

Capital Works Management Framework

How to use the Price Variation Workbooks

PV 1.0 V.1.0

How to use the Price Variation Workbooks
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How to fill out the Price Variation Workbook template

Introduction

This guide is intended to help you to fill out the Price Variation Workbook template for **Forms of Tender and Schedule (FTS) 1-6**. To fill out the Price Variation Workbook, you will need:

- Access to the Central Statistics Office (CSO) website to download the appropriate information from the Wholesale Price Index and the Consumer Price Index
- The weightings for the materials and fuels categories from your Form of Tender and Schedule (these are found in Appendices 4 and 5, or Appendices 3 and 4 for PW-CF6)
- Your Interim/Final Certificate Values(s) and Effective Value

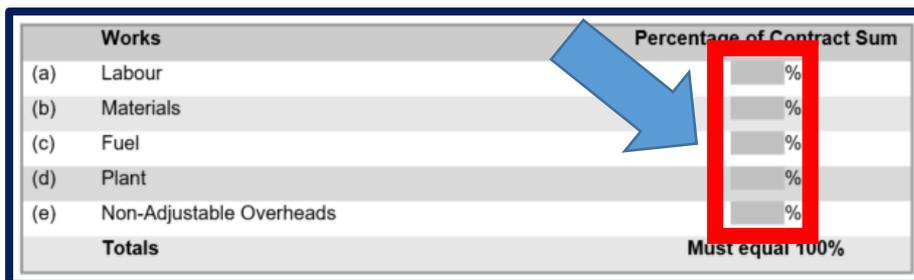
It is assumed that you are familiar with the CWMF model, and the use of Excel workbooks.

Part 1: Appendices Tab

Step 1.1

Take the proportions of labour, materials, fuel, plant and non-adjustable overheads from Part 1 of Appendix 4 (or Appendix 3 for PW-CF6) of the Form of Tender and Schedule (FTS) (see Figure 1).

Input them into tab '1. Appendix 4 & 5' (or tab '1. Appendix 3 & 4') of the Price Variation Workbook, into the corresponding cells marked in orange (see Figure 2).



Works	Percentage of Contract Sum
(a) Labour	%
(b) Materials	%
(c) Fuel	%
(d) Plant	%
(e) Non-Adjustable Overheads	%
Totals	Must equal 100%

Figure 1: Part 1 in the Form of Tender and Schedule (FTS).

APPENDIX 4 to Clause 15 Price Variation		
PART 1 PROPORTIONS OF LABOUR, MATERIALS, FUEL, PLANT AND NON-ADJUSTABLE OVERHEADS		
	Works	Percentage of Contract Sum
(a)	Labour	25%
(b)	Materials	31%
(c)	Fuel	2%
(d)	Plant	30%
(e)	Non-adjustable overheads	12%
	Totals	100%

Figure 2: ‘Appendix 4 & 5’ sheet of the Price Variation Workbook (proportions of labour, materials, fuel, plant and non-adjustable overheads). The figures present are notional and are only intended to show how the proportions should add up to 100%.

Step 1.2

Take the Permitted Increase threshold value from Part 2 of Appendix 4 (Appendix 3 for PW-CF6) to the FTS (see Figure 3) and input it into tab ‘1. Appendix 4 & 5’ (or tab ‘1. Appendix 3 & 4 for PW-CF6’) of the Price Variation Workbook by selecting from the dropdown menu available in the corresponding cell (see Figure 4).

The Threshold Percentage for Permitted Increases is	5%
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Figure 3: Part 2 of Appendix 4 to Clause 15 Price Variation of the Form of Tender and Schedule (FTS).

Form of Tender and Schedule (FTS1 to FTS4)	
APPENDIX 4 to Clause 15 Price Variation	
PART 2 PERMITTED INCREASE THRESHOLD	
Upper Threshold:	5.00%
Lower Threshold:	5%



Figure 4: ‘Appendix 4 & 5’ sheet of the Price Variation Workbook (Permitted Increase threshold).

