

Introduction

This information is a guideline only, using average costs for the building types as set out, current at March 2006. There may be regional differences in pricing as well as matters such as site constraints, market forces, methods of construction and availability/cost of materials specified etc. Costs must be re-evaluated as the design develops so as to become project specific. Members are advised to refer to the RIAI Good Practice Guide for design and cost management procedures. Costs exclude: Professional Fees,VAT, Planning Fees and Charges, Fit-Out, Furniture and Inflation.

Clients should be made aware of the high level of cost inflation in the industry due to market conditions. Costs shown are current, March 2006, and allowance should be made for inflation during the project.

In the domestic market, building costs are now quite unpredictable due to a lack of competition, with a surplus of work, where tenders can be selective about the work they are willing to undertake at their price.

The RIAI

The objectives of the RIAI are the advancement of Architecture and the associated Arts and Sciences, the promotion of high standards of professional conduct and practice and the protection of the interests of architectural training and education.

The RIAI would be pleased to assist with the selection of an RIAI member or any other queries arising from this leaflet.



Please contact the RIAI at:
8 Merrion Square, Dublin 2

Tel: (01) 676 1703
Fax: (01) 661 0948

E-mail: info@riai.ie
Web: www.riai.ie

Additional Cost Factors

In using the RIAI Cost Guidelines, architects and their clients should be aware that these are based on standard site conditions, specifications, client requirements etc. The following is a list of factors that may increase the costs listed. This list is particularly relevant for domestic work, but should be considered for all work types.

Site Access

Is there access to the site for plant and materials?

Yes No Not known at this stage

Will materials have to be brought by hand through the existing building?

Can materials be stored on site?

Can waste materials be stored on site?

Will existing features such as lawns, planting, patios, etc. require protection and/or reinstatement?

Site Conditions

Does the work require substantial disruption to the existing building?

Do existing services have to be moved?

Will there be difficulties with levels?

Are there unusual ground conditions?

Specifications and Finishes

Are there existing finishes to be matched or replicated?

Does the client require high quality or special finishes?

RIAI costs assume standard kitchens, bathroom fittings, and tiling. Does the client have special requirements for:

Kitchen:

Bathroom:

Tiling:

Cost Guidelines

Cost Guidelines



RIAI Consumer Guide

Published March 2006

RIAI
Representing Irish Architects



Industrial Development

Basic “shell” industrial/warehouse unit small area of offices, toilets and other accommodation using traditional materials and construction methods with basic finishes and services on “greenfield” site, excluding fitting out.

Cost per square metre, in order of:

€900 to €1,350

(Where the extent of office accommodation or alternative methods of construction or high degree of services are required increase the cost by up to 30%)

Speculative “Shell & Core” Office Development

Basic “shell and core” speculative office development using traditional materials and construction methods with basic finishes and services.

Cost per square metre, in order of:

€2,100 to €2,750

(In a Business Park type development where the standard of finishes and/or services is higher use a higher minimum figure in order of €2,350)

Office Fit-out

Fit out of a “shell and core” office area using plasterboard partitions, standard suspended ceiling with integrated lighting, wiring and fitting of power, telephone and data outlets (using existing ways either in trunking or underfloor), standard doorsets, skirtings and the like with minimal fittings and fixtures. Heating, toilets, lifts and the like have already been provided. Costs for office fit-outs vary considerably due to level of quality required.

Cost per square metre, in order of:

€1,650 to €2,350

(Using demountable partitions and/or high quality joinery the cost will increase to a minimum of €1,900 plus per square metre. In open plan fit-outs where furniture is used to form work spaces the basic builders work cost will be less but the furniture cost is more).

Open plan Work Station, in order of:

€1,400 to €3,800

Single/two Storey House in a Speculative Development of Eight or More Houses

Single/two storey house in a medium to large speculative development using traditional materials and construction methods with basic finishes and fittings.

Cost per square metre, in order of:

€1,550 to €1,850

(In the case of a smaller group of houses, possibly larger in floor area and with higher quality finishes use a cost in the order of €1,700 to €2,000 per square metre).

Single/two Storey House to “One-off” Design

Single/two storey house to a “one-off” design but using traditional materials and construction methods with a reasonable level of finishes and fittings.

Cost per square metre, in order of:

€2,500 to €2,900

(Where the construction methods are non-traditional and/or the level of finishes and/or fittings is high, you should use a cost in excess of €3,300. As is noted in the extension/renovation costs, the architect & the client need to be aware of the cost implications of high quality kitchens, bathroom fittings and tiling which can increase these guideline figures significantly).

Apartment in Development of Over Eight Units

One/two bedroomed apartment in a medium to large speculative development using traditional materials and construction methods with basic finishes and fittings.

Cost per square metre, in order of:

€2,000 to €2,700

(Where the unit numbers are small the cost may increase, use a figure in the order of €2,400. Where the size of the units are large with a high level of finishes and/or fittings, use a cost in the order of €2,500 to €2,900).

Basic Single/two Storey Extension to House

Single/two storey extension constructed in traditional materials, using standard construction methods such as strip concrete foundations, insulated cavity walls, flat or pitched roof, and a minimum extent of services. These costs assume standard site and access conditions. See separate list of cost factors.

Cost per square metre, in order of:

€2,250 to €2,850

(These costs will increase for small scale work).

(Where the new roofing involves work to the existing roof, use a minimum figure in the order of €2,700 plus per square metre).

Single/two Storey Extension to House with Renovations to Existing House

Single/two storey extension to rear or side of house, constructed in traditional materials, using standard construction methods such as, strip foundations, insulated cavity walls, flat or pitched roof, moderate amount of services (new kitchen/bathrooms), renovations/alterations to the existing house including services. These costs assume standard site and access conditions. See separate list of cost factors.

Cost per square metre, in order of:

€2,700 to €3,300

(These figures will increase for small scale work).

(Where the new work is to a specific design and/or with high quality finishes use a figure in the order of €3,500 to €4,000 plus per square metre. In giving cost estimates the architect should make the client aware of the cost implications of high quality kitchens, bathroom fittings and tiling which can increase these guideline figures significantly).

Work to “Protected Structures”

Where the project involves work of any type to a “Protected Structure” additional costs will be incurred.