



BRENDAN MOORE **ARCHITECTS**



Schedule of Rates

Urlingford Community Centre,
St. Kieran's Place,
Urlingford,
Co. Kilkenny,
E41 T6Y7.

Client: Urlingford Community Centre
Project Title: Urlingford Community Centre Extension Works
Project No: 24-152
Date: Jan. 2025
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SCHEDULE OF RATES

The figures outlined below are estimates only and should not be relied upon by any third party.

Urlingford Community Centre, St. Kieran's Place, Urlingford, Co. Kilkenny, E41 T6Y7.

Item Number	Description	Quantity	Unit	Price	VAT	Amount
1.0	Extension to centre and internal alterations to create new play area Initial Preliminaries = Insurance, Health and Safety, Create temporary new entrance for children. Cordon off construction site. Scaffolding, Plant and Machinery, Skip hire, keeping site clean and tidy. Clear out and movement of existing office and staff room. Movement of IT system, cctv system, alarms etc.					
2.0	Demolition and Alterations Prop ceiling with acrows. Demolition of internal walls and removal of rubble. Block up window ope at staffroom and make good. Remove 3 no. existing windows, form new door ope at staffroom and make good, form new door ope at entrance hall and and make good. make good to floors after wall removal.					
3.0	Substructure Check for underground services. Excavate concrete/tarmac 35.00m2 Excavate to reduced levels 14.00m3 Excavate for fdn trenches not exceeding 2m 3.50m3 Remove excavated material offsite 18.00m3 Hardcore filling 4.50m3 Sand blinding 18.00m2 30N Concrete in foundations and pad for column 4.00m3 Layer of A393 mesh 10.60m2 Monarflex Radon barrier 22.00m2 Radon sump 1.00 no Radon pipework 5.00m Concrete in beds 3.80m3 150mm Xtratherm (Unilin) floor insulation 17.00m2 Upstand insulation around perimeter 13.00m Layer of A142 mesh in concrete subfloor 17.00m2 465mm rising wall in trenches 8.00m2					
4.0	External walls 100mm inner leaf of cavity wall 42.00m2 100mm outer leaf of cavity wall 40.00m2 Forming 150mm cavity 41.00m2 DPC cavity tray 8.00m2 DPC around cills 1.80m2 Vertical DPC 6.00m. Cavity closer at jambs of opes 9.00m Cavity closer at verge 12.00m Insulation behind cills 3.50m Pro-Clima airtight membrane around opes 9.00m Concrete lintels 3.50m Precast Concrete Window Cills 3.50m					
5.0	Internal Walls 100mm internal blockwork 19.50m2 Lintels 2.00no					
6.0	Roof Strip existing roof 225 x 44mm joists 52.00m 180 x 44mm rafters 180.00m 225 x 44mm ridge board 9.00m 250 x 50mm valley rafter 16.00m 250 x 25mm valley board 32.00m 100 x 50mm wallplate 8.00m Wallplate straps at 600mm centres 14.00no 150 x 44 collars 35.00m					

7.0	Structural Steelwork Structural Engineer report and specifications Steel column to support overhang 2.80m Box out and plaster Steel beams to carry roof over porch 8.00m Bolts and fixings Steel plates on column 2.00no Steel beam for support over bi-fold doors where wall has been removed 6.00m Putting in steel beams safely and associated labour					
8.0	External Wall Completions Fit new windows and doors					
9.0	Internal Wall Completions Oak doors including ironmongery and softwood frames 2 no. 75 x 18mm moulded architrave 25.00m Supply and fit window boards 1 no. Bi-fold door system 1.00no					
10.0	Walls finishing externally Scud, scratch sand/cement knapp finish 42.00m2 Reveals 12.00m Stop bead and corner bead 16.00m Plinth 12.00m Painting 42.00m2					
11.0	Walls finish internally Scud, scratch and skim internal walls 78.00m2 Reveals 12.00m. Stop bead and corner bead 25.00m Hack off existing finish off external wall at new extension Scud, scratch and skim this wall 12.50m2 Painting 95.00m2.					
12.0	Ceiling Finishes 32.5mm insulated plasterboard and skim to office and playarea 52.00m2 Painting ceilings 52.00m2.					
13.0	Floor finish Skirting board 41.00m Marmoleum floor finishes in office, play area and toilets only 61.00 m2.					
14.0	Roof finish Fascia board 18.00m Eaves boarding 4.20m2 Plywood lining to valley gutters 32.00m Tegral thrutone slates, felting and lathing 72.00m2 Ridge tiles 9.00m Lead to Valleys 16.00m 300mm moy isover G3 above joists on flat ceiling 18.00m2					
15.0	Rainwater goods 110mm gutters 8.20m Fittings Downpipes 5.00m Fittings Fascia 18.00m Soffit 18.00m Associated labour fitting.					
16.0	Mechanical Items Mechanical items to include new rads where necessary and plumbing new bathrooms. Ensuring new rads are connected to existing heating system Install Toilet cubicles Builders work in association with mechanical works.					
17.0	Electrical Items Electrical items and certification of building works Builders work in association with electrical.					
18.0	Sanitary Fittings Supply and Fitting of sanitary ware.					

19.0	Drainage Connect new toilets into existing drainage system Connect new surface water items to existing drainage system RWP's 2.00no Armstrong junctions 2.00no Gully traps 2.00no Installation of new footpaths and walkways and making good.					
	Subtotal without VAT					
	+VAT					
	Total Construction Cost					