ORDER OF MAGNITUDE COST SUMMARY FOR PROPOSED RESIDENTAL DEVELOPMENT AT RAHEEN, LIMERICK COMPRISING 202NO. HOUSING UNITS, 182NO. APARTMENTS AND DUPLEX UNITS AND CHILDCARE FACILITY.												
EXECUTIVE SUMMARY						NOTES ON EXECTIVE SUMMARY						
CAPITAL COST		Housing	Apartments	Community /Creche building	Totals	1 Introduction						
	Housing / Duplex Apartments	21,033.70			21,033.70	Lawlor Burns & Associates (LBA) have been commissioned by DW Raheen Developments Ltd. to review and advise in respect of the						
	Apartment Areas		19,237.60		19,237.60	current estimate all-in order of magnitude cost for a proposed development consists of the provision of 384 residential house and apartment						
	Community Building / Creche			761.75	761.75	units on a circa. 10.44 hectare site located in Ballykeeffe, Raheen, Co. Limerick						
	No. of Applicable Units	202	182	1	385							
	Total Gross Floor Area sqm per unit	21,033.70	19,237.60	761.75	41,033.05	The proposed development also includes						
	Total Gross Floor Area sqft per unit	226,406.75	207,073.53	8,199.48	8,199.48	<ul> <li>202 no. housing units, comprising a variety of forms to include bungalows, detached, semi-detached and terraced houses. A mix of</li> </ul>						
Α	CONSTRUCTION COSTS					house sizes are proposed to include 20 no. two bedroom houses, 156 no. three bedroom houses and 26 no. four bedroom houses.						

