



Comhshaol, Oidhreacht agus Rialtas Áitiúil
Environment, Heritage and Local Government

COST PLAN

Return completed form to :

**Department of the Environment,
Heritage & Local Government
Social Housing (Supply, Regeneration &
Management)
Room G. 09
Custom House, Dublin 1**

Housing Authority: Dun Laoghaire Rathdown County Council

Project Name: Glendruoid Travellers Housing

GENERAL SCHEME DETAILS

Housing Authority: DLR Co. Council

Scheme Name: Glendruoid Travellers Housing

No. of Units : 6

Design Team: Architectural Services Dept, DLRCC

Stage : * Planning*

TENDER DETAILS (COMPLETE POST-TENDER)

Type of Tender: Open/Selective/Negotiated/Other**

Basis of Tender: Drgs & Spec/Boq/ Approx BoQ**

**** delete as appropriate**

Number of Tenders Received: N/A

Lowest : € _____

Second Lowest: € _____

Third Lowest: € _____

Fourth Lowest: € _____

Tender Accepted: € _____

Date of Tender: _____

Contract Period: _____

Tender H.B.C.II _____

Contractor : _____

Schedule of Accommodation

Basic Description		Number of Type		Internal Dimensions		Floor Area					
Unit Type	Storey No	Bed - Rooms	Bed - Spaces	Inter	End	Total	Width	Depth	Gross Internal	Ground Floor	Total Floor Area
Typical	1	3	5	-	6	6	9.05	7.43	67.24	67.24	403.45
TOTALS			30		6	6			403.45	403.45	403.45



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LOCAL AUTHORITY HOUSING Cost Plan

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GENERAL COST SUMMARY FOR NEW HOUSING SCHEME

MAIN COST SUMMARY

	Total Cost €	Average Cost Per Unit €
Substructures	-	-
Superstructures	432,108	72,018
External Works	88,520	14,753
Site Development Works	18,900	3,150
Abnormal Works	64,040	10,673
Indirect Project Costs	72,500	12,083
Sub-Total	676,068	112,678
Value Added Tax @ 13.5 %	91,269	15,212
Contract Sum	767,337	127,890

Total Floor Area (sq.m)	403
Total Cost per sq.m of floor area (excl VAT)	€ 1,676
Cost per Superstructure per sq.m of floor are (excl. VAT)	€ 1,071
No of Bedspaces	30
Cost per bedspace (excl VAT)	€ 22,536
Prime Cost Sums per House:	€ N/A
Provisional Sums per House:	€ N/A
Indirect Project Costs %	10%
Area of site (Hectares)	0.34
No. of Houses per Hectare:	18
Road length per House:	12
Road Area per House (sq.m)	108



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Cost Plan**

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Summary Analysis of Unit Types

Type Ref:	Typical	Type Ref:	0	Type Ref:	0	Type Ref:	0
Storeys:	1	Storeys:	0.0	Storeys:	0	Storeys:	0
Bedroom:	3	Bedrooms	0	Bedrooms	0	Bedrooms	0

	Inter	End	Inter	End	Inter	End	Inter	End
Substructures	-	-	-	-	-	-	-	-
Superstructures	-	72,018	-	-	-	-	-	-
External Works	-	14,753	-	-	-	-	-	-
Site Development Works	-	3,150	-	-	-	-	-	-
Abnormal Works	-	10,673	-	-	-	-	-	-
Indirect Project Costs	-	12,083	-	-	-	-	-	-
Total (excl. V.A.T.)	-	112,678	-	-	-	-	-	-
V.A.T. @ 13.5%	-	15,212	-	-	-	-	-	-
Total Unit Cost	-	127,890	-	-	-	-	-	-



