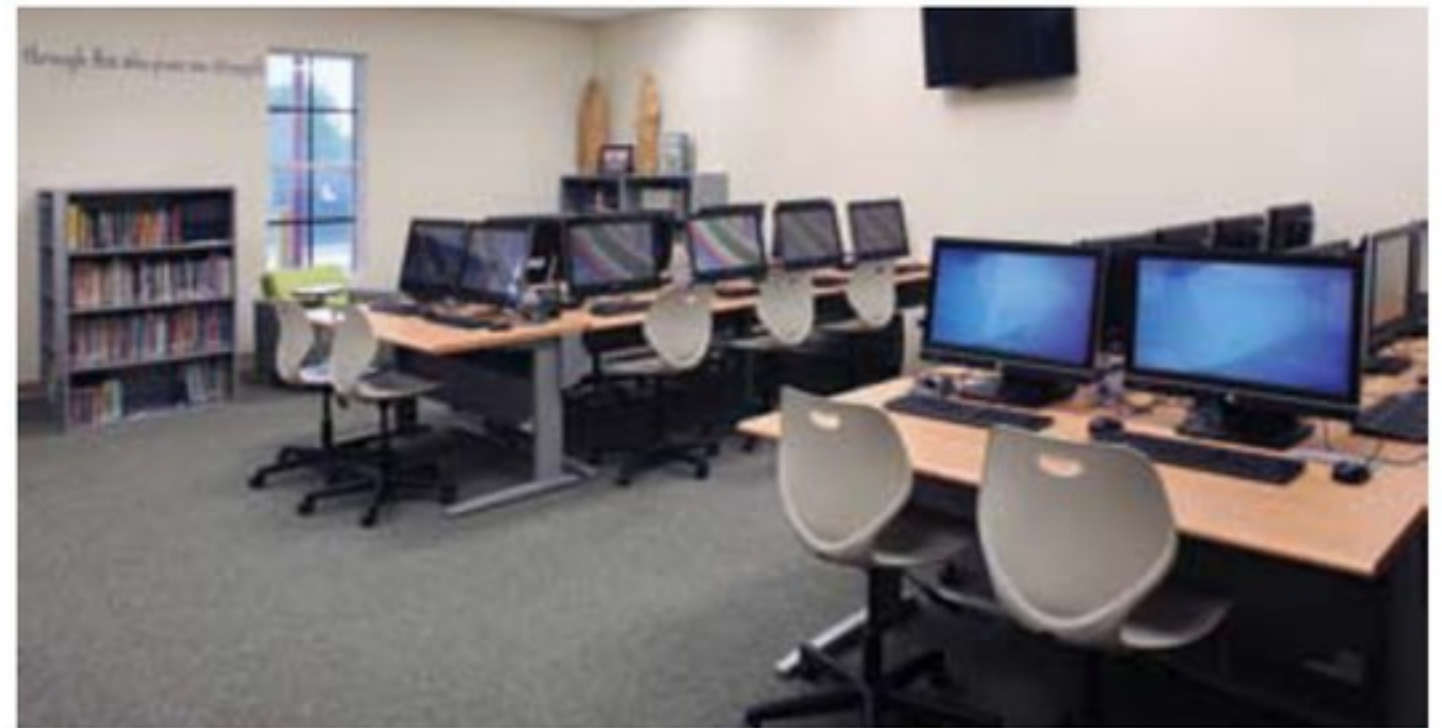
**Date Bid:** Apr 2013 **Construction Period:** May 2013 to Jan 2014

**Total Square Feet:** 23,227 **Site:** 11 acres.

**Number of Buildings:** Two; 13 classrooms, auditorium seating 224.

**Building Sizes:** First floor, 23,227; total, 23,227.

**Building Height:** First floor, 29'; total, 29'.



**Basic Construction Type:** New.

**Foundation:** Cast-in-place, reinforced concrete, slab-on-grade, post tensioned slab.

**Exterior Walls:** CMU. **Roof:** Asphalt shingles, built-up.

**Floors:** Concrete. **Interior Walls:** Metal stud drywall.

DIVISION	COST	% OF COST	SQ.FT. COST	SPECIFICATIONS
PROCUREMENT & CONTRACTING REQ.	99,308	2.92	4.28	—
GENERAL REQUIREMENTS	442,314	12.99	19.04	—
CONCRETE	202,554	5.95	8.72	Forming & accessories, reinforcing, cast-in-place, grouting.
MASONRY	171,256	5.03	7.37	Unit.
METALS	83,210	2.44	3.58	Structural metal framing, cold-formed metal framing.
WOOD, PLASTICS & COMPOSITES	233,720	6.86	10.06	Rough carpentry, finish carpentry, architectural woodwork.
THERMAL & MOISTURE PROTECTION	204,164	6.00	8.79	Dampproofing & waterproofing, thermal protection, roofing & siding panels, flashing & sheet metal, fire & smoke protection, joint protection.
OPENINGS	146,445	4.30	6.30	Doors & frames, windows, hardware, glazing, louvers & vents.
FINISHES	401,875	11.80	17.30	Plaster & gypsum board, tiling, ceilings, flooring, wall finishes, painting & coating.
SPECIALTIES	124,228	3.65	5.35	Information, interior, safety, storage.
EQUIPMENT	75,000	2.20	3.23	Food service, educational & scientific.
FIRE SUPPRESSION	65,886	1.94	2.84	Water-based fire-suppression systems.
PLUMBING	155,716	4.57	6.70	Piping & pumps, equipment, fixtures, gas & vacuum systems for laboratory & healthcare.
HVAC	385,497	11.32	16.60	Piping & pumps, air distribution, air cleaning devices, central heating equipment, central cooling equipment.
ELECTRICAL	499,610	14.68	21.51	Medium-voltage distribution, low-voltage transmission, electrical & cathodic protection, lighting.
COMMUNICATIONS	66,500	1.95	2.86	Data, voice, distributed communications & monitoring systems.
ELECTRONIC SAFETY & SECURITY	47,500	1.40	2.06	Access control & intrusion detection, surveillance, detection & alarm, monitoring & control.
<b>TOTAL BUILDING COSTS</b>	<b>3,404,783</b>	<b>100%</b>	<b>\$146.59</b>	
EARTHWORK	781,012			Site clearing, earth moving, special foundations & load-bearing elements.
EXTERIOR IMPROVEMENTS	305,469			Bases, bollards & paving, site, wetlands, irrigation, planting.
UTILITIES	255,766			Water, sanitary sewerage, storm drainage, electrical, communications.
<b>TOTAL PROJECT COST</b>	<b>4,747,030</b>			(Excluding architectural and engineering fees)
<b>UPDATED ESTIMATE TO OCTOBER 2015: \$155.19 PER SQUARE FOOT</b>				

**Regional Cost Trends**

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EASTERN U.S.	Sq.Ft. Cost	Total Cost	CENTRAL U.S.	Sq.Ft. Cost	Total Cost	WESTERN U.S.	Sq.Ft. Cost	Total Cost
Atlanta GA	\$183.05	\$4,251,610	Dallas TX	\$177.08	\$4,112,970	Los Angeles CA	\$236.77	\$5,499,365
Pittsburgh PA	\$230.80	\$5,360,725	Kansas City KS	\$238.76	\$5,545,578	Las Vegas NV	\$216.87	\$5,037,233
New York NY	\$294.47	\$6,839,546	Chicago IL	\$248.70	\$5,776,643	Seattle WA	\$236.77	\$5,499,365

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