

Cost Plan No. 2



Residential Development

**Project: Old School House
Porterstown Road - Clonsilla
Dublin 15**

28th January 2021

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1.0 Notes & Clarifications

- 1 This Cost Plan is prepared based on C+W Architects, Doherty Finegan Kelly Consulting Engineers, Jane Mc Corkell Landscape and Charles McCorkell Arbocultural. The Drawing register for all consultants has been included to the appendix of this report.
- 2 The Cost Plan is split into the following elements:
 - (1) Old School
 - (2) Block A
 - (3) Block B
 - (4) Block C
 - (5) Block D
 - (6) Block E
 - (7) Block F
 - (8) Block G
 - (9) Block H
 - (10) Site Works
 - (11) Design Development Contingency
 - (12) Allowance for Inflation - Excluded
 - (13) FF&E
- 3 The floor areas included are as per KSNs measurement of the C+W Architects as is detailed out in the attached Flash Summary.
- 4 The Budget Construction Costs are stated at current rates and exclude fixed price premium. We note that Construction Inflation is running at approximately 7% per annum. This is a cost item that the Client should consider within the overall Development Budget.
- 5 At the time of production of this Cost Plan the substructure information for block foundations, basement, attenuation tank etc. was not available so we have allowed for piling and capping beam.
- 6 The allowance made for Piling is very high level in the absence of confirmed Pile Depths. Further investigation is required before more budget cost accuracy can be determined.
- 7 The following rebar allowances have been made for structural concrete elements:
 - a) suspended slabs -190kg/m³;
 - b) columns - 450kg/m³;
 - c) walls - 190kg/m³
- 8 We have included the following allowances per unit for FF&E fit-out of units for rental purposes. We would note that the Client will need to confirm the FF&E Budget Allowance/Unit as this can vary greatly depending on specification and quality level. We have also excluded Preliminaries and Main Contractor Overheads and Profit from this item as we assume the FF&E element can be installed post practical completion. Again we will need this clarified with the Client.
 - One Bed Apt (120nr.) Allowance of €6500 per apartment
 - Two Bed (3P) Apt (4nr.) Allowance of €7500 per apartment
 - Two Bed (4P) Apt (55nr.) Allowance of €8000 per apartment
 - Three Bed Apt (19nr.) Allowance of €9500 per apartment
 - Inflation on Fit-Out

1.0 Notes & Clarifications

- 9 An average allowance of €8,400 per unit for Culinary Fittings has been included in the estimate.
- 10 An average allowance of €1000 per wardrobe for Storage Fittings has been included in the estimate.
- 11 We have utilised recent market tested rates for bathroom/en-suite Pod's within this Cost Plan.
- 12 Creche space has been included as a 'grey box' finish.
- 13 Please note that the Mechanical and Electrical figures exclude Capital Contribution Costs to the various utility companies.
- 14 We have assumed that the excavated material from the bulk excavation is to be disposed off site by the Client directly and have included an allowance for same.
- 15 Given the current status of the design for the site and the amount of design development that is required to take place prior to the completion of the tender pack we have included 2.5% for Design Development Contingency for the project. In addition to this contingency we would recommend that OSH Ventures Ltd also carry a level of contingency within the Overall development Budget for the Project.
- 16 The Cost Plan is deemed to be construction costs only and exclude all ancillary\soft costs such as Professional Fees, Agent Fees, Legal Fees, Planning and Fire Cert costs, Contributions etc. Please note our List of Exclusions pertaining to this budget included at the end of this Report, some of which may carry further cost implications and should be viewed in the context of the Overall Development Budget for the project.

2.0 Executive Flash Summary/Dashboard

1.0 - Key Headlines

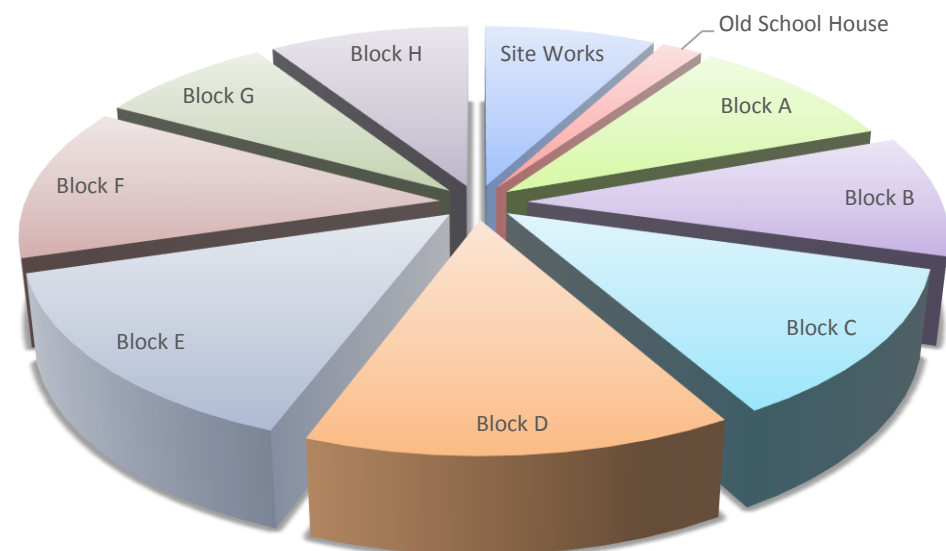
Overall Construction Costs - Excl VAT, Incl FFE	€57,061,618
Total Development GIFA	18,613 m2
Nr of Apartments	198.00

2.0 - Cost Comparison

Site Works	€4,347,440	7.8%
Old School House	€1,042,701	1.9%
Block A	€5,418,566	9.7%
Block B	€5,564,210	10.0%
Block C	€6,855,080	12.3%
Block D	€7,754,139	13.9%
Block E	€8,152,837	14.7%
Block F	€7,001,780	12.6%
Block G	€4,421,402	7.9%
Block H	€5,072,963	9.1%
Total Costs (Excl VAT @ FF&E)	€55,631,118	100.0%
FF&E	€1,430,500	-

