

New Building Construction

Historical Examples from CCSI

(Please see notes in companion document with more complete project descriptions and note that building costs are inflating at approximately 3- 5% per year)

	Small Parish (less than 700 registered families or 2000 in parish population)	Medium Parish (between 700 to 1999 registered families or between 2000 to 5999 in parish population)	Large Parish (more than 2000 registered families or 6000 in parish population)
Sanctuary	St. Paul the Apostle – Cleveland (A) Seating: Approx. 350 Completion: August 2005 Total Budget - \$1,500,000 Cost per Seat - \$4300 Cost per Square Foot - \$200 317 Families	St. Matthews – Winder (B) Seating: Approx. 750 Completion: May 2007 Total Budget-\$2,926,000 Cost per Seat - \$3900 Cost per Square Foot - \$245 941 Families	St. John Neumann – Lilburn/Lawrenceville (C) Seating: Approx. 980 <i>To Be Completed</i> :Dec. 2009 <i>Projected Budget</i> - \$6,278,000 Cost per Seat - \$2625 Cost per Square Foot - \$195 2,393 Families
Multi-purpose / Social Hall	Sacred Heart of Jesus – Hartwell (D) Two Story Parish Center, Completion: March 2007 Total Budget: - \$ 841,000 Approx. - 10,000 SF Cost per Square Foot: - \$ 85 356 Families	St. Jude the Apostle - Sandy Springs (E) Two Story Parish Center Completion: January 2005 Total Budget: \$3,098,000 Approx. - 16,000 SF Cost Per Square Foot - \$195 1,924 Families	St. Peter Chanel – Roswell (F) One Story Parish Center Completion: January 2005 Total Budget: \$4,458,000 Square Footage: 25,000 SF Cost per Square Foot: \$180 2,224 Families
Class Room Building	St. Peter – LaGrange (G) One story Classroom Building Completion: September 2001 Total Budget - \$1,048,000 Approx. 5,800 SF Cost per Square Foot - \$180 457 Families	Holy Trinity – Peachtree City (H) Two story Classroom Building, Day Chapel, Teen Center Completion: September 2003 Total Budget - \$2,449,000 Approx. 25,400 SF Cost per Square Foot - \$95 1,102 Families	St. Benedict – Duluth (I) One story classroom building Completion: June 2007 Total Budget - \$2,546,000 Approx. 12,100 SF Cost per Square Foot - \$210 2,621 Families
Offices	<i>Usually not a stand alone project, instead included in Multi-purpose and Class room projects above</i>		
Gymnasium (note: examples include more than just Gym)	St. Peter Claver Elementary School – Decatur (J) Gymnasium and two story classroom Completion: March 2004 Total budget: \$2,591,000 Approx. 22,000 SF Cost per Square Foot: \$ 117	Church of the Good Shepherd – Cumming (K) One story gymnasium/social hall, classrooms, meeting rooms Completion: February 2005 Total Budget: \$3,937,000 Approx. 27,450 SF Cost per Square foot: \$143 1435 Families	Church of the Transfiguration – Marietta (L) Two (2) story parish center including gymnasium, Completion: April 2009 Total Budget: \$4,177,500 Square Footage: 19,400 SF Cost per Square Foot: \$215 4401 Families
Rectory	St. Peter of the Rock – Thomaston (M) One story wood frame Completion: April 2007 Total Budget: \$167,100 Square Footage: 2,300 Cost per Square Foot: \$73 194 Families	St. Michael the Archangel – Woodstock (N) Three story wood frame, exterior brick, Completion: July 2007 Total Budget: \$388,700 Square Footage: 4,600 Cost per Square Foot: \$85 2,608 Families	St. Brigid – Alpharetta (O) Three story wood frame, exterior brick Completion: February 2008 Total Budget: \$1,677,800 Square Footage: 10,350 Cost per Square Foot: \$160 3,210 Families
Parking Lot	Holy Vietnamese Martyrs – Norcross (P) Acreage - 1.18 Parking Spaces - 113 Completion: <i>Pending</i> Total Budget - \$453,500 Cost per Space - \$4,000		Our Lady of the Americas – Lilburn (R) Acreage - 3.3 Parking Spaces - 260 Completion: October 2008 Total budget - \$556,000 Cost per Space - \$2,100

NEW BUILDING CONSTRUCTION

HISTORICAL EXAMPLES COMPLETED PROJECTS

Dated: 10 October 2008

Data Compiled by CCSI for completed projects.

