

**Duncannon Fort,
Wexford**

**Masterplan for Site
Re-Development**

**High Level Preliminary
Budget Estimate**

30th August 2023

**rainey
& best**

chartered quantity surveyors
project managers

PRELIMINARY BUDGET ESTIMATE

Note - all areas for buildings stated below are gross internal areas (GIA's)

Gross site areas

Zone 1 - The Promontory	2,220 m ²
Zone 2 - The Parade	5,278 m ²
Zone 3 - The Walls	3,828 m ²
Zone 4 - The Glacis	6,840 m ²
TOTAL	18,166 m²

Net site areas

Zone 1 - The Promontory	2,058 m ²
Zone 2 - The Parade	3,216 m ²
Zone 3 - The Walls	3,828 m ²
Zone 4 - The Glacis	6,840 m ²
TOTAL	15,942 m²

Buildings**Zone 1 - The Promontory**

West Battery - Sunken Pill Box (22)	12 m ²
Munitions Store (24)	34 m ²
Generator Room (25)	85 m ²
West Battery (26)	12 m ²
West Battery - Sea Pill Box (27)	19 m ²
Sub Total	162 m²

Zone 2 - The Parade

Magazine (1)	70 m ²
Armoury (2)	128 m ²
Armourer's Store (3)	67 m ²
Soldier's Recreational Hall (4)	138 m ²
The Officers' Mess (5)	272 m ²
The Lighthouse (6)	54 m ²
Burke's House (7)	166 m ²
Burke's House - Store Houses (8)	62 m ²
Governor's House (9)	388 m ²
Officers' Barrack (10)	226 m ²
Soldiers' Barrack 1 (11)	128 m ²
Soldiers' Barrack 2 (12)	238 m ²
Barrack Store (13)	102 m ²
Toilet Block (15)	23 m ²
Sub Total	2,062 m²

OVERALL TOTAL**2,224 m²**

Site perimeter

704 m

€

① BUILDING WORKS**A ZONE 1 - THE PROMONTORY**

Note - Buildings in Zone 1 are refurbished to ensure they are safely publicly accessible including basic fit out and basic life safety M&E etc.

1 West Battery - Sunken Pill Box (22)

Demolitions and alterations	4,200
Shell and envelope works	7,200

€

Fit out works	3,600	
M&E	6,000	21,000
		1,750 €/m ²
		163 €/sq ft
2 <u>Munitions Store (24)</u>		
Demolitions and alterations	11,900	
Shell and envelope works	20,400	
Fit out works	10,200	
M&E	17,000	59,500
		1,750 €/m ²
		163 €/sq ft
3 <u>Generator Room (25)</u>		
Demolitions and alterations	34,000	
Shell and envelope works	51,000	
Fit out works	25,500	
M&E	42,500	153,000
		1,800 €/sq ft
		167 £/sqft
4 <u>West Battery (26)</u>		
Demolitions and alterations	4,200	
Shell and envelope works	7,200	
Fit out works	3,600	
M&E	6,000	21,000
		1,750 €/m ²
		163 €/sq ft
5 <u>West Battery - Sea Pill Box (27)</u>		
Demolitions and alterations	6,650	
Shell and envelope works	11,400	
Fit out works	5,700	
M&E	9,500	33,250
		1,750 €/m ²
		163 €/sq ft

B ZONE 2 - THE PARADE

Note - Buildings in Zone 2 are refurbished to a fitted out state ready for tenant / end user fit out / FF&E including an allowance to take space to decorated finished space including M&E installations etc.