Development G.I.F.A.	€18,613
Cost Per Sq Meter (Excl VAT @ FF&E)	€2,989
Nr of Apartments	198
Average cost per Apartment (Excl VAT @ FF&E)	€280,965

3.0 - Graphical Analysis of Cost Breakdown



4.0 - Area Schedule

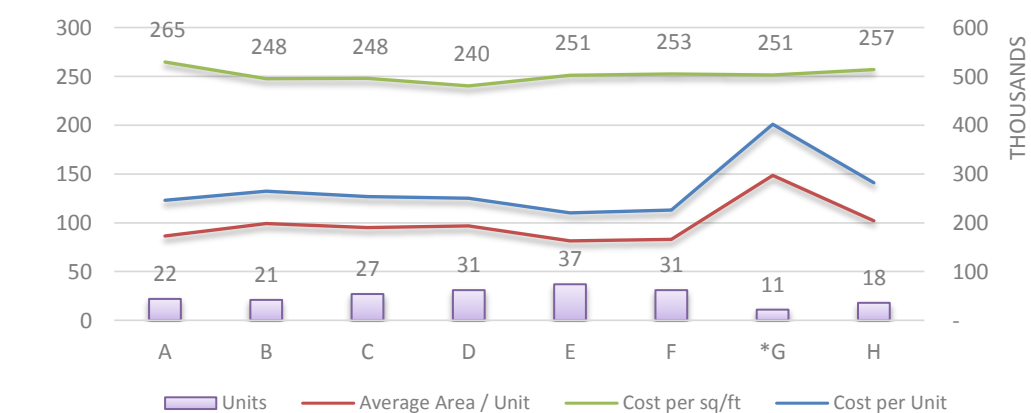
Structure	Area - KSN	Area - C+W	Units - KSN	Units - C+W
Old School House				
Block A	1,902 m2	1,902 m2	22	22
Block B	2,087 m2	2,076 m2	21	21
Block C	2,569 m2	2,432 m2	27	27
Block D	2,999 m2	2,916 m2	31	31
Block E	3,015 m2	2,724 m2	37	37
Block F	2,575 m2	2,554 m2	31	31
Block G	1,634 m2	1,642 m2	11	11
Block H	1,833 m2	1,762 m2	18	18
Total Development	18,613 m2	18,008 m2	198	198

Site Area	23,200 m2
Site Works Area	19,904 m2

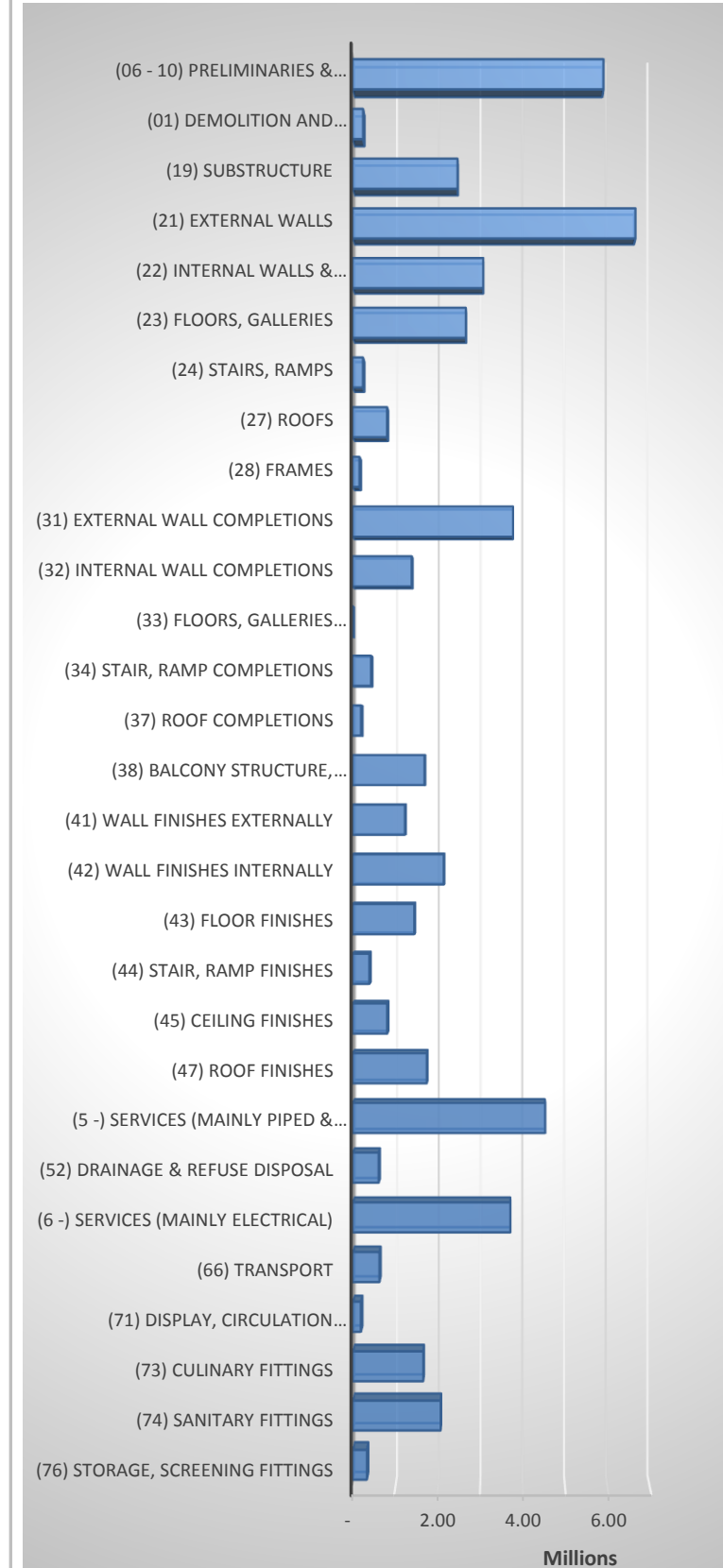
5.0 - Key Metrics (Excluding VAT)