Step 1.3

Take the indices and weightings for material categories from Appendix 5 Part 1 (Appendix 4 Table 1B for PW-CF 6) to the FTS (see Figure 5 to the right) and input them into tab '1. Appendix 4 & 5'/1. Appendix 3 & 4) of the Price Variation Workbook into the corresponding cells marked in orange (see Figure 6). Note: for PWCF-6, only the main material categories can be used (no sub-categories). Therefore the table for the material categories in the PWCF-6 workbook will be abridged to include the 11 main categories only.

	Weighting	Material Category
(1)		Stone, sand and gravel <i>of which</i>
(1.1)		Stone
(1.2)		Sand and Gravel
(2)		Cement
(3)		Ready Mixed Mortar and Concrete
(4)		Concrete Blocks and Bricks
(5)		Other Concrete Products including precast
(6)		Structural Steel and Reinforcing Metal <i>of which</i>
(6.1)		Structural Steel <i>of which</i>
(6.1.1)		Fabricated Metal
(6.1.2)		Other structural steel
(6.2)		Reinforcing Metal
(6.3)		Other Steel Products
(7)		Rough Timber (including plain sawn) <i>of which</i>
(7.1)		Hardwood
(7.2)		Softwood
(8)		Machine treated timber <i>of which</i>
(8.1)		Wooden Windows and Doors
(8.2)		Other treated timber
(9)		Bituminous macadam, asphalt and bituminous emulsions <i>of which</i>
(9.1)		Bituminous macadam and asphalt
(9.2)		Bituminous emulsions
(10)		Electrical Fittings <i>of which</i>
(10.1)		Lighting Equipment
(10.2)		Protection and Communication Equipment
(11)		All other materials <i>of which</i>
(11.1)		Plumbing Materials including Sanitary ware
(11.2)		HVAC (Heating and Ventilation Equipment)
(11.3)		Insulating Materials
(11.4)		Pipes and Fittings <i>of which</i>
(11.4.1)		PVC
(11.4.2)		Copper
(11.5)		Plaster
(11.6)		Paints, oils and varnishes
(11.7)		Glass
(11.8)		All other metal fittings
(11.9)		All other products
Total	Must equal 1.00	

Figure 5: Appendix 5 to Clause 15 Price Variation of the Form of Tender and Schedule (FTS) (material categories indices and weightings).

APPENDIX 5 PART 1 to Clause 15 Price Variation			
INDICES AND WEIGHTINGS FOR MATERIAL CATEGORIES			
	Weighting	Material Category	Sub-Category
(1)	0.2	Stone, sand and gravel	
(1.1)			0.1 Stone
(1.2)			0.1 Sand and Gravel
(2)	0.01	Cement	
(3)	0.01	Ready Mixed Mortar and Concrete	
(4)	0.01	Concrete Blocks and Bricks	
(5)	0.2	Other Concrete Products Including Precast	
(5.1)			0.1 Precast Concrete
(5.2)			0.1 Other concrete products (excl. precast concrete)
(6)	0.15	Structural Steel and Reinforcing Metal	
(6.1)			0.05 Structural Steel
(6.1.1)			0.025 Fabricated Metal
(6.1.2)			0.025 Other Structural Steel
(6.2)			0.05 Reinforcing Metal
(6.3)			0.05 Other Steel Products
(7)	0.08	Rough Timber (including plain sawn)	
(7.1)			0.04 Hardwood
(7.2)			0.04 Softwood
(8)	0.04	Machine Treated Timber	
(8.1)			0.02 Wooden Windows and Doors
(8.2)			0.02 Other Treated Timber
(9)	0.01	Bituminous macadam, asphalt and bituminous emulsions	
(9.1)			0.005 Bituminous macadam and asphalt
(9.2)			0.005 Bituminous emulsions
(10)	0.01	Electrical fittings	
(10.1)			0.005 Lighting Equipment
(10.2)			0.005 Protection and Communication Equipment
(11)	0.28	All other materials	
(11.1)			Plumbing Materials including Sanitary Ware
(11.2)			HVAC (Heating and Ventilation Equipment)
(11.3)			Insulating Materials
(11.4)			Pipes and Fittings
(11.4.1)			PVC
(11.4.2)			Copper
(11.5)			Plaster
(11.6)			Paints, oils and varnishes
(11.7)			Glass
(11.8)			All other metal fittings
(11.9)			All other products
Total	1		