In the simplified matrix, the capital letters after the parish name and location correspond to the brief project descriptions below. Small, medium and large refer to the parish size not the project size.

It is extremely important to know that the following project descriptions and pricing will not be directly applicable to any other project. Every project is different.

This information is provided to give parishes considering facility expansion a rough idea of new project costs. Most of our projects include an expansion and renovation of existing facilities. Although expansion and renovation can often be more effective and less expensive than new construction, it depends heavily on professionals understanding the current condition of the buildings to develop an accurate estimate. Also, site work costs can vary dramatically across our Archdiocese and must be estimated by professionals. In addition, it is often less expensive to purchase an existing church facility than to build a new campus, but it clearly depends on the local prevailing real estate situation and opportunities.

It is also important to apply an inflation factor of 3-5% compounded annually to the cost of following completed projects.

Commonly Over Looked Costs by Parishes Include:

Parish attempts to solicit independent contractor pricing must remember to add approximately 25% to the contractor pricing for other costs e.g. Design, Testing, (Fixtures, Furnishings, Equipment), Payment & Performance Bonds, CCSI Fee (2.5%) and other development costs. (This 25% factor does not include costs associated with land purchase, zoning changes or special use permits.)

The Archdiocese requires Payment and Performance Bonds on projects in excess of \$50,000. Add 1% to 2% of the contractor price.

The Archdiocese requires parish projects to include a contingency cost of from 7.5 % to 10% of the total project budget.

(A. SMALL PARISH) CHURCH BUILDING

St. Paul the Apostle – Cleveland

New church building only with very little associated site work on existing property

Seating: Approx. 350

Start: August 2004

Completion: August 2005

Total Budget - \$1,500,000

Approx. 7,600 SF

Cost Per Square Foot - \$200

317 Families

(B. MEDIUM PARISH) CHURCH BUILDING

St. Matthews – Winder

New church building, additional parking with moderate site work on existing property

Seating: Approx. 750

Start: May 2006

Completion: May 2007

Total Budget-\$2,926,000

Approx. 12,000 SF

Cost Per Square Foot - \$245

941 Families

(C. LARGE PARISH) CHURCH BUILDING

St. John Neumann – Lilburn/Lawrenceville (*Church is designed, priced & schedule to start January 2009*)

New church building and very little associated site work on existing site

Seating: Approx. 980

Start: (*Projected*) January 2009

Completion: (*Scheduled*) December 2009

Total Budget- (*projected*) \$6,278,000

Approx. 32,300 SF (unfinished basement)

Cost Per Square Foot - \$195

2,393 Families

(D. SMALL PARISH) SOCIAL HALL / MULTI-PURPOSE BUILDING

Sacred Heart of Jesus - Hartwell

Two (2) Story Parish Center, (Lower Level is unfinished), Kitchen and Restrooms very little site work on existing site, no added parking

Start: August 2006

Completion: March 2007

Total Budget: - \$ 841,000

Approx. - 10,000 SF (unfinished lower level)

Cost Per Square Foot: - \$ 85

356 Families

(E. MEDIUM PARISH) SOCIAL HALL / MULTI-PURPOSE BUILDING

St. Jude the Apostle - Sandy Springs

Two (2) Story Parish Center (Partial Basement) with Administration Offices, Social Hall, Kitchen, Teen Center, Classrooms and Restrooms with moderate site work on existing site (added concrete detention pond wall)

No added parking

Start: December 2003

Completion: January 2005

Total Budget: \$3,098,000

Approx. - 16,000 SF

Cost Per Square Foot - \$195

1,924 Families

(F. LARGE PARISH) SOCIAL HALL / MULTI-PURPOSE BUILDING

St. Peter Chanel Phase I - Roswell

One (1) Story Parish Center with Administration Offices, Social Hall (Temporary Nave), Permanent Narthex, Kitchen, Teen Center, Classrooms, Restrooms with moderate site work on new site (no land cost included)

All parking included in budget

Start: December 2003

Completion: January 2005
Total Budget: \$4,458,000
Square Footage: 25,000 SF
Cost Per Square Foot: \$180
2,224 Families

(G. SMALL PARISH) PARISH CLASSROOM BUILDING

St. Peter – LaGrange
One (1) story Classroom Building plus Adoration Chapel and very little associated site work on existing site, no additional parking
Start: January 2001
Completion: September 2001
Total Budget - \$1,048,000
Approx. 5,800 SF
Cost Per Square Foot - \$180
457 Families