Structure	Cost per m2	Cost per Unit	
		Exclude FF&E	Include FF&E
Block A	2,850	246,298	253,276
Block B	2,666	264,962	272,462
Block C	2,669	253,892	261,281
Block D	2,586	250,134	257,698
Block E	2,704	220,347	227,252
Block F	2,719	225,864	232,751
Block G	2,706	401,946	409,355
Block H	2,767	281,831	289,331
Old School	3,251	N/A	N/A
Site Works	218	N/A	N/A

6.0 - Key Metrics Graph



7.0 - Elemental Cost Distribution - Old School House and Blocks



3.0 Overall General Summary

	Total Cost €	Cost / Sq.m. € / m2	Cost Per Unit €
(1) Old School House	€1,042,701	€3,251	N/A
(2) Block A (22 Nr Units)	€5,418,566	€2,850	€246,298
(3) Block B (21 Nr Units)	€5,564,210	€2,666	€264,962
(4) Block C (27 Nr Units)	€6,855,080	€2,669	€253,892
(5) Block D (31 Nr Units)	€7,754,139	€2,586	€250,134
(6) Block E (37 Nr Units)	€8,152,837	€2,704	€220,347
(7) Block F (31 Nr Units)	€7,001,780	€2,719	€225,864
(8) Block G (11 Nr Units)	€4,421,402	€2,706	€401,946
(9) Block H (18 Nr Units)	€5,072,963	€2,767	€281,831
(10) Site Works (Incl. Enabling Works)	€4,347,440	€218	N/A
Total Overall Construction Cost Estimate (Excl. VAT)	€55,631,118	€2,989	€280,965
(12) Design Development Contingency @ 2.5%	EXCL	N/A	N/A
Total Construction Cost (Excl FF&E & VAT)	€55,631,118	€2,989	€280,965
(14) Unit FFE for Rental Purposes (Client Direct Works i.e. excluding allowance for preliminaries and main contractor overheads and profit):	€1,430,500		
- One Bed Apt (120nr.) Allowance of €6500 per apartment	€780,000		
- Two Bed (3P) Apt (4nr.) Allowance of €7500 per apartment	€30,000		
- Two Bed (4P) Apt (55nr.) Allowance of €8000 per apartment	€440,000		
- Three Bed Apt (19nr.) Allowance of €9500 per apartment	€180,500		
- Inflation on Fit-Out	Excl.		
Total Overall Construction Cost Estimate (Excl. VAT, Incl PRS FF&E)	€57,061,618	€3,066	€288,190

4.0 Old School - Cost Summary			
	G.I.F.A.	320.72 m2	
Element	Total Cost €	Cost / Sq.m. € / m2	Cost / Unit € / unit
(06 - 10) Preliminaries & Insurances	119,957	374.02	N/A
(01) Demolition And Alterations	250,292	780.41	N/A
(19) Substructure	17,018	53.06	N/A
(21) External Walls	-	0.00	N/A
(22) Internal Walls & Partitions	11,165	34.81	N/A
(23) Floors, Galleries	25,224	78.65	N/A
(24) Stairs, Ramps	18,420	57.43	N/A
(27) Roofs	25,312	78.92	N/A
(28) Frames	-	0.00	N/A
(31) External Wall Completions	79,980	249.38	N/A
(32) Internal Wall Completions	9,549	29.77	N/A
(33) Floors, Galleries Completions	-	0.00	N/A
(34) Stair, Ramp Completions	4,288	13.37	N/A
(37) Roof Completions	8,223	25.64	N/A
(38) Balcony Structure, Finishes & Completions	N/A	N/A	N/A
(41) Wall Finishes Externally	82,527	257.32	N/A
(42) Wall Finishes Internally	66,210	206.44	N/A
(43) Floor Finishes	4,689	14.62	N/A
(44) Stair, Ramp Finishes	14,144	44.10	N/A
(45) Ceiling Finishes	16,902	52.70	N/A
(47) Roof Finishes	68,634	214.00	N/A
(5 -) Services (Mainly Piped & Ducted)	83,529	260.44	N/A
(52) Drainage & Refuse Disposal	20,770	64.76	N/A
(6 -) Services (Mainly Electrical)	67,868	211.61	N/A
(66) Transport	45,000	140.31	N/A
(71) Display, Circulation Fittings	-	0.00	N/A
(73) Culinary Fittings	N/A	N/A	N/A
(74) Sanitary Fittings	3,000	9.35	N/A
(76) Storage, Screening Fittings	-	0.00	N/A
Total Costs for Basement (Excl. VAT)	€1,042,701	€3,251.13	N/A

5.0 Block A - Cost Summary

	Nr. of Units	22	nr
	Resi G.I.F.A.	1,902	m2
	Other G.I.F.A	-	m2
	Total G.I.F.A	1,902	m2
Element	Total Cost €	Cost / Sq.m. € / m2	Cost / Unit € / unit
(06 - 10) Preliminaries & Insurances	623,375	327.83	28,335.22
(19) Substructure	316,797	166.60	14,399.87
(21) External Walls	655,638	344.80	29,801.71
(22) Internal Walls & Partitions	332,294	174.75	15,104.26
(23) Floors, Galleries	245,235	128.97	11,147.02
(24) Stairs, Ramps	20,935	11.01	951.61
(27) Roofs	104,889	55.16	4,767.67
(28) Frames	4,431	2.33	201.40
(31) External Wall Completions	379,720	199.69	17,260.01
(32) Internal Wall Completions	150,904	79.36	6,859.26
(33) Floors, Galleries Completions	0.00	0.00	0.00
(34) Stair, Ramp Completions	36,477	19.18	1,658.05
(37) Roof Completions	25,231	13.27	1,146.84
(38) Balcony Structure, Finishes & Completions	159,711	83.99	7,259.58
(41) Wall Finishes Externally	197,326	103.77	8,969.38
(42) Wall Finishes Internally	221,294	116.38	10,058.82
(43) Floor Finishes	148,046	77.86	6,729.36
(44) Stair, Ramp Finishes	41,292	21.72	1,876.92
(45) Ceiling Finishes	84,535	44.46	3,842.51
(47) Roof Finishes	215,437	113.30	9,792.61
(5 -) Services (Mainly Piped & Ducted)	484,000	254.53	22,000.00
(52) Drainage & Refuse Disposal	64,900	34.13	2,950.00
(6 -) Services (Mainly Electrical)	396,000	208.26	18,000.00
(66) Transport	60,000	31.55	2,727.27
(71) Display, Circulation Fittings	22,000	11.57	1,000.00
(73) Culinary Fittings	184,800	97.19	8,400.00
(74) Sanitary Fittings	207,000	108.86	9,409.09
(76) Storage, Screening Fittings	36,300	19.09	1,650.00
Total Costs for Block A (Excl. VAT)	€5,418,566	€2,850	€246,298

