



Circular Number: 0027/2021

Cost Limits for Primary School Buildings

Introduction

The Planning and Building Unit of the Department of Education has kept under review the movements of Primary School building costs since the Basic Building Cost was increased to € 1,490/m² in December 2018.

As a result, it has been decided that the Cost Limits shown below will apply from 4th May 2021.

The revised Cost Limits apply to Employer Design school projects and allow for changes in market conditions since December 2018.

* **Denotes changes from 0081/2018**

Cost Limits

1. * **"Basic Building Cost Limit" to a maximum of € 1,640 per m² of Floor Area.**

This cost is intended to include:

- 1.1 The building and substructures;
- 1.2 The proportion of 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 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 laybys, etc., if required, are particular to each individual project and should be included under "Abnormal Costs".
- 2.2 The proportion of Preliminaries and Insurances allocated to the above;
- 2.3 Value Added Tax.



"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 (refer to Design Team Procedures 2012 and associated Practice Notes).

Refurbishment Works in Existing Buildings

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.

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. The inclusion of rainwater recovery is decided on a project by project basis and, when approved for inclusion, should be scheduled as an Abnormal Cost.
6. The inclusion of Surface Water Attenuation is also decided on a project by project basis and, when approved for inclusion, should be scheduled as an Abnormal Cost.
7. The Department of Public Expenditure and Reform Public Works Contracts specifically exclude the use of contingencies in building contracts. Consequently the Design Team must ensure that appropriate cost provision is made for design development



throughout the design stages of a project and that the works are fully designed and detailed before going to tender.

8. 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.
9. The following items are part of either built-in Furniture or Equipment costs and consequently are excluded from the Basic Building Cost limit:
 - 13.1 Joinery fittings and furniture;
 - 13.2 Blackboards, notice boards and pin boards;
 - 13.3 Shelving;
 - 13.4 Curtains and blinds;
 - 13.5 Cloakroom fittings and lockers;
 - 13.6 Sanitary fittings, traps, taps and other fittings which are part of 13.1 above;
 - 13.7 Equipment.

[Note: For information regarding which of the above are included in the building contract and which are outside the building contract and part of loose furniture and equipment, see relevant Design Guidelines on www.education.ie]
10. Supplies, services and wastes to built-in furniture and equipment **are included** in the Basic Building Cost Limit and/or External Works Allowance.
11. The Building Unit's Outline Cost Plan Template and Detailed Cost Plan / Tender Analysis Template documents (see website) should be used in all submissions, and **they should be fully completed in respect of all Data and Specification notes.**

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