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EXTERNAL WORKS

Elements	Total Cost €	Av Cost per	Quantity per Unit		Brief Specification
Prepared Site					
General Site clearance	1,100	183			
Removing tarmac surfaces	5,200	867	125	Sq m	Existing tarmac intl. road and base
Removing concrete paths	3,700	617	89	Sq m	Rear of units
Removing concrete paths	2,400	400	35	Sq m	Front of units including kerbs etc.
Removing gates and railings	2,600	433	1	no.	Existing gates and railings
Ancillary site Structures (Stores, fuel bunkers etc)					
	2,400	400	1	no	
Site Enclosures, retaining walls					
Gates and Railings	7,000	1,167	1	no	Mild steel railings, gates and posts
Main Entrance gate, children's play and games area	3,700	617			Mild steel railings, gates and posts
Painting to existing walls	2,230	372	61	Sq m	Cleaning Grafetti and painting walls
Roads, paths, pavings					
Concrete paths rear of unit	8,400	1,400	89	Sq m	Concrete paths and steps
Concrete paths front of units	6,300	1,050	23	Sq m	Concrete paths & precast kerbs
Tarmac to main internal road	23,300	3,883	108	Sq m	Tarmac internal road
Site Services (piped and ducted)					
Branch foul drains	4,600	767	10	Lin m	House connections to existing drains
Branch surface water drains	3,300	550	10	Lin m	House connections to existing drains
Branch surface water drains	4,500	750	10	Lin m	To new rear concrete paths
Branch water connections	2,400	400	10	Lin m	House connection
Site Services (mainly electrical)					
Branch Gasmain connections	3,500	583	16	Lin m	House connection
Landscaping, seeding, planting					
Cultivating, seeding gardens, planting (trees and shrubs)	1,890	315	45	Sq m	Rotovate, topsoil, seed and tree planting
TOTAL EXTERNAL WORKS	88,520	14,753			



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SITE DEVELOPMENT WORKS					
Elements	Total Cost €	Av. Cost /Unit	Quantity per Unit		Brief Specification
Prepared Site					
Remove existing trees	250	42	-	no.	
Relocate ESB poles	600	100	-	no.	
Remove tarmac surface	600	100	14	Sq m	
Remove path and kerbs	300	50	5	Sq m	Hogging gravel path and kerb
Site Services (mainly electrical)					
ESB	1,300	217	-	no.	Relocate mini pillars
Public Lighting	7,400	1,233	-	no.	Public lighting poles and ducts
Gas mains	3,500	583	16	Lin m	Main duct line to road entrance.
Site Fittings					
Relocate Traffic sign	750	125		no	To new location
Landscaping, seeding, planting					
Cultivating, seeding gardens, planting (trees and shrubs)	4,200	700	145	m2	Rotovate, topsoil, seed and tree planting
TOTAL SITE DEVELOPMENT WORKS	18,900	3,150			



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ABNORMAL COSTS

	Total Cost €	Av Cost per Unit	Quantity per Unit		Brief Specification
Grass Embankment	5,700	950	144	Sq m	Reducing embankment levels.
Removal Stone Walls / Railings to Cromlech Fields	1,820	303	5	Lin m	Existing stone wall / railings.
Removal Stone Boundary Walls railings to houses	4,820	803	6	Lin m	Existing stone wall / railings.
Grass embankment to Cromlech Fields	705	118	5	Lin m	Stone walls with copings and railings
New Retaining Stone Boundary walls to houses	20,200	3,367	6	Lin m	Stone walls with copings and railings
New Concrete path and kerb	5,900	983	22	Sq m	Along main road.
New Children's Play area	5,850	975	27	Sq m	New tarmac surface.
New Children's Games Area	1,395	233	44	Sq m	Making good existing tarmac surface
Works to existing site entrance	4,800	800	14	Sq m	New tarmac, old / new road junctions
Works to existing rear boundary wall	7,000	1,167	23	Lin m	General repair works
Gasmain in existing road	5,850	975	13	Lin m	New duct in existing main road.
TOTAL ABNORMAL COSTS	64,040	10,673			



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INDIRECT PROJECT COSTS

	Total Cost €	Av Cost per Unit	Quantity per Unit	Brief Specification
General Preliminaries General preliminary costs	60,400	10,067		Scaffolding, temporary accommodation, supervision etc
Insurances Insurances	6,050	1,008		Included in General Preliminaries
Bond Provision of Bond	6,050	1,008		Guarantee Bond
TOTAL INDIRECT PROJECT COSTS	72,500	12,083		