6.0 Block B - Cost Summary			
	Nr. of units	21	nr
	Resi G.I.F.A.	2,087	m2
	Other G.I.F.A	-	m2
	Total G.I.F.A	2,087	m2
Element	Total Cost	Cost / Sq.m.	Cost / Unit
	€	€ / m2	€ / unit
(06 - 10) Preliminaries & Insurances	640,130	306.67	30,482.40
(19) Substructure	309,061	148.07	14,717.20
(21) External Walls	723,084	346.42	34,432.57
(22) Internal Walls & Partitions	338,546	162.19	16,121.26
(23) Floors, Galleries	290,460	139.15	13,831.41
(24) Stairs, Ramps	27,976	13.40	1,332.17
(27) Roofs	100,446	48.12	4,783.13
(28) Frames	17,877	8.56	851.26
(31) External Wall Completions	429,343	205.69	20,444.91
(32) Internal Wall Completions	140,717	67.41	6,700.83
(33) Floors, Galleries Completions	0.00	0.00	0.00
(34) Stair, Ramp Completions	40,651	19.48	1,935.78
(37) Roof Completions	27,808	13.32	1,324.19
(38) Balcony Structure, Finishes & Completions	184,773	88.52	8,798.71
(41) Wall Finishes Externally	139,761	66.96	6,655.29
(42) Wall Finishes Internally	219,849	105.33	10,469.00
(43) Floor Finishes	169,567	81.24	8,074.60
(44) Stair, Ramp Finishes	44,245	21.20	2,106.88
(45) Ceiling Finishes	91,771	43.97	4,370.06
(47) Roof Finishes	193,145	92.53	9,197.40
(5 -) Services (Mainly Piped & Ducted)	462,000	221.34	22,000.00
(52) Drainage & Refuse Disposal	61,950	29.68	2,950.00
(6 -) Services (Mainly Electrical)	378,000	181.09	18,000.00
(66) Transport	60,000	28.74	2,857.14
(71) Display, Circulation Fittings	21,000	10.06	1,000.00
(73) Culinary Fittings	176,400	84.51	8,400.00
(74) Sanitary Fittings	234,500	112.34	11,166.67
(76) Storage, Screening Fittings	41,150	19.71	1,959.52
Total Costs for Block B (Excl. VAT)	€5,564,210	€2,666	€264,962

7.0 Block C - Cost Summary

	Nr. of Units	27	nr
	Resi G.I.F.A.	2,569	m2
	Other G.I.F.A	-	m2
	Total G.I.F.A	2,569	m2
Element	Total Cost €	Cost / Sq.m. € / m2	Cost / Unit € / unit
(06 - 10) Preliminaries & Insurances	788,638	307.04	29,208.80
(19) Substructure	310,438	120.86	11,497.70
(21) External Walls	864,702	336.65	32,026.00
(22) Internal Walls & Partitions	428,789	166.94	15,881.08
(23) Floors, Galleries	368,122	143.32	13,634.14
(24) Stairs, Ramps	27,675	10.77	1,025.00
(27) Roofs	99,731	38.83	3,693.73
(28) Frames	35,348	13.76	1,309.18
(31) External Wall Completions	528,738	205.85	19,582.88
(32) Internal Wall Completions	195,379	76.07	7,236.24
(33) Floors, Galleries Completions	0.00	0.00	0.00
(34) Stair, Ramp Completions	64,944	25.28	2,405.35
(37) Roof Completions	22,015	8.57	815.37
(38) Balcony Structure, Finishes & Completions	252,410	98.27	9,348.51
(41) Wall Finishes Externally	143,613	55.91	5,318.99
(42) Wall Finishes Internally	294,546	114.68	10,909.12
(43) Floor Finishes	195,099	75.96	7,225.89
(44) Stair, Ramp Finishes	44,341	17.26	1,642.27
(45) Ceiling Finishes	112,392	43.76	4,162.67
(47) Roof Finishes	247,161	96.23	9,154.12
(5 -) Services (Mainly Piped & Ducted)	594,000	231.26	22,000.00
(52) Drainage & Refuse Disposal	79,650	31.01	2,950.00
(6 -) Services (Mainly Electrical)	486,000	189.21	18,000.00
(66) Transport	84,000	32.70	3,111.11
(71) Display, Circulation Fittings	27,000	10.51	1,000.00
(73) Culinary Fittings	226,800	88.30	8,400.00
(74) Sanitary Fittings	286,500	111.54	10,611.11
(76) Storage, Screening Fittings	47,050	18.32	1,742.59
Total Costs for Block C (Excl. VAT)	€6,855,080	€2,669	€253,892