1 <u>Magazine (1) - Multi Media Visitor Experience (1 level)</u>		
Demolitions and alterations	21,000	
Remove existing cement based render & roof finishes		
Collapsed masonry to top of buttress		
Shell and envelope works		
Roof re-slatted in natural slate	30,500	
New cast metal rainwater goods	12,200	
Works to external walls incl crack stitching, re-pointing, replacing render with lime render etc.	33,660	
New timber sash DG windows	8,000	
New timber external doors	6,000	
Other works allowance	38,250	
Fit Out Works (GIA)	63,000	
Multi-media visitor experience/lecture hall/cinema space		
M&E service installations	56,000	
Lifts	N/A	268,610
		3,837 €/m ²
		356 €/sq ft
2 <u>Armoury (2) - Food Hall / Events Space (1 level)</u>		
Demolitions and alterations	25,600	

Significant mould internally requires removal and adequate ventilation provided

Shell and envelope works			
<i>New roof structure</i>	27,600		
<i>Roof re-slatted in natural slate</i>	46,000		
<i>New cast metal rainwater goods</i>	18,400		
<i>Works to external walls incl crack stitching, re-pointing, replacing render with lime render etc.</i>	40,700		
<i>New timber sash DG windows</i>	20,000		
<i>New timber external doors</i>	6,000		
<i>Localised repairs floors</i>	19,200		
<i>Decay to roof members require repairs/strengthening</i>	15,000		
<i>Other works allowance</i>	46,000		
Fit Out Works (GIA)	115,200		
<i>Food hall / event space</i>			
M&E service installations	102,400		
Lifts	N/A	482,100	
			3,766 €/m ²
			350 €/sq ft
3 <u>Armourers Store (3) - Welcome & Information point (1 level)</u>			
Demolitions and alterations	10,050		
<i>Repainting of steel trusses</i>			
Shell and envelope works			
<i>Roof re-slatted in natural slate</i>	24,750		
<i>New cast metal rainwater goods</i>	9,900		
<i>Works to external walls incl crack stitching, re-pointing, replacing render with lime render etc.</i>	12,325		
<i>Repointing works</i>	6,375		
<i>New timber sash DG windows</i>	8,000		
<i>New timber external doors</i>	6,000		
<i>Other works allowance</i>	24,750		
Fit Out Works (GIA)	60,300		
<i>Welcome information visitors point</i>			
M&E service installations	53,600		
Lifts	N/A	216,050	
			3,225 €/m ²
			300 €/sq ft
4 <u>Soldier's Recreational Hall (4) Multifunctional community/education space (1 level)</u>			
Demolitions and alterations	20,700		
<i>Repainting of steel trusses</i>			
Shell and envelope works			
<i>Roof re-slatted in natural slate</i>	39,500		
<i>New cast metal rainwater goods</i>	15,800		
<i>Works to external walls incl crack stitching, re-pointing, replacing render with lime render etc.</i>	34,100		
<i>New timber sash DG windows</i>	30,000		
<i>New timber external doors</i>	12,000		
<i>Likely full overhaul of timber floor substructure (further investigation required)</i>	31,600		
<i>Other works allowance</i>	24,750		
Fit Out Works	124,200		
<i>Multifunctional community/education space</i>			
M&E service installations	110,400		
Lifts	N/A	443,050	

3,211 €/m²
 298 €/sq ft
5 The Officers' Mess (5) Accommodation (2 storey)

Demolitions and alterations	27,200	
<i>Water damage from leaking water tank</i>		
Shell and envelope works		
<i>Roof re-slatted in natural slate</i>	52,000	
<i>New cast metal rainwater goods</i>	20,800	
<i>Works to external walls incl crack stitching, re-pointing, replacing render with lime render etc.</i>	71,500	
<i>New timber sash DG windows</i>	48,000	
<i>New timber external doors</i>	12,000	
<i>Central chimney in need of repair</i>	5,000	
<i>Woodworm to timber GF needs replaced</i>	41,600	
<i>Other works allowance</i>	68,000	
Fit Out Works	244,800	
<i>Accommodation with kitchen/communal space GF</i>		
M&E service installations	217,600	
Lifts	N/A	808,500

 2,972 €/m²
 276 €/sq ft
6 The Lighthouse (6)*Owned by OPW (outside scope of project)*Excluded