Figure 6: Tab '1. Appendix 4 & 5' of the Price Variation Workbook (material categories indices and weightings). The figures present are notional and are only intended to show how the main categories should add up to 1.

Step 1.4

Take the indices and weightings for fuel categories from Appendix 5 to Clause 15 (Appendix 4 to Clause 18 for PW-CF6) of the FTS (see Figure 7) and input them into tab '1. Appendix 4 & 5' / '1. Appendix 3 & 4' of the Price Variation Workbook (see Figure 8).

	Weighting	Fuel Category	Index
(1)		Fuel Oil	The index for the category "Fuel Oil" in Table 5, Wholesale Price Indices (excluding VAT) for Energy Products (i.e. Fuels purchased by Manufacturing Industry)
(2)		Electricity	The index for the category "Electricity" in Table 7 COICOP Division 04 Housing, Water, Electricity, Gas and Other Fuels of the Consumer Price Index, published by the CSO.
(3)		Gas Oil (other than autodiesel)	The index for the category "Gas Oil (other than autodiesel)" in Table 5 Wholesale Price Indices (excluding VAT) for Energy Products (i.e. Fuels purchased by Manufacturing Industry) for Gas Oil (other than autodiesel)
Total	Must equal 1.00		

Figure 7: Appendix 5 to Clause 15 (Appendix 4 to Clause 18 for PW-CF6) Price Variation of the Form of Tender and Schedule (FTS) (fuel categories indices and weightings).

Form of Tender and Schedule (FTS1 to FTS4)	
APPENDIX 5 PART 2 to Clause 15 Price Variation	
INDICES AND WEIGHTINGS FOR FUEL CATEGORIES	
	Weighting Fuel Category
(1)	0.2 Fuel oil
(1.1)	0.7 Electricity
(1.2)	0.1 Gas Oil (other than autodiesel)
Total	1

Figure 8: Tab '1. Appendix 4 & 5' sheet of the Price Variation Workbook (fuel categories indices and weightings). The figures present are notional and are only intended to show how the weightings for the fuel categories should add up to 1.

Part 2: Indices Tab

The Designated Date or Recovery Date index figures can be taken from the published index figures for the relevant month in Table 3 (Detailed Wholesale Price Indices (ex. VAT) for Building and Construction Materials, Base: Year 2015=100) of the Statistical Release for the Wholesale Price Index published by the Central Statistics Office (CSO).

The CSO statistical releases for the Wholesale Price Index are published at monthly intervals, retrospectively reporting the gathered data for the previous month. For instance, the Statistical Release published on 22nd June 2023 contains the WPI index for May 2023.

This section will illustrate how to obtain the relevant Designated Date or Recovery Date index figures for April 2023.

The monthly releases can be found **here, on the CSO website**¹ (see Figure 9).

Once you have accessed the above link, select the 'all releases' option to find the required month/year for the Recovery Date/Designated Date index figures.



Figure 9: Select 'all releases' option.

¹ <https://www.cso.ie/en/statistics/prices/wholesalepriceindex/>

Step 2.1

You will then be presented with a list of Release Archives for the present year (see Figure 10). Select the relevant year and then the month of the Wholesale Price Index you wish to view.

