



0071/2006

## Planning and Building Unit, Department of Education and Science

### Cost Limits for Primary School Buildings

#### Introduction

The Planning and Building Unit of the Department of Education and Science has kept under review the movements of Primary School building costs since the Basic Building Cost was increased to €1,170/m<sup>2</sup> in February 2005.

As a result, it has been decided that the Cost Limits shown below will apply from 1st June 2006.

The increase allows for tender inflation since February 2005.

#### Cost Limits

**\*1. "Basic Building Cost Limit" to a maximum of €1,230 per m<sup>2</sup> of Floor Area.**

This cost is intended to include:

- 1.1 The building and substructures;
- 1.2 The proportion of Contingencies, Preliminaries and Insurances allocated to the above;
- 1.3 Value Added Tax.

**2. "External Works Allowance" to a maximum of 12.5% of the Basic Building Cost, as determined by the actual Cost Plan/Cost Analysis Unit Cost, and is intended to include:**

- 2.1 All work provided for in the Planning Guidelines for Primary Schools (December 1999) and included in the National Building Elements, (-0) Site series, viz -10, 20, 30, 40, 50, 60, 70 and 80. Work to boundaries and entrances, including bus lay-bys if required, are particular to each individual project and should be included under "Abnormal Costs".
- 2.2 The proportion of Contingencies, Preliminaries and Insurances allocated to the above;
- 2.3 Value Added Tax.

**3. "Abnormal Costs"**

The BBC and EWA are deemed to cover the cost of the project. If the Design Team considers that costs in excess of the BBC and EWA are involved, they should be submitted to the Building Unit for a decision on whether they are eligible for inclusion in the project as ABNORMAL COSTS (see circular DTP/3/85).

Where refurbishment work in existing buildings forms part of the brief, these works should not be included under "Abnormal Costs" but instead shall be costed and included separately in the Cost Plan and the floor area affected by these works stated.

\* Additional costs of complying with improved insulation standards due to come into force in 2006 are not included in the above Basic Building Cost and are to be included under Abnormal Costs.

- \* Additional costs of complying with air-tightness requirements on School Buildings are not included in the above Basic Building Cost and are to be included under Abnormal Costs (separate guidance will be issued with regard to this new requirement).

#### 4. Notes

1. The Cost Limits apply to all Primary School buildings.
2. It should be noted that the Basic Building Cost and External Works Allowance are MAXIMUM amounts and that all Elements of the project must represent a proper value-for-money evaluation.
3. For extension projects the External Works Allowance is generally under 10% of the Basic Building Cost.
4. When applying the Cost Limits, it should be noted that the Basic Building Cost and the External Works Allowance are two distinct Cost Limits. They should not be added together to form an overall cost limit in the process of Cost Planning or the Analysis of Tenders.
5. Contingencies should be approximately 2% of the estimated cost of the project.
6. All Drainage beneath the Building Ground Floor slab and all Services (Piped and Ducted) to the Building point-of entry should be included, where appropriate, in Elements (50) and (60) of the External Works Allowance.
7. The following items are part of the built-in Furniture/Equipment cost limits and consequently are excluded from the Building cost limits:
  - 7.1 Joinery fittings and furniture;
  - 7.2 Blackboards, notice boards and pin boards;
  - 7.3 Shelving;
  - 7.4 Curtains and blinds;
  - 7.5 Cloakroom fittings and lockers;
  - 7.6 Sanitary fittings, traps, taps and other fittings which are part of 7.1 above;
  - 7.7 Equipment.
8. Supplies, services and wastes to built-in furniture and equipment **are included** in the Basic Building Cost Limit and/or External Works Allowance.
9. The Building Unit's Outline Cost Plan (DTP/7/85), Cost Plan (DTP/8/85) and Cost Analysis (DTP/9/85) Forms should be used in all submissions, and they should be fully completed in respect of all Data and Specification.

- \* Denotes changes from PBU/1/05

Hubert Loftus  
Principal  
School Building Section