Excluded

0 €/m²

0 €/sq ft

7 Burke's House (7) (2 storey building)
 Demolitions and alterations
To be demolished pending permissions
16,600

16,600

100 €/m²

9 €/sq ft

8 Burke's House - Store Houses (8)

Demolitions and alterations	15,500	
Shell and envelope works	124,000	
Fit Out Works	55,800	
M&E service installations	49,600	
Lifts	Excluded	244,900

3,950 €/m²

367 €/sq ft

9 Governors House (9) - Museum (3 levels)

Demolitions and alterations	97,000	
<i>Local repairs to concrete escape stairs</i>		
<i>Unknown basement condition</i>		
Shell and envelope works		
<i>Roof re-slatted in natural slate</i>	55,000	
<i>New cast metal rainwater goods</i>	22,000	
<i>Works to external walls incl crack stitching, re-pointing, replacing render with lime render etc.</i>	50,600	
<i>New timber sash DG windows</i>	56,000	
<i>New timber external doors</i>	12,000	
<i>Timber floors on first floor repairs to decayed end joists</i>	77,600	
<i>Other works allowance</i>	97,000	
Fit Out Works	349,200	
<i>Museum building (basement, GF & 1st floor)</i>		
M&E service installations	310,400	
Lifts (Basement to First Floor)	<u>45,000</u>	1,171,800

€

3,020 €/m²

281 €/sq ft

10 Officers Barrack (10) - Retail / Café (2 levels)

Demolitions and alterations	56,500	
<i>Localised repairs & strengthening to floor joists</i>		
Shell and envelope works		
<i>Roof re-slatted in natural slate</i>	111,600	
<i>New cast metal rainwater goods</i>	18,600	
<i>Works to external walls incl crack stitching, re-pointing, replacing render with lime render etc.</i>	55,000	
<i>New timber sash DG windows</i>	42,000	
<i>New timber external doors</i>	6,000	
<i>Other works allowance</i>	56,500	
Fit Out Works	203,400	
<i>Retail units / Café area</i>		
M&E service installations	180,800	
Lifts	Excluded	730,400

3,232 €/m²

300 €/sq ft

11 Soldiers Barracks 1 (11) - workshops/studios/offices/accomodations (2 levels)

Demolitions and alterations	32,000	
<i>Localised repairs & strengthening to floor joists</i>		
Shell and envelope works		
<i>Roof re-slatted in natural slate</i>	57,000	
<i>New cast metal rainwater goods</i>	9,500	
<i>Works to external walls incl crack stitching, re-pointing, replacing render with lime render etc.</i>	52,800	
<i>New timber sash DG windows</i>	16,000	
<i>New timber external doors</i>	6,000	
<i>Other works allowance</i>	32,000	
Fit Out Works	115,200	
<i>Workshops / Studios / Small Offices / Accomodations</i>	0	
M&E service installations	102,400	
Lifts	Excluded	422,900

3,304 €/m²

307 €/sq ft

12 Soldiers Barracks 2 (12) - Workshops/Studios/Offices/Accomodations (2 levels)

Demolitions and alterations	59,500	
<i>Localised repairs & strengthening to floor joists</i>		
Shell and envelope works		
<i>Roof re-slatted in natural slate</i>	107,400	
<i>New cast metal rainwater goods</i>	17,900	
<i>Works to external walls incl crack stitching, re-pointing, replacing render with lime render etc.</i>	73,700	
<i>New timber sash DG windows</i>	40,000	
<i>New timber external doors</i>	6,000	
<i>Other works allowance</i>	59,500	
Fit Out Works	214,200	
<i>Workshops / Studios / Small Offices / Accomodations</i>		
M&E service installations	190,400	
Lifts	Excluded	768,600