	Community Building / Creche			761.75	761.75	1
	No. of Applicable Units	202	182	1	385	1
	Total Gross Floor Area sqm per unit	21,033.70	19,237.60	761.75	41,033.05	
	Total Gross Floor Area sqft per unit	226,406.75	207,073.53	8,199.48	8,199.48	1
Α.	CONSTRUCTION COSTS					
A A1	CONSTRUCTION COSTS  Outline Estimated Building Construction Costs, including					
AI		38,912,345.00	46,170,240.00	1,523,500.00	86,606,085.00	
	fixed fittings.	· · · · · · · · · · · · · · · · · · ·				
	Sub Total:	38,912,345.00	46,170,240.00	1,523,500.00	86,606,085.00	
	Cost per Unit	192,635.37	253,682.64	1,523,500.00	224,950.87	
	Construction Cost / sqm	1,850.00	2,400.00	2,000.00	2,110.64	1
В	ABNORMAL SITE COSTS					1
B1	General Cut /Fill Requirements as advised by engineer	442,120.83	404,367.46	16,011.71	862,500.00	1
B2	Provision of 485no. Car parking spaces and 70 secured	515,166.88	471,175.99	18,657.13	1,005,000.00	1
В3	Attenuation Tanks (3no. Overall Total Vol 6,440m3)	660,233.78	603,855.40	23,910.82	1,288,000.00	1
В4	ESB Sub-Stations (2no.)	76,890.58	70,324.77	2,784.65	150,000.00	1
	Sub Total:	1,694,412.07	1,549,723.62	61,364.31	3,305,500.00	1
	Cost per Unit	8,388.18	8,514.96	61,364.31	8,585.71	
	Construction Cost / sqm	80.56	80.56	80.56	80.56	1
	NETT CONSTRUCTIONS COSTS	40,606,757.07	47,719,963.62	1,584,864.31	89,911,585.00	2
	Cost per Unit	201,023.55	262,197.60	1,584,864.31	233,536.58	1
	Construction Cost / sqm	1,930.56	2,480.56	2,080.56	2,191.20	
С	SITE SURVEY COSTS					1
C1	Site Investigations	51,260.39	46,883.18	1,856.43	100,000.00	1
C2	Existing Services Surveys.	25,630.19	23,441.59	928.22	50,000.00	3
	Sub Total:	76,890.58	70,324.77	2,784.65	150,000.00	1
	Cost per Unit	380.65	386.40	2,784.65	389.61	i
I	Construction Cost / sqm	3.66	3.66	3.66	3.66	i
D	CAPITAL CONTRIBUTIONS					1
D1	Planning Fees	19,478.95	17,815.61	705.44	38,000.00	
D2	Fire Certificate	·	12,023.89	476.11	12,500.00	4
D3	Commencement Notice	6,060.00	5,460.00	30.00	11,550.00	
D4	Road Opening etc.	15,378.12	14,064.95	556.93	30,000.00	1
D5	Planning Contributions	420,674.00	384,752.00	38,087.50	843,513.50	1
D6	Irish Water Contributions, standard connection charge for	420,074.00	304,732.00	30,007.30	040,010.00	
D0	water > 100 units	345,016.00	310,856.00	1,708.00	657,580.00	1
D7	Irish Water Contributions, standard connection charge for	343,010.00	310,030.00	1,700.00	037,300.00	
<i>D1</i>	wastewater > 100 units	682,962.00	615,342.00	3,381.00	1,301,685.00	1
D8	Social Housing Cost (allowance to be confirmed)	002,902.00	015,342.00	3,361.00	1,301,003.00	
D0	Sub Total:	1,489,569.06	1,360,314.46	44,944.98	2,894,828.50	
	Cost per Unit	7,374.10	7,474.26	44,944.98	7,519.04	1
	Construction Cost / sqm	7,374.10	7,474.20	59.00	7,319.04	1
Е	CONSULTANCY FEES (allowance 7%)	70.02	70.71	33.00	70.55	1
E1	Architect , PSDP, Structural & Civil Engineer, Services					1
L '	Consultant, Landscape Architect, Public Lighting Consultant,					1
	Quantity Surveyors, Design Certifier, Archaeologist, Fire					1
	Consultant, Ber Certification, Assigned and Ancillary					1
	Certifiers.					5
		0.040.470.00	2 240 207 45	440.040.50	C 202 040 0F	э
	Sub Total:	2,842,473.00	3,340,397.45	110,940.50	6,293,810.95	
	Cost per Unit	14,071.65	18,353.83	110,940.50	16,347.56	1
<u> </u>	Construction Cost / sqm	135.14	173.64	145.64	153.38	1
F	SITE COSTS					
F1	Site Cost	3,588,227.05	3,281,822.82	129,950.13	7,000,000.00	1
F2	Stamp Duty on site purchase (7.5%)	269,117.03	246,136.71	9,746.26	525,000.00	6
F3	Sales/Marketing/Auctioneers	76,890.58	70,324.77	2,784.65	150,000.00	1
	Sub Total:	3,934,234.66	3,598,284.31	142,481.03	7,675,000.00	i
	Cost per Unit	19,476.41	19,770.79	142,481.03	19,935.06	i
	Construction Cost / sqm	187.04	187.04	187.04	187.04	i
G	UTILITIES					i
G1	E.S.B. Contributions	102,520.77	93,766.37	3,712.86	200,000.00	i
<u> </u>	Sub Total:	102,520.77	93,766.37	3,712.86	200,000.00	1
<b>-</b>	Cost per Unit	507.53	515.20	3,712.86	519.48	ı
	Cost per Unit Construction Cost / sqm	4.87	4.87	3,712.86	519.48 4.87	i
- 11	·	4.07	4.07	4.07	4.07	1
H	Allowages at 2.50/	4 070 544 65	4 400 077 07	40.005.00	0.400.505.01	ı
H1	Allowance at 2.5%	1,272,541.97	1,163,877.65	46,085.99	2,482,505.61	1
<u> </u>	Sub Total:	1,272,541.97	1,163,877.65	46,085.99	2,482,505.61	1
<u> </u>	Cost per Unit	6,299.71	6,394.93	46,085.99	6,448.07	7
	Construction Cost / sqm	60.50	60.50	60.50	60.50	1
	NETT ALL-IN CONSTRUCTION COSTS	50,324,987.11	57,346,928.63	1,935,814.31	109,607,730.06	1
	Cost per Unit	249,133.60	315,093.01	1,935,814.31	284,695.40	1
	Construction Cost / sqm	2,392.59	2,980.98	2,541.27	2,671.21	1
- 1	VAT					1
I1	Vat on 13.5% on Items A & B above.	5,481,912.20	6,442,195.09	213,956.68	12,138,063.98	1
12	Vat at 23% on items C, E above.	671,453.62	784,466.11	26,156.78	1,482,076.52	1
	Sub Total:	6,153,365.83	7,226,661.20	240,113.47	13,620,140.49	8
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2,175,927.78 123,227,870.55

