

**COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL**

**HOWTH/MALAHIDE AREA COMMITTEE MEETING
(Services B – Strategic & General Matters)**

WEDNESDAY 7th OCTOBER 2026

ITEM NO. 12

NEW STREET MALAHIDE COSTS BREAKDOWN - AI110158

Question: Councillor J. Hopkins

"To ask the Chief Executive to provide a detailed breakdown of the costs associated with New Street renovations?"

Reply:

Below is a breakdown including the actual pre-construction stage design costs paid to date during the design stages of the project, in addition to the costs of the construction and handover stages, which are based on the costs tendered by the winning design team and contractor during the procurement process.

These works will include the upgrade of the watermain and foul drainage networks. The Council intend to enter into a State Body Agreement with Uisce Éireann to recover the costs of these items, including the portion of the design costs and construction costs associated with these works. It has been calculated that the total recoverable costs from Uisce Éireann will be €915,923.37 (Incl. VAT), which comprises €212,632.04 (Incl. VAT) of design fees, and €703,291.33 (Incl. VAT) of construction fees (subject to agreement with Uisce Éireann and execution of the State Body Agreement). Breakdown below:-

<i>Item</i>	<i>€ (incl. VAT)</i>	<i>Subtotals € (incl. VAT)</i>
Pre-Construction Stages		
Total pre-construction professional services fees paid to end of design stages.	1,115,838.42	1,115,838.42
Construction and Handover Stages		
Total Professional Design Team Services for Construction and Handover Stages	670,240.00	
<i>Fee for Construction and Handover Stages**</i>	<i>5,179,979.64**</i>	
Subtotal Construction and Handover Stages		5,850,219.64
Total Projected Project Fee	€6,966,058.06 (Incl. VAT).	
Total costs recoupable from Uisce Éireann (subject to agreement and execution of State Body Agreement)	€915,923.37 (Incl. VAT)	
Net Projected Project Project Fee (subject to agreement and execution of State Body Agreement)	€6,050,134.69 (Incl. VAT)	

**Breakdown of Fee for Construction and Handover Stages:

<i>Item</i>	<i>€ (Incl. VAT)</i>
Preliminaries	698,995.40
Surface Water Drainage	434,081.78
Foul Water Drainage	224,575.53
Watermain	386,895.69
Electrical Services	565,296.39
Mechanical Services	332,545.02
Siteworks	2,513,279.83
Amount for Bond	24,310.00
Total Construction Cost	€5,179,979.64 (Incl. VAT)

Source of Reply:

Shane McMorro, Senior Executive Engineer, Active Travel