8.0 Block D - Cost Summary

	Nr. of units	31	nr
	Resi G.I.F.A.	2,999	m2
	Other G.I.F.A	-	m2
	Total G.I.F.A	2,999	m2
Element	Total Cost €	Cost / Sq.m. € / m2	Cost / Unit € / unit
(06 - 10) Preliminaries & Insurances	892,069	297.48	28,776.42
(19) Substructure	310,438	103.52	10,014.12
(21) External Walls	951,346	317.25	30,688.57
(22) Internal Walls & Partitions	511,781	170.67	16,509.07
(23) Floors, Galleries	447,766	149.32	14,444.05
(24) Stairs, Ramps	35,891	11.97	1,157.77
(27) Roofs	103,393	34.48	3,335.26
(28) Frames	42,201	14.07	1,361.31
(31) External Wall Completions	574,968	191.74	18,547.34
(32) Internal Wall Completions	229,188	76.43	7,393.17
(33) Floors, Galleries Completions	0.00	0.00	0.00
(34) Stair, Ramp Completions	71,616	23.88	2,310.20
(37) Roof Completions	22,015	7.34	710.16
(38) Balcony Structure, Finishes & Completions	305,512	101.88	9,855.24
(41) Wall Finishes Externally	157,898	52.66	5,093.48
(42) Wall Finishes Internally	336,078	112.07	10,841.22
(43) Floor Finishes	226,376	75.49	7,302.44
(44) Stair, Ramp Finishes	53,064	17.70	1,711.73
(45) Ceiling Finishes	121,395	40.48	3,915.98
(47) Roof Finishes	245,145	81.75	7,907.91
(5 -) Services (Mainly Piped & Ducted)	682,000	227.43	22,000.00
(52) Drainage & Refuse Disposal	91,450	30.50	2,950.00
(6 -) Services (Mainly Electrical)	558,000	186.08	18,000.00
(66) Transport	84,000	28.01	2,709.68
(71) Display, Circulation Fittings	31,000	10.34	1,000.00
(73) Culinary Fittings	260,400	86.84	8,400.00
(74) Sanitary Fittings	351,500	117.22	11,338.71
(76) Storage, Screening Fittings	57,650	19.22	1,859.68
Total Costs for Block D (Excl. VAT)	€7,754,139	€2,586	€250,134

9.0 Block E - Cost Summary

	Nr. of units	37	nr
	Resi G.I.F.A.	3,015	m2
	Other G.I.F.A	-	m2
	Total G.I.F.A	3,015	m2
Element	Total Cost €	Cost / Sq.m. € / m2	Cost / Unit € / unit
(06 - 10) Preliminaries & Insurances	937,937	311.14	25,349.65
(19) Substructure	312,630	103.71	8,449.45
(21) External Walls	1,058,953	351.28	28,620.36
(22) Internal Walls & Partitions	498,735	165.44	13,479.32
(23) Floors, Galleries	465,432	154.40	12,579.25
(24) Stairs, Ramps	31,730	10.53	857.58
(27) Roofs	100,358	33.29	2,712.37
(28) Frames	29,908	9.92	808.33
(31) External Wall Completions	552,069	183.13	14,920.79
(32) Internal Wall Completions	229,356	76.08	6,198.82
(33) Floors, Galleries Completions	0.00	0.00	0.00
(34) Stair, Ramp Completions	64,524	21.40	1,743.89
(37) Roof Completions	30,016	9.96	811.24
(38) Balcony Structure, Finishes & Completions	279,006	92.55	7,540.70
(41) Wall Finishes Externally	153,897	51.05	4,159.39
(42) Wall Finishes Internally	371,780	123.33	10,048.10
(43) Floor Finishes	238,842	79.23	6,455.19
(44) Stair, Ramp Finishes	50,108	16.62	1,354.27
(45) Ceiling Finishes	131,808	43.72	3,562.38
(47) Roof Finishes	194,748	64.60	5,263.45
(5 -) Services (Mainly Piped & Ducted)	814,000	270.02	22,000.00
(52) Drainage & Refuse Disposal	109,150	36.21	2,950.00
(6 -) Services (Mainly Electrical)	666,000	220.93	18,000.00
(66) Transport	84,000	27.86	2,270.27
(71) Display, Circulation Fittings	37,000	12.27	1,000.00
(73) Culinary Fittings	310,800	103.10	8,400.00
(74) Sanitary Fittings	347,500	115.27	9,391.89
(76) Storage, Screening Fittings	52,550	17.43	1,420.27
Total Costs for Block E (Excl. VAT)	€8,152,837	€2,704	€220,347

10.0 Block F - Cost Summary			
	Nr. of units	31	nr
	Resi G.I.F.A.	2,575	m2
	Other G.I.F.A	-	m2
	Total G.I.F.A	2,575	m2
Element	Total Cost €	Cost / Sq.m. € / m2	Cost / Unit € / unit
(06 - 10) Preliminaries & Insurances	805,514	312.84	25,984.34
(19) Substructure	311,917	121.14	10,061.83
(21) External Walls	844,757	328.08	27,250.23
(22) Internal Walls & Partitions	434,157	168.62	14,005.08
(23) Floors, Galleries	389,048	151.10	12,549.93
(24) Stairs, Ramps	26,246	10.19	846.65
(27) Roofs	100,358	38.98	3,237.35
(28) Frames	27,552	10.70	888.78
(31) External Wall Completions	526,585	204.51	16,986.60
(32) Internal Wall Completions	196,520	76.32	6,339.34
(33) Floors, Galleries Completions	0.00	0.00	0.00
(34) Stair, Ramp Completions	54,277	21.08	1,750.88
(37) Roof Completions	30,016	11.66	968.26
(38) Balcony Structure, Finishes & Completions	229,228	89.03	7,394.44
(41) Wall Finishes Externally	138,658	53.85	4,472.85
(42) Wall Finishes Internally	295,434	114.74	9,530.12
(43) Floor Finishes	200,794	77.98	6,477.22
(44) Stair, Ramp Finishes	44,772	17.39	1,444.26
(45) Ceiling Finishes	111,029	43.12	3,581.59
(47) Roof Finishes	195,918	76.09	6,319.92
(5 -) Services (Mainly Piped & Ducted)	682,000	264.87	22,000.00
(52) Drainage & Refuse Disposal	91,450	35.52	2,950.00
(6 -) Services (Mainly Electrical)	558,000	216.71	18,000.00
(66) Transport	84,000	32.62	2,709.68
(71) Display, Circulation Fittings	31,000	12.04	1,000.00
(73) Culinary Fittings	260,400	101.13	8,400.00
(74) Sanitary Fittings	288,500	112.05	9,306.45
(76) Storage, Screening Fittings	43,650	16.95	1,408.06
Total Costs for Block F (Excl. VAT)	€7,001,780	€2,719	€225,864

