INDICATIVE CONSTRUCTION COST RANGES FOR IRELAND Q1 2020

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the right projects the right way

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INDICATIVE CONSTRUCTION COST RANGES FOR IRELAND Q1 2020

BUILDING TYPE		MIN		MAX	UNIT COST
Office					
	City Centre Developer Grey Box	2,000	-	3,000	€ per sq m
	City Centre Shell and Core (Cat A)	2,700	-	3,600	€ per sq m
	Suburban Developer Grey Box	1,800	-	2,300	€ per sq m
	Suburban Shell and Core (Cat A)	1,900	-	2,500	€ per sq m
	Business Incubation Space	2,500	-	3,100	€ per sq m
	Extra for Air Conditioning	300	-	600	€ per sq m
Office Fit-Out					
	95% Open Plan - No Catering	700	-	1,000	€ per sq m
	95% Open Plan - Catering	900	-	1,200	€ per sq m
	75% Open Plan - No Catering	700	-	1,000	€ per sq m
	75% Open Plan - Limited Catering	900	-	1,200	€ per sq m
	60% Open Plan - No Catering	1,000	-	1,600	€ per sq m
	60% Open Plan - Full Catering	1,200	-	1,800	€ per sq m
	Corporate HQ	2,000	-	2,500	€ per sq m
	Open Plan Work Station	1,500	-	3,500	€ per station
Industrial					
	Warehouse (No Office)	850	-	1,100	€ per sq m
	Warehouse (10% Offices)	1,000	-	1,600	€ per sq m
	High Tech Shell and Core	1,200	-	1,900	€ per sq m
	Cleanroom Fit-Out	900	-	1,500	€ per sq m
	Datacentre (excl. Fit-Out)	7,200	-	8,800	€ per sq m
	Craft Brewery 400 HL/A	300	-	400	€ K incl equip
	Craft Brewery 40 HL/A	50	-	80	€ K incl equip
	Pilot Brewery 10 HL/A	10	-	15	€ K incl equip
	Craft Distillery 70K L/A	2.5	-	3.0	€ M incl equip
	Bonded Warehouse	410	-	620	€ K incl F/O
Health					
	Acute Hospital	4,100	-	5,200	€ per sq m
	Ward Block	2,900	-	3,500	€ per sq m
	Primary Care	2,000	-	2,600	€ per sq m
	General Theatre	4,800	-	8,500	€ per sq m
	Nursing Home (HIQA Standard)	125,000	-	150,000	€ per bed
	A&E Department	3,500	-	4,700	€ per sq m
	Laboratory	2,400	-	2,800	€ per sq m
Retail					
	Neighbourhood Shop (Shell)	1,500	-	1,900	€ per sq m
	Shopping Centre Unit Shops	1,200	-	1,800	€ per sq m
	Mall (ex. Unit FO)	2,200	-	3,800	€ per sq m
	Retail Fit Out	1,600	-	2,700	€ per sq m

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BUILDING TYPE		MIN		MAX	UNIT COST
Carpark					
	Surface (incl. drain, light etc.)	3,000	-	7,000	€ per space
	Multi Storey	15,000	-	26,000	€ per space
	Undercroft	15,000	-	21,000	€ per space
	Single Level Basement	30,000	-	40,000	€ per space
	Double Level Basement	40,000	-	50,000	€ per space
Education					
	Primary (school building only)	1,490	-	1,490	€ per sq m incl VAT
	Secondary (school building only)	1,490	-	1,490	€ per sq m incl VAT
	PE Hall	1,937	-	1,937	€ per sq m incl VAT
	External Works Allowance (max)	-	-	186	€ per sq m incl VAT
	Third Level ex FF&E	2,400	-	4,700	€ per sq m
Hospitality					
	Hotel (5 Star)	4,500	-	6,000	€ per sq m
	Hotel (4/3 Star)	3,000	-	4,500	€ per sq m
	Hotel FF&E	400	-	900	€ per sq m
	Restaurant Fit-Out	2,200	-	3,200	€ per sq m
	Cinema	1,900	-	2,800	€ per sq m
	Spa & Leisure Centre	3,200	-	4,000	€ per sq m
	Air Conditioning to Hotel	1,200	-	1,900	€ per sq m
	Hotel Swimming Pool	3,500	-	5,000	€ per sq m
	Apart Hotel	1,900	-	2,900	€ per sq m
	Camping (2 Person Tent)	20	-	40	€ per 2P tent
Sports					
	Sports Hall	1,500	-	1,900	€ per sq m
	Swimming Pool	3,300	-	4,500	€ per sq m
	International Stadium	5,000	-	10,000	€ per seat
	Regional Stadium	3,000	-	5,000	€ per seat
	Local Stadium	1,100	-	2,800	€ per seat
	Indoor Concert Arena	7,000	-	10,000	€ per seat

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BUILDING TYPE		MIN		MAX	UNIT COST
Residential					
	Semi Detached Estate House*	1,300	-	1,600	€ per sq m
	High Spec Detached House*	2,300	-	3,000	€ per sq m
	3 Storey Suburban Appt*	1,700	-	1,900	€ per sq m
	5 Storey Suburban Appt*	1,900	-	2,200	€ per sq m
	5-8 Storey Apartments*	2,000	-	2,500	€ per sq m
	High Specification Apartments*	2,500	-	3,700	€ per sq m
	12-15 Storey Apartments*	2,300	-	2,900	€ per sq m
	Student Accomodation*	2,200	-	2,600	€ per sq m
	Individual House Rebuild Cost	1,600	-	2,700	€ per sq m
	45 sq m Extension	70,000	-	200,000	€ Total
	Housing Estate Infrastructure	22,000	-	26,000	€ per house
	Apartment Site Works	13,500	-	16,000	€ per apartment
	*Excludes carpark & siteworks				
Infrastructure					
	Firestation	2,400	-	3,000	€ per sq m
	Prison	2,500	-	3,500	€ per sq m
	Courthouse	3,100	-	4,300	€ per sq m
	Business Park Infrastructure	540,000	-	1,200,000	€ per HA
	Resi Roads & Primary Services	200,000	-	550,000	€ per HA
	2 Lane Road (Rural)	1,900,000	-	2,600,000	€ per Km
	2 Lane Road (Urban)	2,100,000	-	2,800,000	€ per Km
	Dual Carriageway (Rural)	2,900,000	-	3,900,000	€ per Km
	Dual Carriageway (Urban)	3,500,000	-	4,500,000	€ per Km