(H. MEDIUM PARISH) PARISH CLASSROOM BUILDING

Holy Trinity – Peachtree City
Two (2) stories Classroom Building, Day Chapel, Teen Center, moderate associated site work on existing site, no additional parking
Start: February 2003
Completion: September 2003
Total Budget - \$2,449,000
Approx. 25,400 SF
Cost Per Square Foot - \$95
1,102 Families

(I. LARGE PARISH) PARISH CLASSROOM BUILDING

St. Benedict – Duluth
One (1) story classroom building plus Adoration Chapel with moderate associated site work on existing site, no additional parking
Start: August 2006
Completion: June 2007
Total Budget - \$2,546,000
Approx. 12,100 SF

Cost Per Square Foot - \$210
2,621 Families

**(J. SMALL PARISH) SCHOOL MULTI-PURPOSE /
GYMNASIUM BUILDING**

St. Peter Claver Elementary School - Decatur
Gymnasium and attached two (2) story classroom, restrooms, elevator and vestibule,
very little site work on existing site
No addition parking.
Start: September 2002
Completion: March 2004
Total budget: \$2,591,000
Approx. 22,000 SF
Cost Per Square Foot: \$ 117

**(K. MEDIUM PARISH) PARISH MULTI-PURPOSE /
GYMNASIUM BUILDING**

Church of the Good Shepherd - Cumming
One (1) story gymnasium/social hall, classrooms, meeting rooms, daycare, added
parking and vestibule addition with very little site work on existing site
Start: December 2004
Completion: February 2005
Total Budget: \$3,937,000
Approx. 27,450 SF
Cost Per Square foot: \$143
1435 Families

**(L. LARGE PARISH) PARISH MULTI-PURPOSE / GYMNASIUM
BUILDING**

Church of the Transfiguration - Marietta
Two (2) story parish center including gymnasium, kitchen, life teen center, meeting
rooms, administrative offices, minor parking addition, moderate site work on an
existing site
Start: June 2008
Completion: April 2009

Total Budget: \$4,177,500
Square Footage: 19,400 SF
Cost Per Square Foot: \$215
4401 Families

(M. SMALL PARISH) PARISH RECTORY

St. Peter of the Rock - Thomaston
One (1) story wood frame, vinyl siding and architectural shingles on a septic system,
minor site work on existing site
Start: December 2006
Completion: April 2007
Total Budget: \$167,100
Square Footage: 2,300
Cost Per Square Foot: \$73
194 Families

(N. MEDIUM PARISH) PARISH RECTORY

St. Michael the Archangel – Woodstock
Three (3) story wood frame, exterior brick, architectural shingles on a septic system,
minor site work on an existing site
Start: February 2006
Completion: July 2007
Total Budget: \$388,700
Square Footage: 4,600
Cost Per Square Foot: \$85
2,608 Families

(N. LARGE PARISH) PARISH RECTORY

St. Brigid – Alpharetta
Three (3) story wood frame, exterior brick, elevator, four (4) car garage, large storage
space, architectural shingles, on city sewer, new site with moderate site work
No land cost included
Start: September 2007
Completion: February 2008
Total Budget: \$1,677,800
Square Footage: 10,350

Cost Per Square Foot: \$160
3,210 Families

(P. SMALL PARISH) PARKING ADDITIONS

Holy Vietnamese Martyrs - Norcross (*Project is designed and priced in 2008, but waiting financial approval*)

This parking addition contains 1.18 acres, 113 added spaces on moderate terrain. The project includes moderate grading, a concrete retaining wall and storm piping. Parking lights are not included in this cost analysis.

Acreage - 1.18

Parking Spaces - 113

Start: *Pending*

Completion: *Pending*

Total Budget - \$453,500

Cost Per Parking Space - \$4,000

(Q. MEDIUM PARISH) PARKING ADDITIONS

This category is not applicable to parking additions.

(R. LARGE PARISH) PARKING ADDITIONS

Our Lady of the Americas – Lilburn

This parking addition contains 3.3 acres, added 260 parking spaces on flat terrain. The project includes a GDOT deceleration lane, earth detention pond, some tree clearing, storm piping and an added curb cut. Parking lighting is not included in this cost analysis.

Acreage - 3.3

Parking Spaces - 260

Start: June 2008

Completion: October 2008

Total budget - \$556,000

Cost Per Space - \$2,100