11.0 Block G - Cost Summary

	Nr. of units	11	nr
	Resi G.I.F.A.	1,303	m2
	Creche G.I.F.A	331	m2
	Total G.I.F.A	1,634	m2
Element	Total Cost €	Cost / Sq.m. € / m2	Cost / Unit € / unit
(06 - 10) Preliminaries & Insurances	508,657	311.29	46,241.54
(19) Substructure	192,170	117.61	17,469.98
(21) External Walls	823,971	504.26	74,906.42
(22) Internal Walls & Partitions	216,827	132.70	19,711.55
(23) Floors, Galleries	233,266	142.76	21,205.99
(24) Stairs, Ramps	33,368	20.42	3,033.46
(27) Roofs	74,357	45.51	6,759.71
(28) Frames	1,401	0.86	127.36
(31) External Wall Completions	340,186	208.19	30,926.04
(32) Internal Wall Completions	109,255	66.86	9,932.25
(33) Floors, Galleries Completions	0.00	0.00	0.00
(34) Stair, Ramp Completions	67,214	41.13	6,110.37
(37) Roof Completions	10,785	6.60	980.43
(38) Balcony Structure, Finishes & Completions	149,600	91.55	13,600.00
(41) Wall Finishes Externally	96,092	58.81	8,735.66
(42) Wall Finishes Internally	127,904	78.28	11,627.60
(43) Floor Finishes	124,268	76.05	11,297.12
(44) Stair, Ramp Finishes	53,264	32.60	4,842.19
(45) Ceiling Finishes	68,672	42.03	6,242.87
(47) Roof Finishes	183,885	112.54	16,716.86
(5 -) Services (Mainly Piped & Ducted)	333,299	203.98	30,299.86
(52) Drainage & Refuse Disposal	43,455	26.59	3,950.45
(6 -) Services (Mainly Electrical)	278,558	170.47	25,323.41
(66) Transport	72,000	44.06	6,545.45
(71) Display, Circulation Fittings	11,000	6.73	1,000.00
(73) Culinary Fittings	92,400	56.55	8,400.00
(74) Sanitary Fittings	154,900	94.80	14,081.82
(76) Storage, Screening Fittings	20,650	12.64	1,877.27
Total Costs for Block G (Excl. VAT)	€4,421,402	€2,706	€401,946

12.0 Block H - Cost Summary			
	Nr. of units	18	nr
	Resi G.I.F.A.	1,833	m2
	Other G.I.F.A	-	m2
	Total G.I.F.A	1,833	m2
Element	Total Cost €	Cost / Sq.m. € / m2	Cost / Unit € / unit
(06 - 10) Preliminaries & Insurances	583,615	318.37	32,423.06
(19) Substructure	389,294	212.37	21,627.44
(21) External Walls	728,648	397.49	40,480.44
(22) Internal Walls & Partitions	300,555	163.96	16,697.49
(23) Floors, Galleries	199,392	108.77	11,077.35
(24) Stairs, Ramps	24,651	13.45	1,369.52
(27) Roofs	104,214	56.85	5,789.66
(28) Frames	6,731	3.67	373.95
(31) External Wall Completions	363,146	198.10	20,174.76
(32) Internal Wall Completions	131,109	71.52	7,283.85
(33) Floors, Galleries Completions	0.00	0.00	0.00
(34) Stair, Ramp Completions	31,598	17.24	1,755.45
(37) Roof Completions	24,959	13.62	1,386.63
(38) Balcony Structure, Finishes & Completions	132,766	72.43	7,375.89
(41) Wall Finishes Externally	121,897	66.50	6,772.03
(42) Wall Finishes Internally	212,812	116.09	11,822.91
(43) Floor Finishes	145,437	79.34	8,079.81
(44) Stair, Ramp Finishes	50,631	27.62	2,812.82
(45) Ceiling Finishes	77,483	42.27	4,304.64
(47) Roof Finishes	203,024	110.75	11,279.10
(5 -) Services (Mainly Piped & Ducted)	396,000	216.03	22,000.00
(52) Drainage & Refuse Disposal	53,100	28.97	2,950.00
(6 -) Services (Mainly Electrical)	324,000	176.75	18,000.00
(66) Transport	60,000	32.73	3,333.33
(71) Display, Circulation Fittings	18,000	9.82	1,000.00
(73) Culinary Fittings	151,200	82.48	8,400.00
(74) Sanitary Fittings	198,000	108.01	11,000.00
(76) Storage, Screening Fittings	40,700	22.20	2,261.11
Total Costs for Block H (Excl. VAT)	€5,072,963	€2,767	€281,831

13.0 Site Works - Cost Summary			
	Total Nr. of Units Site Area	198 nr 19,904 m2	
	Total Cost €	Cost / Sq.m. € / m2	Cost / Unit € / unit
(06 - 10) Preliminaries & Insurances	500,147.96	25.13	2,526
(10) Demolitions	48,648.00	2.44	246
(10) Prepared Site	489,597.00	24.60	2,473
(20) Site Structures (Outside Boundary)	203,110.00	10.20	1,026
(20) Site Structures (Inside Boundary)	391,239.00	19.66	1,976
(30) Site Enclosures	20,000.00	1.00	101
(40) Roads, Paths & Pavings	1,008,384.00	50.66	5,093
(50) Site Services (Mainly Piped and Ducted)	505,441.00	25.39	2,553
(60) Site Services (Mainly Electrical)	311,998.00	15.68	1,576
(70) Site Fittings	288,146.00	14.48	1,455
(80) Landscaping, Play Areas	580,729.00	29.18	2,933
Total Costs for SDW (Excl. VAT)	€4,347,440	€218	€21,956.8

14.0 Outline Specification - Old School

(06) Preliminaries and Insurances

- Provisional allowance for the main contractors overheads, insurances, plant, safety etc.