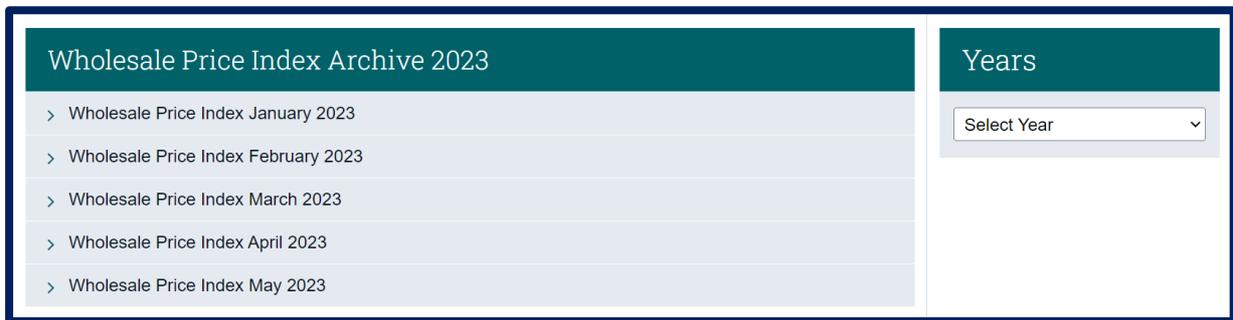


Figure 10: Select the Wholesale Price Index month you wish to view.

Step 2.2

You will then be presented with the WPI data for the relevant month (see Figure 11). Take note of the CSO statistical release date at the top of the page to ensure that the date of publication is the appropriate date for the purpose of the template.

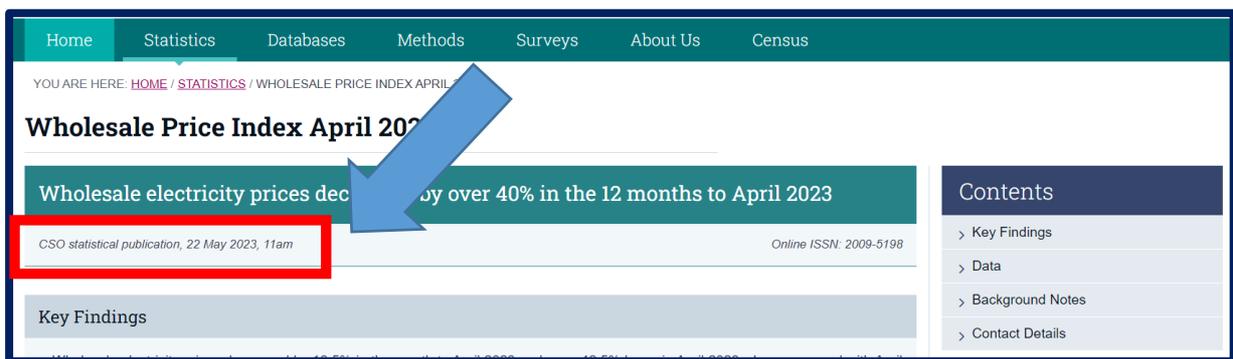


Figure 11: Note CSO statistical release date.

Step 2.3

Scroll to the bottom of the page where you will find a list of WPI Tables (see Figure 12). Select 'Table 3 Detailed Wholesale Price Indices (excluding VAT) for Building and Construction Materials' to expand.

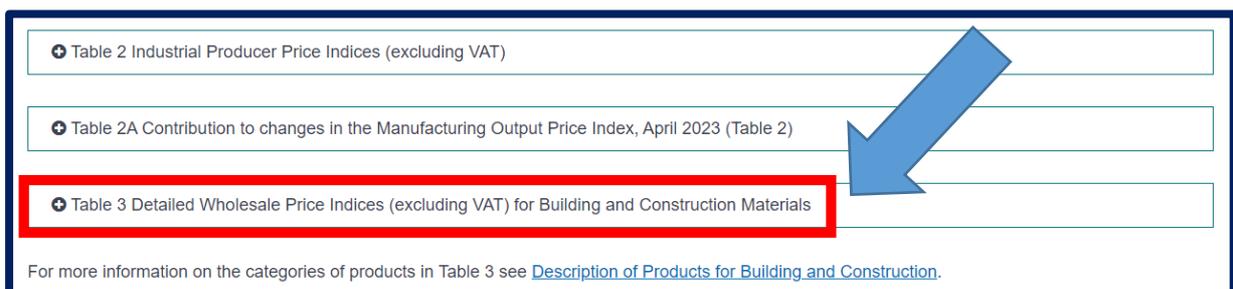


Figure 12: Select 'Table 3' to expand.

