

Kilcloon Respite – First Floor & Ground Floor Adaptation Works (Updated Baseline Costs)

Room / Area	Description of Works	Indicative Cost (€)
IT Room	Acoustic boxing to glass/handrail, acoustic panels, additional sockets/data, AV fit-out, light redecoration	€18,000
Wash-Up Room	Remove catering equipment, partial wall cladding replacement, minor electrics, make good	€7,000
Cold Storage Room	Remove freezers, tidy services, possible new lighting, minor floor repairs	€7,000
Main Kitchen / Prep Area (First Floor → Resource Room)	Full strip-out, gas/extract decommissioning & certification, new partition, new floor/lighting, redecorate	€40,000
Main Hall	Ceiling repaint, high-level acoustic panels, handrail boxing, privacy film, general redecoration	€30,000
Male & Female Changing Wet Rooms	Create two 3.6x2.5m accessible wet rooms with showers, Doc M toilets, hoists, full M&E, finishes	€50,000
Cinema Room	Install projector, screen, surround sound, dimmable lighting, repaint in dark tones, soft seating	€30,000
Male & Female Toilets → Resource Room	Strip-out, knock-through, extend wall, new accessible doors, new finishes, electrics & lighting	€30,000
New Kitchen Area (Ground Floor)	Demolish internal office in old pottery, reuse catering equipment; light-use kitchen fit-out (indicative)	€35,000
Sensory Rooms (x4 – First Floor) – Supplier quoted	Supply & fit of 4 sensory rooms (lighting/effects/equipment) as per supplier scope	€24,000
General Works	Full repaint, selective flooring renewal, door widening/replacement, electrical/fire checks	€35,000
Fit out Costs.	Furniture, IT equipment Soft Furnishings	€125,000
Subtotal (Direct Works)		€431,000
Prelims & OH&P (10%)		€43,100
Contingency (15%)		€64,650
Indicative Project Total (ex-VAT)		€538,750