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CONSUMER GUIDE

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# BUILDING/CONSTRUCTION COST GUIDELINES

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A CONSUMER GUIDE PUBLISHED BY THE RIAI FOR 2016  
DOMESTIC AND COMMERCIAL WORK





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People's Park Pavilion, Howley Hayes Architects  
Best Commercial / Retail, 2016 RIAI Irish Architecture Awards



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# Introduction

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Whether you are planning a new corporate headquarters or are simply extending your home, this will be a considerable investment of your resources. A registered architect has the qualifications, vision and experience to take you expertly through your building project. They will help you set a viable brief and budget, guide you through the planning process, obtain quotes for the work, manage consultants like surveyors and engineers, monitor the budget and administer the construction contract. Working with a professionally qualified and registered architect will be the best investment you will make as part of the building project.

To provide clients with guidance on building costs, the RIAI has compiled this document. The information contained in this document is for guidance only using average costs for the building types as set out, current at July 2016. Please bear in mind the high level of cost inflation in the industry due to market conditions.

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## **The Royal Institute of the Architects of Ireland**

Founded in 1839, the Royal Institute of the Architects of Ireland supports and regulates the architectural profession and promotes the value that architecture brings to society for everyone's benefit.

The RIAI engages with government, the professions, industry, clients and the public to promote quality in architecture; to deliver quality and sustainability in the built environment; to enrich our distinctive culture and heritage; to contribute to the competitiveness of our economy; and to improve quality of life for the people of Ireland, today and for generations to come. We also provide support services to Architects and Architectural Technologists.

The RIAI seeks to provide architects with the professional training, education and research support required to consolidate the role of the RIAI - and the architecture profession generally - as champions of exemplary practice in architecture and urbanism; and to provide high quality professional services, public education, outreach programmes, and consumer protection to clients, end-users and the public.

The RIAI would be pleased to assist with the selection of an RIAI member or any other queries arising from this document/booklet. You can find an architect on **riai.ie** searching the Practice Directory.



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# 1. Cost Guidelines for Commercial Works

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# 1. Cost Guidelines for Commercial Works

## INDUSTRIAL DEVELOPMENT

- Basic "shell" industrial/warehouse unit
- Small area of offices, toilets and other accommodation
- Traditional materials and construction methods
- Basic finishes and services
- "Greenfield" site (excluding fitting out)

	Cost Range Per m <sup>2</sup>
<b>Without Offices</b>	€650 to €800
<b>With Offices</b>	€750 to €1,160

Note:

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

## SITE DEVELOPMENT BUSINESS PARKS

- Provision of roads, pathways, parking and primary services etc.

Cost Range per hectare.
€170,000 to €545,000

Note:

- In a Business Park type development where the standard of finishes and/or services is higher increase the cost by up to 30%

## COMMERCIAL OFFICE DEVELOPMENT

- Speculative office development
- Basic "shell and core"
- Naturally ventilated
- Traditional materials and construction methods
- Basic finishes and services
- Landlord fit-out

	Cost Range Per m <sup>2</sup>
<b>Owner Occupier</b>	€1,550 to €2,400
<b>Developer Standard</b>	€ 1,400 to €1,800

Note:

- For Air Conditioned offices (shell & core) and a requirement for higher standard finishes and services increase the cost range by approx. 35%



## OFFICE FIT-OUT

- Fit out of a "shell and core" office area
- Plasterboard partitions
- Standard suspended ceiling
- Integrated lighting, wiring
- Fitting of power, telephone and data outlets (using existing ways either in trunking or underfloor)
- Standard doorsets, skirtings, architraves etc
- Minimal fittings and fixtures

	Cost Range Per m <sup>2</sup>
Basic Open Plan	€1,400 to €1,800
High End	€1,550 to €2,400
Corporate HQ	€1,470 to €1,850
Open Plan Work Station	€1,100 to €3,100

Note:

- Heating, toilets, lifts etc. have already been provided
- Using demountable partitions and/or high quality joinery the cost will increase
- 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
- Costs for office fit-outs vary considerably due to level of quality required.
- Increase the cost range by 20/30% if M&E is to be included

## SINGLE OR TWO-STOREY HOUSE IN A SPECULATIVE DEVELOPMENT OF EIGHT OR MORE HOUSES

- Traditional materials and construction methods
- Basic finishes and fittings

Cost Range per m <sup>2</sup>
€1,100 to €1,400

Note:

- For a smaller group of houses, possibly larger in floor area and with higher quality finishes use a cost in the order of €1,300 to €1,600 per m<sup>2</sup>

## APARTMENT IN DEVELOPMENT OF OVER EIGHT UNITS

- One or two-bedroom apartments
- Medium to large speculative development
- Traditional materials and construction methods
- Basic finishes and fittings

Cost Range per m <sup>2</sup>
€1,600 to €2,100

Note:

- Where the unit numbers are small the cost may increase, use a figure in the order of €1,900 to €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 €2,200 to €2,700



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## 2. Cost Guidelines for Domestic Works

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## 2. Cost Guidelines for Domestic Works

### SINGLE OR TWO-STOREY HOUSE TO "ONE-OFF" DESIGN

- Traditional materials and construction methods
- Reasonable level of finishes and fittings

Cost Range per m <sup>2</sup>
€1,500 to €1,900

Note:

- Where the construction methods are non-traditional and/or the level of finishes and/or fittings is high, you should use a cost in the order of €2,000 to €2,500 per m<sup>2</sup>
- 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

### BASIC SINGLE OR TWO-STOREY EXTENSION

- Traditional materials
- Standard construction methods
- Strip concrete foundations
- Insulated cavity walls
- Flat or pitched roof
- Minimum extent of services
- Assumes standard site and access conditions

Cost Range per m <sup>2</sup>
€1,500 to €1,800

Note:

- These figures will increase for small scale work
- Where the new roofing involves work to the existing roof, use a minimum figure in the order of €2,000 plus per m<sup>2</sup>

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## SINGLE OR TWO-STOREY EXTENSION TO HOUSE WITH RENOVATIONS TO EXISTING HOUSE

- Single/two storey extension to rear or side of house
- Traditional materials
- Standard construction methods
- Strip foundations
- Insulated cavity walls
- Flat or pitched roof
- Moderate amount of services
- New kitchen/bathrooms
- Renovations/alterations to the existing house including services
- Assumes standard site and access conditions

Cost Range per m <sup>2</sup>
€1,500 to €1,900

### Note:

- 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 €1,800 to €2,300 plus per m<sup>2</sup> applies
- In providing 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.

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## WORK TO “PROTECTED STRUCTURES”

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







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## 3. Additional Cost Factors

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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 non-exhaustive list of factors that may increase the cost ranges noted. This list is particularly relevant for domestic works, but should be considered for all work stages.

### **SITE ACCESS:**

- Is there suitable access to the site for plant, machinery and materials?
- Will materials have to be brought in by hand through the existing building?
- Can materials be stored on site?
- Can waste materials and skips 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 need to be relocated?
- Are there any ground level difficulties?
- Are there any unusual ground conditions?

### **SPECIFICATIONS AND FINISHES:**

- Are there any existing finishes to be matched or replicated?
- Does the client require any high quality or special finishes?
- Does the client have special requirements for flooring, tiling, sanitary ware, bathroom, kitchen?

### **WHEN CONSIDERING BUILDING COST RANGES NOTED ABOVE, THE FOLLOWING ELEMENTS ARE EXCLUDED:**


- Value added tax at the applicable rate
- Professional Fees
- Planning costs, levies, fees and charges
- Demolition and disposal of any deleterious materials
- Abnormal ground conditions
- Inflation
- Furniture
- Fitting-out

### **COSTS ARE BASED ON 2016 PRICES AND THE FOLLOWING SHOULD BE NOTED:**

- The rates shown are average construction build only costs
- They should not be used for insurance valuation purposes
- The costs are based on typical specifications for each type of project as noted
- Unique designs or challenging sites would not be within the ranges noted



## NEW EDITIONS OF THE RIAI CLIENT/ARCHITECT AGREEMENTS ARE AVAILABLE FROM THE RIAI BOOKSHOP.



### Agreement between Client and Architect for the Provision of Architectural Services

*Edition 2 (September 2016)*

Note: In the event that the Architect is appointed as Assigned Certifier there is a separate agreement for which there is a specific and separate RIAI form to be signed by both parties.

\_\_\_\_\_ (Client)  
of \_\_\_\_\_

appoints \_\_\_\_\_ (Architect)  
of \_\_\_\_\_

as architect for \_\_\_\_\_ (Project)  
of \_\_\_\_\_

on the terms and conditions in this document.

The architect will provide the client with the standard services at [A], together with any additional services specifically agreed. The client will pay the architect the charges at [B] and [C], and reimburse the architect for costs incurred at [D].

The Architect warrants that s/he is a Registered Architect and a Member of the RIAI.

Signed \_\_\_\_\_ (Client)  
Witnessed by \_\_\_\_\_ (Date)

Signed \_\_\_\_\_ (Architect)  
Witnessed by \_\_\_\_\_ (Date)

The client and architect should initial any amendments they make to the agreement.

If the architect is a Company, the following should be completed in lieu of signing the above.

PRESENT WHEN THE AGREEMENT WAS SIGNED:

Director: \_\_\_\_\_

Director: \_\_\_\_\_

Secretary: \_\_\_\_\_ (Date)

Note: The Client and Architect should sign a separate Agreement for appointment of the Architect as Project Supervisor (Design Process), in the Client /Architect Agreement form available from the RIAI.

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