You will then be presented with Table 3 (see Figure 13) detailing the Building and Construction Materials ‘Index’, ‘Monthly % Change’ and ‘Annual % Change’ information for the selected month.

Step 2.4

There is the option to view the Table in Excel format, as highlighted in the image below. Select the ‘Wholesale Price Index [month] Table 3 (XLS 12KB)’ link to download the Excel file and open it.

Table 3 Detailed Wholesale Price Indices (excluding VAT) for Building and Construction Materials

Table 3 Detailed Wholesale Price Indices (excluding VAT) for Building and Construction Materials

Base: Year 2015 as 100

Materials	Index		Monthly % Change			Annual % Change
	1	2	Feb 23	Mar 2023	Apr 2023	Apr 2023
Stone, sand and gravel	120.9	127.5	0.5	-0.5	6.0	8.9
Stone	120.9	127.5	1.1	0.7	5.5	9.6
Sand and gravel	120.9	132.0	-1.8	-8.1	9.2	6.3
Cement	168.6	168.6	0.0	0.0	0.0	16.7
Ready mixed mortar and concrete	143.7	150.8	-0.8	0.2	4.9	27.4
Concrete blocks and bricks	131.5	136.0	0.6	1.2	3.4	19.1
Other concrete products including precast ¹	129.9	129.9	0.0	0.0	0.0	9.5
Structural steel and reinforcing metal	201.4	200.5	-0.4	-0.6	-0.4	7.8
Structural steel	221.6	221.2	-0.2	-0.1	-0.2	23.9
Structural steel fabricated metal	229.9	229.9	0.0	0.0	0.0	31.7
Other Structural steel	154.8	150.7	-3.2	-1.3	-2.6	-28.4
Reinforcing metal	170.6	169.0	-0.9	-1.5	-0.9	-14.4
Other steel products	127.9	127.9	0.0	0.0	0.0	11.6
Rough timber (including plain sawn)	151.4	151.4	0.0	0.0	0.0	-15.1
Rough timber (hardwood)	98.9	98.9	0.0	0.0	0.0	-21.6
Rough timber (softwood)	158.0	158.0	0.0	0.0	0.0	-14.6
Machined, treated engineered timber	174.8	174.8	0.0	0.0	0.0	11.2
Wooden windows and doors	140.2	140.2	0.0	0.0	0.0	13.7
Other treated timber	216.6	216.6	0.0	0.0	0.0	9.3
Bituminous macadam, asphalt and bituminous emulsions	123.0	123.7	1.7	-0.1	0.6	14.7
Bituminous macadam and asphalt	122.7	123.4	1.7	-0.1	0.6	14.8
Bituminous emulsions	131.6	131.6	0.1	0.0	0.0	9.7
Electrical fittings	136.8	138.4	0.0	0.0	1.2	10.3
Lighting equipment	107.3	107.3	0.0	0.0	0.0	0.0
Protection & communication equipment	121.0	121.0	0.1	0.0	0.0	13.1
All other materials	135.0	135.6	0.8	-0.4	0.4	12.2
Plumbing materials incl. sanitary ware	147.3	148.1	0.0	-1.3	0.5	11.0
HVAC (heating & ventilation equipment)	118.0	118.0	0.0	0.0	0.0	7.0
Insulating materials	130.3	130.3	0.0	0.0	0.0	8.9
Pipes and fittings	146.5	147.0	0.0	-0.1	0.3	16.5
PVC pipes and fittings	163.7	166.0	0.0	-0.7	1.4	12.5
Copper pipes and fittings	140.9	140.9	0.0	0.0	0.0	18.0
Plaster	205.4	206.3	0.3	0.3	0.4	35.6
Paints, oils and varnishes	156.0	160.2	4.5	0.0	2.7	18.0
Glass	104.7	104.7	0.0	0.0	0.0	6.0
All other metal fittings	117.4	117.0	0.0	0.0	-0.3	0.0
All other products	126.4	127.1	1.5	-0.6	0.6	0.0
All materials	143.8	145.9	0.2	-0.1	1.5	0.0