Cost per Unit

December 2021

TOTAL 'ALL-IN COSTS' INLCUDING VAT

- 182 aprtments and duplex units across 20 small scale blocks, 2 to 4 storeys in heights throughout the development. The apartments and duplexes provide a mix of one, two, three and four bed units, comprising of 10 no. four bedroom duplex units, 10 no. three bedroom duplex units, 18 no. three bedroom apartments, 98 no. two bedroom apartments and 46 no. one bedroom
- A childcare facility measuring 761.75m2, providing 79 childcare places (55 full time and 24 after school places), located at the south-western edge of the development.
- The provision of 485 no. car parking spaces and 70 secured bicycle parking spaces.
- The provision of 2 no. ESB sub-stations, ancillary services and infrastructure works including foul and surface water drainage, attenuation areas, landscaped public open spaces (approximately 16,343m2, or 16.6% of the total site area), landscaping, lighting, internal roads, cycle paths, and footpaths.

## 2 Basis of Quantity Surveyors Report

The Estimated Construction Cost is generated using relevant cost databases and sets-out typical estimated cost to execute the works together with review of planning proposals as prepared by Gleeson McSweeney Architects.

#### 3 Site Investigation

No site investigation reports were provided in the development of this order of magnitidue costs. Extensive site investigations should be carried out and factual site investigation reports made available, indicating location of existing services / utilities and the likely nature of the ground including the location of bearing strata and type of strata encountered.

#### 4 Risk

The following construction cost risk items associated with this development would be as follows;

- 4.1 Architectural Designs; Awaiting architectural design proposals.
- 4.2 Structural Engineers Designs: Awaiting structural design proposals.
- 4.3 Mechanical and Electrical Services Designs: Awaiting M&E services design proposals.
- 4.4 Ground Conditions: the cost plan is subject to trial and site investigation survey.
- 4.5 Compliance with Planning Conditions.
- 4.6 Site Access Restrictions.4.7 Construction Cost Inflation.
- 4.8 Compliance with Planning Conditions.
- 4.9 Site Access Restrictions.
- 4.10 Construction Cost Inflation.
- 4.11 Containated Soil / abnormal ground conditions.4.12 Compliance with Fire Certificate associated with apartment development.
- 4.13 Potential implication of covid related restrictions.

## 5 Local Authority Development Contributions

Local Authority Capital Contributions have been inlouded based Limerick City & County Council Development Contribution Scheme for residental development €20 per sqm and commerial units at €50 per sqm. Irish water connection charges for water and waste water in excess of 100 units

# 6 The following items are excluded

- 6.1 Finance Costs
- 6.2 Part V Contributions.
- 6.3 Significant infrastructure works (roads etc.) outside the boundary of the site.
- 6.4 Wage and price increases subsequent to the April 2020 cost base.
- 6.5 Abnormal works associated with rock excavation, below watertable, contaminated ground, if any
- 6.6 Managament Costs
- 6.7 Ecological Implications
- 6.8 Diversion of existing services.
- 6.9 Sprinkler Systems for apartment development.
- 6.10 Loose Furniture and Equipment

## 7 The following allowances are included.

- 7.1 Construction Costs
- 7.2 Abnormal Works
- 7.3 Capital Contributions
- 7.4 Consultancy Fees
- 7.5 Utility Allowance

## 8 Conclusion

Based on the outline information provided to-date Lawlor Burns and Associates estimate the order of magnitide cost for the provision of 385 residential house and apartment units located in Ballykeeffe, Raheen, Co. Limerick will have a construction cost in the region of €90m (ex.vat) with an All-In Capital Cost of €109m (ex.vat)



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