

(appendix "A")

P A C K 1

HOUSE EXTENSION (WHERE PLANNING PERMISSION IS NOT REQUIRED, up to 40 sq m,)

FIXED FEE

INCEPTION Visit site, provide general advice to the client	€ 0
OUTLINE - Take client's instruction and discuss proposals with other professionals, - Prepare CAD survey of existing house (700 euro+ vat), - Outline design - house extension including revisions to existing ground floor level (1100 euro+ vat), - External 3d visuals	€1800+VAT
DETAIL DESIGN Provide detailed drawings and ensure that design complies with building regulations.	€1900+VAT
TENDER Put the project out to tender <i>Approximate additional expenses paid by client during tender stage if hard copies are required, usually digital version are sufficient :</i> Printing/Photocopying 60.00 Couriers/postage 15.00 Detailed tender review (by QS) 500-700	€250+VAT
PROJECT PLANNING Arrange for contract to be signed with selected Contractor, RIAI contracts	€250+VAT
ON SITE OPERATIONS 4 site visits during construction to enable the works to be certified on completion. The day to day management and supervision of the work is by the client and contractor. If more assistance is required or the loan lender requires to check the progress of works each additional site visit will cost € 200+ Vat, each bank cert €50 + VAT/per cert	€800+ VAT
ARCHITECTS CERTS (2 certificates required, €200+VAT/per certificate) Architects Opinion on Compliance with Building Regulations and Architect's Opinion on Compliance with Planning Permission and /or Exemption from Planning Control,	€400+VAT

OTHER CONSULTANTS:

STRUCTURAL ENGINEER

to design structural elements like beams , foundations etc.

QUANTITY SURVEYOR- recommended

We strongly advise to check the construction cost before preparing tender/detailed drawings.

HEALTH AND SAFETY CONSULTANT (PSDP)- required under new regulations

New responsibilities for homeowners under Safety, Health and Welfare at Work (Construction) Regulations 2013

The Client's duties under the regulations include:

- Appointing competent persons to carry out the construction work
- Appointing Project Supervisors for the Design Process and for the Construction Stage
- Keeping a Safety File
- Sending notification of the works to the Health and Safety Authority where necessary if the project is due to last longer than 30 days or 500 person days.

Notification (Form AF 1) should be sent to :

The Health and Safety Authority
Metropolitan Building
James Joyce Street
Dublin 1.
Email: wcu@hsa.ie

APPROXIMATE CONSTRUCTION COST

New build: from approx. €2000- 2200+vat per sq m
Full renovation/refurbishment €1000-2000 euro +vat per sq m

Please note that the above figures relates to 'construction budget' only. Professional fees, local authority charges, landscaping, kitchen and contingency are not included.

offer is valid until 31st of December 2019