3,229 €/m²

300 €/sq ft

13 Barrack Store (13) - Workshops/Studios/Offices/Accommodations (2 levels)

Demolitions and alterations	25,500	
<i>Localised repairs & strengthening to floor joists</i>		
Shell and envelope works		
<i>Roof re-slatted in natural slate</i>	48,600	
<i>New cast metal rainwater goods</i>	8,100	
<i>Works to external walls incl crack stitching, re-pointing, replacing render with lime render etc.</i>	44,000	
<i>New timber sash DG windows</i>	36,000	
<i>New timber external doors</i>	6,000	
<i>Other works allowance</i>	25,500	
Fit Out Works	91,800	
<i>Workshops / Studios / Small Offices / Accommodations</i>		
M&E service installations	81,600	
Lifts	Excluded	367,100

3,599 €/m²

334 €/sq ft

14 Toilet Block (15) -

Demolitions and alterations	3,450	
<i>No internal survey</i>		
Shell and envelope works		
<i>Roof re-slatted in natural slate</i>	18,600	
<i>New cast metal rainwater goods</i>	3,100	
<i>Works to external walls incl crack stitching, re-pointing, replacing render with lime render etc.</i>	14,300	
<i>New timber sash DG windows</i>	10,000	
<i>New timber external doors</i>	6,000	
<i>Other works allowance</i>	5,750	
Fit Out Works	20,700	
<i>Assumed new toilets</i>		
M&E service installations	18,400	
Lifts	Excluded	100,300

4,361 €/m²

405 €/sq ft

② UTILITIES

Utility connections to each building / unit	56,000	
Utilities - diversions / modifications / major infrastructure upgrades - <i>provisional allowance - risk item</i>	300,000	356,000

③ EXTERNAL WORKS
A ZONE 1 - THE PROMONTORY

Roads, paths and paved areas	13,800	
Walls, fencing, railings, gates and balustrading	50,000	
Soft Landscaping	150,975	
Site furniture / signage / sundries (possibly seating)	30,000	
Drainage - foul and storm (Single foul drain & land drain)	20,580	
Storm attenuation - <i>excluded assumed not required. Expend from risk allowance if required</i>	Excluded	
Sewer requisitions - <i>excluded - assumed not required. Need to enquire. Expend form risk allowance if required</i>	Excluded	

Builder's Work in Connection with External Services	20,580	
Work outside the curtilage of the site - provisional sum for road works and traffic signals at entrances from main roads	<u>N/A</u>	285,935
		139 €/m ² 13 €/sq ft
B ZONE 2 - THE PARADE (see P109 Masterplan)		
Roads, paths and paved areas	892,500	
Main entrance via bridge; upgrade / restoration	50,000	
Walls, fencing, railings, gates and balustrading	200,000	
New amenity grass / lookout point (4)	15,900	
New memorial garden / pavilion (3)	540,000	
New landscaped area around visitor centre (6)	23,700	
New covered walkway & lift connecting buildings 9 & 10 (7)	125,000	
Site security / access control / barriers etc	50,000	
Site furniture / signage / sundries	75,000	
Public art features / sculptures	250,000	
Drainage - foul and storm	160,800	
SUDS in main square 10m x 10m	180,000	
Builder's Work in Connection with External Services	<u>32,160</u>	2,595,060
		807 €/m ² 75 €/sq ft
C ZONE 3 - THE WALLS (see CORA Structural Proposal)		
Roads, paths and paved areas	126,300	
Soft Landscaping	50,000	
Laneways (14) (localised repairs to masonry walls)	} 200,000	
Ditch & Rampart Dry Moat (18) (localised repairs to masonry walls)		
South Lunette (19) (localised repairs to masonry walls)		
North Lunette (20) (localised repairs to masonry walls)		
Marina Rampart (29) (localised repairs to masonry walls)		
Embrasure of Southern Wall (36)(localised repairs to masonry walls)		
New Linear park with natural play features & ecotrail	121,800	
New Linear park with seating & lookout points	93,000	
New Pedestrian lookout point	50,000	
Site furniture / signage / sundries	100,000	
Drainage - foul and storm	57,420	
Builder's Work in Connection with External Services	<u>19,140</u>	817,660
		214 €/m ² 20 €/sq ft
D ZONE 4 - THE GLACIS		
Roads, paths and paved areas	69,000	
Walls, fencing, railings, gates and balustrading	50,000	
Soft Landscaping (existing)	132,200	
Casemented battery (34) (localised repairs to masonry walls)	} 100,000	
Croppy Boy Cell (35) (localised repairs to masonry walls)		
Main Entrance (38) (localised repairs to masonry walls)		
Site security / access control / barriers etc	50,000	
Site furniture / signage / sundries	25,000	
Drainage - foul and storm (along access road)	26,000	
Builder's Work in Connection with External Services	20,520	
Work outside the curtilage of the site - provisional sum for road works and traffic signals at entrances from main roads	<u>50,000</u>	522,720

