

Project Kingscourt Public Enhancement Scheme
Client Cavan County Council
Document Library and Remote Working Hub Order of Magnitude Costings
Date 5th December 2022
Revision 0

Summary of Construction Costs

Ref	Item	GIA m2	Rate per m2	Total Cost Excl VAT	Total Cost Incl VAT
1	Preliminaries (20% Allowance)			€404,140	€458,699
2	Library Building	585	€2,473	€1,446,630	€1,641,925
3	Remote Working Hub	256	€2,242	€574,070	€651,569
4	Contingency (15% Allowance)			€363,726	€412,829
Total Construction Costs		841	€3,316	€2,788,566	€3,165,022

A) Breakdown of Library Costs

Ref	Element	Cost/m2 585m2	Cost Ex VAT	Comments
1.1	DEMOLITIONS AND ALTERATIONS	€ 263	€ 153,730	
1.2	SUBSTRUCTURE	€ 51	€ 29,617	
1.3	STRUCTURE	€ 496	€ 290,357	
1.4	STRUCTURAL COMPLETIONS	€ 210	€ 123,046	
1.5	FINISHES	€ 464	€ 271,608	
1.6	SERVICES	€ 741	€ 433,652	
1.7	FITTINGS AND FURNITURE	€ 200	€ 117,150	Allowance for fit out only
1.8	EXTERNAL WORKS	€ 47	€ 27,470	
Sub-Total Costs (Ex VAT)			€ 1,446,630	

B) Breakdown of Remote Working Hub Costs				Cost/m2	Cost Ex VAT	
Ref	Element		256m2			Comments
2.1	DEMOLITIONS AND ALTERATIONS	€	225	€	57,520	
2.2	SUBSTRUCTURE	€	27	€	6,803	
2.3	STRUCTURE	€	184	€	47,135	
2.4	STRUCTURAL COMPLETIONS	€	154	€	39,488	
2.5	FINISHES	€	515	€	131,813	
2.6	SERVICES	€	874	€	223,872	
2.7	FITTINGS AND FURNITURE	€	150	€	38,400	Allowance for fit out only
2.8	EXTERNAL WORKS	€	113	€	29,039	
Sub-Total Costs (Ex VAT)					574,070	

Notes	
1	This estimate is Order of Magnitude only.
2	This estimate is based off the latest set of drawings issued to TOBIN on 10/11/22
3	The estimate of the construction costs is based on quotations, market rates and benchmarked data from similar projects in Q3 2022, Also please note the construction industry is in a high state of fluxuation due to numerous issues, Material Price inflation, Covid 19, Brexit, etc.
4	No Allowance for Professional fees, Utility Contributions, Statutory Fees etc - costs to be captured by others

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