(10) Demolitions

- Existing suspended timber floor in poor condition with boards removed
- Section of wall, increase width and new open wall to be removed
- Opening to slab to be provided for new liftshaft
- Existing stair elements to be removed
- Treatments and Repairs

(19) Substructure

- Insulation boards;

(22) Internal Walls:

- Concrete Blockwork;
- Metal stud partitions with 12.5mm plasterboard one side; 25mm thick insulation; skimmed; painted

(23) Floors, Galleries:

- New Floor Boards to match existing

(24) Stairs, Ramps:

- Staircase to match original

(27) Roofs:

- Allowance for wood pitched roof

(31) External Wall Completions:

- Supply and installation of new timber windows in existing open throughout, to match original designs
- Make good or replace existing windows
- Glazed entrance doors to match existing openings

(32) Internal Wall Completions:

- Solid core timber internal doors; hardwood frames and softwood architraves; painted; fire rated where required
- Fire rated doors to stairwells; hardwood frames and architraves; painted
- Supply & fit of ironmongery to all doors internally

(34) Stairs, Ramps Completions:

- European Oak handrails fixed to concrete walls

(37) Roof Completions:

- Automatic opening vents;

14.0 Outline Specification - Old School

(41) Wall Finishes Externally:

- Selected Render

(42) Wall Finishes Internally:

- Wall lining; two layers of 12.5mm thick plasterboard slabs on metal frame to external walls; skimmed and painted
- Wall lining; 12.5mm thick plasterboard slabs on metal frame to reinforced concrete walls; skimmed and painted

(43) Floor Finishes:

- Porcelain floor tiles & skirtings to Bathrooms

(44) Stair Finishes:

- Metal framed wall lining; skimmed and painted
- Plasterboard ceilings, skimmed and painted; plasterboard fixed to metal frame fixed to soffit of concrete floor slab

(45) Ceiling Finishes:

- Thermal insulation to soffits
- Gypsum MF suspended plasterboard ceilings, skimmed and painted
- Provisional allowance for access panels to ceilings

(47) Roof Finishes:

- Natural Slate Finish;
- Recostituted Stone coping

(5 -) Services (Mainly Mechanical):

- PC Sum allowance for Mechanical Installation
- Allowance for builders work and attendances associated with mechanical installation

(52) Drainage and Refuse Disposal:

- Provisional allowance for uPVC downpipes from roof including outlets, hopper heads etc.

(6 -) Services (Mainly Electrical):

- PC Sum allowance for Electrical Installation
- Allowance for builders work and attendances associated with electrical installation

(66) Transport:

- PC Sum allowance for supply and installation of nr 1 Lifts to communal area (Incl. lift car finishes - wall & ceiling only)
- Allowance for builders work and attendances associated with lift installation

(74) Sanitary Fittings:

- Provisional allowance for refurbishment of 2 nr bathroom

15.0 Outline Specification - Residential Blocks

(06) Preliminaries and Insurances:

- Provisional allowance for the main contractors overheads, insurances, plant, safety etc.

(19) Substructure

- Basement bulk excavation and disposal of material off site (mixed materials incl Cat D)
- Blinding below slabs
- Reinforced in-situ concrete slab and capping beam (incl. reinforcement and formwork)
- Bored cast in place concrete pile

(21) External Walls:

- Selected brick
- In-situ Concrete (incl. reinforcement and formwork) inner leaf
- Firestopping horizontally and vertically to external walls

(22) Internal Walls:

- In-situ Concrete (incl. reinforcement and formwork) core walls and party walls
- Metal stud partitions with 12.5mm plasterboard either side; 25mm thick insulation; skimmed; painted
- Fireproofing to internal walls

(23) Floors, Galleries:

- 250 mm thick in-situ concrete (incl. powerfloating, reinforcement and formwork) slabs to all Levels
- Graepel metal flooring to service risers

(24) Stairs, Ramps:

- Precast concrete stairs
- In-situ Concrete (incl. powerfloating, reinforcement and formwork) landings & half landings to staircores

(27) Roofs:

- 300mm thick in-situ concrete (incl. powerfloating, reinforcement and formwork) slabs to roof
- 300mm thick in-situ concrete (incl. powerfloating, reinforcement and formwork) slabs to lift core roofs

(28) Frames:

- Reinforced insitu columns to ground floor

(31) External Wall Completions:

- Supply and installation of aluminium double glazed windows, flashings and EPDM's etc.

(32) Internal Wall Completions:

- Solid core timber internal doors (apartment entrance and internal doors); hardwood frames and softwood architraves; painted; fire rated where required
- Fire rated doors to stairwells; hardwood frames and architraves; painted
- Solid core timber doors to service riser; painted
- Supply & fit of ironmongery to all doors internally
- Hardwood timber surround to lift shaft doors

15.0 Outline Specification - Residential Blocks

(34) Stairs, Ramps Completions:

- European Oak handrails fixed to concrete walls to common stairwells
- Galvanised mild steel balustrades fixed to pre-cast concrete stairs

(37) Roof Completions:

- Rooflights / AOVs to staircores
- Terrace privacy screens
- Fixed vertical ladders

(38) Balcony Structure, Finishes & Completions

- Balconies structure steel framing
- Frosted Toughened Glass Balustrading and Dark-Painted Steel Balustrades
- Balcony privacy screens
- Galvanised rainwater run off trays to soffit of balconies
- Slip resistant decking to balconies fixed to concrete balconies
- Metal board to soffit of balconies

(41) Wall Finishes Externally:

- Selected Beige Render
- Brise Soleil; Polyester Powder Coated Aluminium extrusion to select dark grey (RAL TBC)
- Polyester Powder Coated Aluminium Cladding Panel

(42) Wall Finishes Internally:

- Wall lining; two layers of 12.5mm thick plasterboard slabs on metal frame to external walls; skimmed and painted
- Wall lining; 12.5mm thick plasterboard slabs on metal frame to reinforced concrete walls; skimmed and painted
- Pod lining system to bathroom pods, skimmed and painted
- Firestopping to top of bathroom pods

(43) Floor Finishes:

- Softwood timber skirtings throughout; painted; to apartments and corridor areas
- Laminate floorboard to Living/ Dining and Bedrooms:
- Porcelain floor tiles & skirtings to Storage/Utility Rooms
- Carpet to common areas

(44) Stair Finishes:

- Metal framed wall lining; skimmed and painted
- Plasterboard ceilings, skimmed and painted; plasterboard fixed to metal frame fixed to soffit of concrete floor slab
- Softwood skirtings; painted
- Carpet to landings, treads and risers
- Stair nosing and edgings