€

76 €/m²

7 €/sq ft

④ OTHER COSTS

Extra over cost for installation of mains ground source heat pump system for complex	650,000
Design Risk / Contingency	924,483
Preliminaries incl Bonds and Warranties	2,184,091
Main Contractor OH&P	733,230
Insurances	184,774
TOTAL ESTIMATED CONSTRUCTION COST	€ 15,582,613

Glass Box Extensions to Buildings**Extension between Building 9 & 10 - 2 Storeys (120m2 GIA)**

Demolitions and alterations	27,000	
Shell and envelope works		
Substructure	18,000	
Frame & Upper Floors	48,000	
Glass façade and roof	215,000	
Fit Out Works	60,000	
M&E service installations	96,000	
Lifts	38,000	
Design Risk / Contingency	40,160	
Preliminaries incl Bonds and Warranties	94,878	
Main Contractor OH&P	31,852	
Insurances	8,027	676,917

Extension between to Building 5 - 1 Storeys (35m2 GIA)

Demolitions and alterations	17,500	
Shell and envelope works		
Substructure	10,500	
Frame	17,500	
Glass façade and roof	106,250	
Fit Out Works	17,500	
M&E service installations	28,000	
Lifts	N/A	
Design Risk / Contingency	15,780	
Preliminaries incl Bonds and Warranties	37,280	
Main Contractor OH&P	12,516	
Insurances	3,154	265,980

Exclusions

- 1 Site acquisition and stamp duty
- 2 VAT, where applicable
- 3 Professional fees

- 4 Survey fees
- 5 Legal fees
- 6 Agents fees
- 7 Statutory fees
- 8 Finance costs
- 9 Furniture, fittings and equipment
- 10 IT and comms installations
- 11 Specialist fit out works to suit tenant / end user
- 12 Removal / disposal / remediation of hazardous materials (asbestos and contamination)
- 13 Developer's overheads / profit
- 14 Dock works for ferry transfer proposal
- 15 Works to existing building foundations
- 16 Cliff stabilisation works
- 17 Major works to historic fort walls

Notes

- 1 Assumed no hazardous material to be removed (asbestos or contamination). Any to be removed to be expended from risk contingency.
- 2 This is a very preliminary high level estimate which is based on the current USI masterplan proposal alongside the heritage and structural reports. We have made sensible budget allowances for the works indicated in the information available however the cost estimate will need to be further developed once the design is progressed.
- 3 The buildings in zone 1 have been allowed to be refurbished with basic internal finishes and M&E services installations to leave clean shell spaces ready for exhibition installations.
- 4 We have allowed for all buildings in zone 2 to be refurbished to a decorated / finished space with fully operational M&E services installations. This is on the basis of sensible budget rates which will need to be reviewed once the design is further progressed. There is no allowance for the end user fit out / FF&E i.e. museum displays, commercial kitchens etc.
- 5 For zones 3 & 4 we have made allowances for the external works based on the masterplan document.
- 6 The M&E services budget allowances will allow for some form of sustainable technology in order to satisfy SAP requirements.
- 7 Costs current at date of estimate