



The Cube Building,
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1st April 2022

José Ospina
Green Skibbreen CLG,
Myross Wood House,
Leap,
Co. Cork.

Budget Figures

Dear José,

Re: Myross Wood House, Leap, Co. Cork.

Surveys (To inform future work)

Invasive Opening up Works (not repaired) - € 4,600.00

Asbestos Survey - € 2,600.00

Drain Survey - € 3,000.00

Damp and Timber Decay Survey (following opening up works) - € 3,600.00

Electrical - TBC

Septic Tank Survey, which includes a digger to expose the tank – € 1,950.00

Immediate Work

Rear Trench

Clear out and locally repair the rear trench - € 2,800.00

Low Level

Clear out all gulley's and clear paths - € 900.00

High level (all from a MEWP)

Clean Down and Seal Gutters - € 2,600.00

Repair downpipes and hoppers - € 3,800.00

Locally Seal and Patch Repair Chimneys - € 2,900.00

Fix slipped/loose slates - € 1,600.00

Clean down lean-to - € 900.00

Localised crack repair/seal - € 2,600.00

Repairing Flashings € 2,800.00

Doors

Repair front door (temporary) - € 400.00

Replace front door to a similar detail - € 8,400.00

All of the above is subject to VAT as may be appropriate.

Electrical

We had an electrician review the building, and in his view, a periodic inspection is of no value as there are issues. Therefore below are budget figures to rewire the building.

A cost of € 780,000.00 to rewire the property , including fire alarm and emergency lighting.

A further cost of € 165,000.00 to fit led lighting as an upgrade during works.

Note - all of this is budget cost only at this point and also working hours , program , ability to shut down areas , ebb possible upgrade , mechanical interfacing to be discussed.

Note - no intruder alarm , cctv , v works included in this budget costing.

Budget Figures for Major Works to The Main Original Building

(To be read in conjunction with Brady Mallalieu Architects drawings)

Scaffolding

282m internal and external perimeter x 5800mm high that's 1636m² at
€ 30 per m² = € 49,080.00
Netting to same 1636m² at € 5 = € 8,180.00
Loading Bays assume 12 Nr at € 1,500 = € 18,000.00

Roof

Strip Roof, Gutters and re-slate
Strip Slate circa 1450m² at € 18 = € 26,100.00
New slate circa 1450m² at € 95 = € 137,750.00
Ridges and hips 190m at € 45 = € 8,550.00
Valleys etc - € 10,000
Works to chimneys – 8 at average € 2,500 = € 20,000.00
Remove and replace gutters 350m at € 90 = € 31,500.00
Downpipes and fittings = € 25,000.00

Plastering

Hack Off Plaster and replace externally
Hack Plaster circa 1692m² at € 20 = € 33,840.00
Replaster in Lime render 1692m² at € 95 = € 160,740.00
Bands and features etc - € 40,000.00
Repainting in a keim paint or similar 1692m² at € 22 = € 37,224.00
Painting cills features etc - € 18,000

Hack Off and replace internal render (assume inner face of external wall only)
Hack Plaster circa 1692m² at € 20 = € 33,840.00
Replaster in Insulated Breathable system 1692m² at € 155 = € 262,260.00 (Calsitherm or similar system)

Windows

Remove and replace windows externally
Remove and replace typical 1400 x 2200mm Sliding sash window including repairs to
Shutters and the like – 1 Nr at € 4,850.00 per unit
Large windows 8 Nr at € 4,850.00 = € 38,800.00 (Elevation A)
Smaller first floor 9 Nr at average € 3,200 = € 28,800.00 (Elevation A)
Front Door unit - € 15,000
Elevation B windows and doors assumed casement 18 Nr at € 1,200 = € 21,600.00

Large Bay - € 12,000 (Elevation C)

First floor window € 3,200 (Elevation C)

Elevation C Windows and Doors assumed casement 41 Nr at € 1200 = € 49,200.00

Elevation D Windows and doors assumed Casement 24 Nr at € 1,200 = € 28,800.00

Elevation E Windows and doors assumed casement 19 Nr at € 1,200 = € 22,800.00

Elevation F Windows and doors assumed casement 29 Nr at € 1,200 = € 34,800.00

Curved Headed windows 2 Nr at € 2,000 = € 4,000 (Elevation G)

Elevation G Windows and doors assumed casement 18 Nr at € 1,200 = € 21,600.00

Elevation H Windows and doors assumed casement 16 Nr at € 1,200 = € 19,200.00

All of the above is subject to VAT as may be appropriate.