

# Kilcloon Equine Centre – Respite Project

## Feasibility and Cost Report

### 1. Introduction

This report provides a high-level feasibility assessment and indicative cost overview for the proposed refurbishment and reconfiguration works at Kilcloon Equine Centre.

The project involves the repurposing of the first floor to accommodate alternative respite and support services, together with enabling works at ground floor level to relocate kitchen and canteen facilities.

### 2. Project Overview

The proposed works comprise:

- Reconfiguration of first floor spaces to provide activity, resource and support areas
- Relocation of canteen and kitchen functions to ground floor (existing pottery area)
- Reuse of existing kitchen and catering equipment where feasible
- Upgrade of mechanical and electrical services to support revised layout
- Internal finishes and fit-out works

This approach maximises the use of the existing building structure and infrastructure, reducing the requirement for major structural interventions.

### 3. Feasibility Assessment

#### *3.1 Building Suitability*

The existing building layout, circulation routes, and core infrastructure (stairs, lift, services) are considered suitable to accommodate the proposed reconfiguration.

#### *3.2 Detailed Scope of Works*

The project comprises internal refurbishment and reconfiguration works across the first floor, together with enabling works at ground floor level. Key elements include:

##### *A. Accessible Toilets & Shower Rooms (First Floor)*

- Conversion of two existing changing/toilet rooms into fully accessible WC/shower rooms
- Installation of:

- Wheelchair accessible WC with docking/toilet support systems
- Accessible showers
- Reconfiguration of internal plumbing and drainage
- Door widening to achieve wheelchair accessibility

#### *B. Activity Room Conversion (Cinema)*

- Conversion of existing activity room to either:
  - Cinema space, or
  - Activity room (final specification to be confirmed)

Cinema configuration to include:

- Blackout blinds to skylights and windows
- Darkened finishes (including painting of existing timber elements)
- Installation of:
  - Large screen TV or projector
  - Surround sound system
  - Feature / low-level (mood) lighting
  - General lighting upgrades
- Door widening for accessibility compliance

#### *C. Resource Rooms & Additional WC Provision*

- Reconfiguration of existing rooms to create:
  - Two new WC facilities
  - Two individual resource rooms
- Demolition of unsuitable existing partitions
- Construction of new internal walls
- Installation of new doors, lighting, and power outlets

#### *D. IT / Activity Area (Glazed Section)*

- Conversion to multi-use IT and recreation space
- Provision for:

- Gaming stations (PlayStation / consoles)
- Television viewing area
- Desk-based computer stations (approx. 4 positions)
- Associated electrical and data requirements (to be confirmed at design stage)

#### *E. Ground Floor – Kitchen & Canteen Relocation (Old Pottery Area)*

- Removal of existing fixtures (including dishwasher and storage units)
- Reconfiguration to form a self-contained food preparation and service area, including:
  - Fridge and freezer units
  - Preparation tables
  - Oven, griddle and fryer
  - Hot and cold serving counter
  - Under-counter refrigeration
  - Storage and shelving
- Installation of required mechanical and electrical services

#### *F. Dining / Canteen Area*

- Provision of tables and seating for service users
- Layout based on centralised seating arrangement

#### *G. Ancillary Spaces (Ground Floor)*

- Conversion of existing rooms to include:
  - Washroom facilities
  - Wash-up / dishwashing areas
  - Storage areas
- Associated plumbing, drainage, and electrical works

#### *H. General Works Across Project*

- Internal finishes (flooring, painting, ceilings)
- Mechanical and electrical upgrades
- Compliance works (accessibility, fire safety, etc.)

### *3.3 Kitchen Relocation Strategy*

The relocation of kitchen and canteen facilities to the ground floor enables:

- Removal of catering infrastructure from the first floor
- Improved operational workflow
- Reuse of existing equipment, reducing capital costs

### *3.4 Risks and Constraints*

- Final room specifications not yet defined (e.g. cinema equipment, IT quantities, gym requirements)
- Extent of mechanical and electrical upgrades subject to detailed design
- Existing building constraints may impact services routing
- Procurement route to be confirmed

These items will be further developed and refined at detailed design stage.

## **4. Cost Overview (Indicative)**

### *4.1 Building & Refurbishment Works*

Use a blended refurbishment rate:

- Light–moderate healthcare refurbishment: €1,200 – €1,800 per m<sup>2</sup>

Your floor area (approx. 450 sqm.):

Indicative range:

- €540,000 – €810,000

At this stage, the cost assessment is indicative and based on:

- Current building and refurbishment rates
- Anticipated scope of internal works
- Reuse of existing equipment where possible

### *4.2 Key Work Elements*

*Accessible WC / Shower Rooms (x2):*

- €15,000 each x 2 = €30,000

Internal Reconfiguration (walls, doors, widening):

- €80,000 – €120,000

Mechanical & Electrical Upgrades:

- €100,000 – €180,000

Kitchen Relocation (reuse + install):

- €60,000 – €120,000

#### *4.3 Fit-Out Allowances (High-Level)*

Cinema / Activity Room:

- €15,000 – €40,000

IT / Gaming Area:

- €20,000 – €50,000

Furniture & General Fit-Out:

- €30,000 – €70,000

#### *4.4 Subtotal (Before Contingency)*

- €475,000 – €800,000

#### *4.5 Contingency (10%)*

- €47,500 – €80,000

#### *4.6 Total Indicative Project Cost*

- €520,000 – €880,000

#### *4.7 Cost Components*

- Internal refurbishment and partitioning works
- Mechanical and electrical modifications
- Kitchen relocation and services adaptation
- Finishes and general fit-out
- Allowances for specialist rooms (cinema, IT, activity spaces)

#### 4.8 Fit-Out Considerations

Room-specific fitouts are not yet fully defined. As such, allowances are included at a high level for:

- Audio-visual installations (cinema room)
- IT and activity equipment
- Furniture and fixtures

Detailed specifications and associated costs will be developed at design stage.

#### 4.9 Contingency

A contingency allowance of 10% has been included to account for:

- Design development
- Unknown conditions within existing building
- Scope refinement

### 5. Next Steps

Subject to funding approval, the next phase will include:

- Appointment of full design team (Architect, QS, M&E, etc.)
- Development of detailed design
- Preparation of refined cost plan
- Determination of procurement strategy

### 6. Conclusion

The project is considered feasible based on the existing building configuration and proposed scope of works. The approach focuses on internal refurbishment and reuse of existing assets, supporting a controlled and cost-effective delivery.

The cost plan at this stage is indicative and will be further refined following detailed design development.