¹ This table was updated on 23rd March 2023. The subcategories Precast Concrete and Concrete Products (excluding precast concrete) will no longer be maintained from 1st April 2023. The higher-level category Other Concrete Products Including Precast includes products from both these subcategories and this index can be used as an approximation to the obsolete subcategories.

Open in Excel [Wholesale Price Index April 2023 Table 3 \(XLS 12KB\)](#)

[Visit Table WPM28 on PxStat](#)

Figure 13: The relevant Recovery Date or Designated Date index figures for April 2023 are shown. Note the option to view Table 3 in Excel format.

The Excel file contains the index for the selected month, as shown in Figure 14 below.

Table 3 Detailed Wholesale Price Indices (excluding VAT) for Building and Construction Materials						
Materials	Base: Year 2015 as 100					
	Index		Change			Annual % Change
	Mar 2023	Apr 2023	Mar 2023	Apr 2023	Apr 2023	
Stone, sand and gravel	120.9	128.2	0.5	-0.5	6.0	8.9
Stone	120.9	127.5	1.1	0.7	5.5	9.6
Sand and gravel	120.9	132.0	-1.8	-6.1	9.2	6.3
Cement	168.6	168.6	0.0	0.0	0.0	16.7
Ready mixed mortar and concrete	143.7	150.8	-0.8	0.2	4.9	27.4
Concrete blocks and bricks	131.5	136.0	0.6	1.2	3.4	19.1
Other concrete products including precast ¹	129.9	129.9	0.0	0.0	0.0	9.5
Structural steel and reinforcing metal	201.4	200.5	-0.4	-0.6	-0.4	7.8
Structural steel	221.6	221.2	-0.2	-0.1	-0.2	23.9
Structural steel fabricated metal	229.9	229.9	0.0	0.0	0.0	31.7
Other Structural steel	154.8	150.7	-3.2	-1.3	-2.6	-28.4
Reinforcing metal	170.6	169.0	-0.9	-1.5	-0.9	-14.4
Other steel products	127.9	127.9	0.0	0.0	0.0	11.6
Rough timber (including plain sawn)	151.4	151.4	0.0	0.0	0.0	-15.1
Rough timber (hardwood)	98.9	98.9	0.0	0.0	0.0	-21.6
Rough timber (softwood)	158.0	158.0	0.0	0.0	0.0	-14.6
Machined, treated engineered timber	174.8	174.8	0.0	0.0	0.0	11.2
Wooden windows and doors	140.2	140.2	0.0	0.0	0.0	13.7
Other treated timber	216.6	216.6	0.0	0.0	0.0	9.3
Bituminous macadam, asphalt and bituminous emulsions	123.0	123.7	1.7	-0.1	0.6	14.7
Bituminous macadam and asphalt	122.7	123.4	1.7	-0.1	0.6	14.8
Bituminous emulsions	131.6	131.6	0.1	0.0	0.0	9.7
Electrical fittings	136.8	138.4	0.0	0.0	1.2	10.3
Lighting equipment	107.3	107.3	0.0	0.0	0.0	0.0
Protection & communication equipment	121.0	121.0	0.1	0.0	0.0	13.1
All other materials	135.0	135.6	0.8	-0.4	0.4	12.2
Plumbing materials incl. sanitary ware	147.3	148.1	0.0	-1.3	0.5	11.0
HVAC (heating & ventilation equipment)	118.0	118.0	0.0	0.0	0.0	7.0
Insulating materials	130.3	130.3	0.0	0.0	0.0	8.9
Pipes and fittings	146.5	147.0	0.0	-0.1	0.3	16.5
PVC pipes and fittings	163.7	166.0	0.0	-0.7	1.4	12.5
Copper pipes and fittings	140.9	140.9	0.0	0.0	0.0	18.0
Plaster	205.4	206.3	0.3	0.3	0.4	35.6
Paints, oils and varnishes	156.0	160.2	4.5	0.0	2.7	18.0
Glass	104.7	104.7	0.0	0.0	0.0	6.3
All other metal fittings	117.4	117.0	0.0	0.0	-0.3	0.1
All other products	126.4	127.1	1.5	-0.6	0.6	9.9
All materials	143.8	145.9	0.2	-0.1	1.5	11.7