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DEVELOPMENT COSTS FOR IRELAND Q1 2020

ITEM		MIN		MAX	UNIT COST
Development					
	Residential Site Cost	30,000	-	175,000	€ per unit
	Residential Part V	0.0%	-	10.0%	% development area
	Design Team	8.0%	-	12.0%	% Construction Cost
	Sales, Marketing, Legal	2.0%	-	3.0%	% Sales Price
	BCAR Residential	700	-	800	€ per unit
	BCAR Commercial	10	-	15	€ per sq m GIFA
	Project Management	1.0%	-	2.5%	% Construction Cost
	Utilities Capital Contributions	5,000	-	7,500	€ per residential unit
	Senior Dev. Loan to Cost	60%	-	65%	% TDC incl. Land
	Mezzanine Dev. Loan to Cost	10%	-	15%	% TDC incl. Land
	Dev. Loan Term	24	-	60	months
	Senior Dev. Loan Interest	4.0%	-	8.0%	% p.a.
	Mezzanine Dev. Loan Interest	10.0%	-	20.0%	% p.a.
	Arrangement Fee	1.0%	-	1.5%	% Loan Amount
	Design Conting. Pre Plannin	10.0%	-	20.0%	% TDC ex Land
	Design Conting. Post Planning	5.0%	-	10.0%	% TDC ex Land
	Risk, Margin, Overhead	10.0%	-	15.0%	% TDC ex Land
	Construction Margin	6.0%	-	10.0%	% Markup on Cost
Local Authority Costs					
	DCC Residential Contrib.	-	-	92.10	€ per sq m GIFA
	DCC Commercial Contrib.	-	-	80.00	€ per sq m GIFA
	DCC Industrial Contrib.	-	-	80.00	€ per sq m GIFA
	LUAS Cross City Commercial	-	-	38.00	€ per sq m GIFA
	LUAS Cross City Residential	-	-	2,000	€ per unit
	DCC Planning Residential	-	-	65.00	€ per unit
	DCC Planning Commercial	-	-	3.60	€ per sq m GIFA
	DCC Max Planning Fee	-	-	38,000	€ max
	ABP Strategic Infra Residential	-	-	130.00	€ per house
	ABP Strategic Infra Residential	-	-	130.00	€ per 2 bedrooms
	ABP Strategic Infra Other Uses	-	-	7.20	€ per sq m GIFA
	ABP Strategic Infra Max Fee	-	-	80,000	€ max
	ABP Pre Consultation Fee	-	-	1,500	€ per meeting
	DLRCC Residential Contrib.	-	-	10,423	€ per unit
	DLRCC Commercial Contrib.	74.10	-	90.01	€ per sq m GIFA
	DLRCC Industrial Contrib.	74.10	-	210.00	€ per sq m GIFA
	DLRCC Commercial Sandyford	-	-	154.40	€ per sq m GIFA
	DLRCC Residential Sandyford	-	-	15,291	€ per unit
	DLRCC Glenamuck Resi	-	-	26,198	€ per unit
	DLRCC Glenamuck Commercial	-	-	131.25	€ per sq m GIFA
	Cherrywood residential	-	-	15,291	€ per unit
	Cherrywood office	-	-	154.40	€ per sq m GIFA
	DLRCC LUAS B1 commercial	-	-	351,774	€ per gross site HA
	DLRCC LUAS B1 residential	-	-	802,047	€ per gross site HA

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ANNUAL TENDER COST INDEX AND EUROPEAN COST INDEX

COUNTRY	INDEX
Ireland	100 - 100
Netherlands	80.5 - 89
Germany	78 - 86.2
Poland	43 - 47.6
Belgium	78.9 - 87.2
Austria	81.7 - 90.3
UK - London	114.2 - 126.2
UK - Ex London	88.4 - 97.7
N. Ireland	75.9 - 83.9
Spain	64.7 - 71.5
Portugal	71.3 - 78.8
France	80.4 - 88.9
Sweden	113.1 - 125
USA - West Coast	148.4 - 164
Exchange €/£	1.170
Exchange €/$	1.110

YEAR	INDEX
2020 (estimate)	130.8 - 133.3
2019	124.6
2018	116.9
2017	108.5
2016	102.1
2015	97.4
2014	92.7
2013	88.7
2012	86.3
2011	84.8
2010	83.8
2009	84.7
2008	92.7
2007	100.0

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NOTES TO USE OF COST DATABASE

Usage

From internal data, research & market sources we have taken a cost range across a number of project types. The data in this cost database sets out indicative construction cost ranges for a number of building types in different sectors in Ireland. The costs are representative of typical mid range building specifications for each type of project. Unique designs, or difficult sites may not be within the cost range shown.

The rates shown are average build costs and do not include VAT or professional fees - the costs are based on rates as of Q1 2020 and do not allow for inflation. The average construction costs indicated should not be used for insurance valuation purposes. For specific details on construction costs please contact Keogh Consulting.

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