

Our Fees

The average fee charged by majority of RIAI architects for home renovation and extension is 10% of the construction cost. In order to improve cost control we propose a fixed fee for our services. Our fixed fee is not only lower comparing to majority of architects but also at each stage of the build you will know what our fees are. No unpleasant surprises on completion of the project.

Example 1.

House renovation and a single storey extension to rear- budget 130,000

Other Architect's percentage fee 130,000 x 10% = **13,000+VAT**

Our fee (Pack 1): **9,200+VAT**

Example 2.

House renovation and a single storey extension (planning permission required) - budget 190,000

Other Architect's percentage fee= 190,000 x 10% = **19,000+VAT**

Our fee (Pack 2): **13,200+VAT**

Example 3.

House renovation and a large 2 storey extension to rear- budget 400,000

Other Architect's percentage fee: 400,000 x 7% (reduced fee for larger projects) = **28,000+VAT**

Our fee (Pack 3): **18,300+VAT**

(appendix "A")

P A C K 1

SINGLE STOREY HOUSE EXTENSION (WHERE PLANNING PERMISSION IS NOT REQUIRED, up to 40 sq m,) AND MODIFICATIONS TO EXISTING GROUND FLOOR LAYOUT.

***FIXED FEE BASED ON CLIENT'S BUDGET OF €**

INCEPTION	€ 0						
Visit site, provide general advice to the client							
OUTLINE	€3800+VAT						
<ul style="list-style-type: none"> - Take client's instruction and discuss proposals with other professionals, - Prepare CAD survey of existing house (1200 euro+ vat), - Outline design - house extension including revisions to existing ground floor level (2600euro+ vat), - External 3D visuals and natural light & shadow analysis 							
DETAIL DESIGN	€3500+VAT						
Provide detailed drawings and ensure that design complies with building regulations.							
TENDER	€450+VAT						
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>							
<table style="width: 100%; border: none;"> <tr> <td style="width: 80%;">Printing/Photocopying</td> <td style="text-align: right;">60.00</td> </tr> <tr> <td>Couriers/postage</td> <td style="text-align: right;">15.00</td> </tr> <tr> <td>Detailed tender review (by QS)</td> <td style="text-align: right;">500-700</td> </tr> </table>		Printing/Photocopying	60.00	Couriers/postage	15.00	Detailed tender review (by QS)	500-700
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PROJECT PLANNING	€300+VAT						
Arrange for contract to be signed with selected contractor, RIAI contracts.							

ON SITE OPERATIONS

€800+ VAT

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

ARCHITECTS CERTS (2 certificates required, €200+VAT/per certificate)

€400+VAT

Architects Opinion on Compliance with Building Regulations and
 Architect's Opinion on Compliance with Planning Permission and /or Exemption from Planning Control

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. €2500- 3000+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.

*Prices are valid for 3 months from date of quotation. If the budget and scope of work is increased by the client by more than 20% additional fees may apply.

Dated:

SIGNED: _____
 for and on behalf of the Consultant

SIGNED _____
 for and on behalf of the Client