15.0 Outline Specification - Residential Blocks

(45) Ceiling Finishes:

- Thermal insulation to soffits in common corridor areas
- Gypsum MF suspended plasterboard ceilings, skimmed and painted to apartment areas
- Demountable metal suspended ceiling to common areas
- Moisture resistant plasterboard to kitchen and utility areas
- Provisional allowance for access panels to ceilings in apartments and corridor areas

(47) Roof Finishes:

- Sedum roof on fully built up system (filter fleece/drainage layer/protective fleece/Paralon cap sheet/Paralon base sheet/120mm thk insulation/vapour control layer)
- Recostituted Stone coping

(5 -) Services (Mainly Mechanical):

- PC Sum allowance for Mechanical Installation
- Allowance for builders work and attendances associated with mechanical installation

(52) Drainage and Refuse Disposal:

- Provisional allowance for uPVC downpipes from roof including outlets, hopper heads etc.
- Provisional allowance for uPVC downpipes from balconies and roof terrace areas including outlets, connectors etc.

(6 -) Services (Mainly Electrical):

- PC Sum allowance for Electrical Installation
- Allowance for builders work and attendances associated with electrical installation

(66) Transport:

- PC Sum allowance for supply and installation of Lifts to core areas (Incl. lift car finishes - wall & ceiling only)
- Allowance for builders work and attendances associated with lift installation

(71) Display, Circulation Fittings:

- Allowance for way finding signage to internal common areas and external of core entrance areas

(73) Culinary Fittings:

- Supply and installation of kitchen units and all associated appliances (oven, hob & hood, integrated fridge freezer and integrated dishwasher) to apartments

(74) Sanitary Fittings:

- Provisional allowance for supply and installation of bathroom and ensuite POD's to apartments

(76) Storage, Screening Fittings:

- Provisional allowance for supply and installation of wardrobes to apartments
- Provisional allowance for supply & installation of storage units and utility shelving
- Provisional allowance for supply & installation of Letter box cabinates

16. Outline Specification - Site Works

(06) Preliminaries and Insurances:

- Provisional allowance for the main contractors overheads, insurances, plant, safety etc.

(10) Demolitions:

- Demolition of existing structures on site
- Repairs to external stairs to Old School yard area

(10) Prepared Site :

- Bulk dig
- Disposal of excavated material off-site, including hazardous cat D material
- Temporary Protections

(20) Site Structures (Outside Boundary):

- Construction of ramps and Stairs
- Stainless steel handrails/ balustrade to bridge and External Stairs
- Construction of Retaining Wall

(20) Site Structures (Inside Boundary):

- Stone Wall to be re build
- ESB Substation
- Bike Store
- Old School Yard Structures
- PC Sum allowance for supply and installation of nr 1 Plataform lift

(30) Site Enclosures:

- Provisional allowance

(40) Roads, Paths and Pavings:

- Cellular confinement system;
- Elevated walkway in galvanized metal grid
- Resin Bound Surface
- Pedestrian Path, access road, car park in Tobermore

(50) Site Services (Mainly Piped and Ducted):

- Excavating trenches, disposal off site, backfilling trench, beds & surrounds, pipes, manholes, chambers, valves and accessories to surface water, foul water and watermain;
- Laying additional drainage and aco-channels to water feature areas

(60) Site Services (Mainly Electrical):

- Provisional allowance for excavating trenches, disposal off site, backfilling trench, beds & surrounds, pipes, chambers, mini pillars, lighting poles & bases, and accessories to ESB, Site Lighting, Eir Media

(70) Site Fittings:

- Installation of lamp posts, benches, bike stands; bicycle enclosures

(80) Landscape, Play Areas:

- Imported topsoil to planted areas, cultivating and mulching
- Planting of mature trees in prepared planting pits
- Specimen shrubs in prepared planting areas
- Pruning works;
- Temporary Protection to trees;
- Aftercare;

17.0 List of Exclusions

Note: On the preceding page of this report KSN have outlined the Cost Plan for construction works for this project. Below we outline costs that associated with the project that may be incurred, which are not included as part of the construction costs:

Note: Please note that this Cost Plan does not consider any impact Brexit may have on the supply and delivery of materials or goods for the project. The Design Team will need to ensure that equal and approved products can be sourced outside of the UK should there be any cost or programme or currency fluctuations / implications as a result of Brexit.

Note: KSN have made no allowances within the costs for any future impact that COVID-19 may have in terms of site restrictions including but not limited to, larger staff facilities, extended working periods, out of hours shift working to maintain social distancing, overall programme implications these may result in and/or any costs a contractor may apply for such change of working terms and conditions

- 1 VAT
- 2 Site Acquisition and Financing Costs
- 3 Capital Contributions and Connection Fees - ESB, Gas, Telecoms, Drainage etc
- 4 Planning, DAC and Fire Safety Certificate Charges
- 5 Local Authority Charges and Planning Levies
- 6 Legal Costs / Agreements with Neighbours
- 7 Site Investigation Reports / Topographical Surveys
- 8 Professional Fees - design team, marketing, legal, specialist consultants etc
- 9 Future Wage, Material and Currency Price Fluctuations during construction period / Fixed Price
- 10 Fitting Out of retail unit and Ground floor amenity spaces generally. Grey Box only
- 11 Significant Diversion of Existing Services if required
- 12 Phasing of Works
- 13 Sprinklers to basement
- 14 Advertising signage / Branding
- 15 Infrastructure Works outside the Red Line Boundary (other than works identified in Cost Plan)
- 16 Developers Costs, Management Overhead
- 17 Marketing /Agent Costs
- 18 BER Certification
- 19 LEED Platinum Certification
- 20 Home Performance Index Certification
- 21 Cost Implication as a result of Brexit
- 22 Overall Development Contingency
- 23 Waste compactors and Back-up Generators
- 24 High level of Sustainability and Energy Efficient Installations eg Rainwater Harvesting
- 25 Below ground soils & wastes and Grease Traps
- 26 Abnormal Ground Conditions, Contamination Removal, Soft Spots, Rock, etc.
- 27 Sculptures
- 28 Archaeology works / Phasing
- 29 Environmental Impact Assessment

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