Figure 14: The relevant index values for the selected month (Excel version).

Step 2.5

Copy the index values for the relevant month and paste them into the Price Variation Workbook, tab '2. Indices' into the 'D1/R1' column as shown in Figure 15 below.

Construction Materials Wholesale Price Index Movement			Permitted Increase:
Table 3			5.00%
Base: Year 2015 = 100			Permitted Decrease:
CSO Wholesale Price Index			-10.00%
Materials Category	Sub-Category	Sub-Sub Category	D1 / R1
Stone, sand and gravel			128.2
	Stone		127.5
	Sand and gravel		132.0
Cement			168.6
Ready mixed mortar and concrete			150.8
Concrete blocks and bricks			136.0
Other concrete products (INCLUDING PRECAST)			129.9
Structural steel and reinforcing metal			200.5
	Structural steel		221.2
		Fabricated metal	229.9
		Other Structural steel	150.7
	Reinforcing metal		169.0
	Other steel products		127.9
Rough timber (including plain sawn)			151.4
	Hardwood		98.9
	Other		158.0
Other timber (MACHINED, TREATED ENGINEERED TIMBER)			174.8
	Windows and doors		140.2
	Other (TREATED TIMBER)		216.6
Bituminous macadam, asphalt and bituminous emulsions			123.7
	Bituminous macadam and asphalt		123.4
	Bituminous emulsions		131.6
Electrical fittings			138.4
	Lighting equipment		107.3
	Protection & communication equipment		121.0
All other materials			135.6
	Plumbing materials incl. sanitary ware		148.1
	HVAC (heating & ventilation equipment)		118.0
	Insulating materials		130.3
	Pipes and fittings		147.0
		PVC (PIPES AND FITTINGS)	166.0
		Copper (PIPES AND FITTINGS)	140.9
	Plaster		208.3
	Paints, oils and varnishes		160.2
	Glass		104.7
	All other metal fittings		117.0
	All other products		127.1
All materials			145.9

Figure 15: Paste D1/R1 index values into Price Variation Workbook.

To enter the index figures for materials for the month of a specific Interim or Final Certificate, follow the same process as above, but enter the figures for your month into the relevant column for your Certificate in sheet '2. Indices' as shown below in Figure 16.

Enter the month in the header cell shown, where it says '(Adjustment Month)'.

Construction Materials Wholesale Price Index Movement			Permitted Increase:		Certificate 1	
Table 3			5.00%			
Base: Year 2015 = 100			Permitted Decrease:			
CSO Wholesale Price Index			-10.00%			
Materials Category	Sub-Category	Sub-Sub Category	D1 / R1	May-23	% change	MPI / MPD
Stone, sand and gravel			128.2	132.1	3.04%	0.00%
	Stone		127.5	132.6	4.00%	0.00%
	Sand and gravel		132.0	129.9	-1.59%	0.00%
Cement			168.6	179.2	6.29%	1.29%
Ready mixed mortar and concrete			150.8	151.9	0.73%	0.00%
Concrete blocks and bricks			136.0	137.9	1.40%	0.00%
Other concrete products (INCLUDING PRECAST)			129.9	129.9	0.00%	0.00%
Structural steel and reinforcing metal			200.5	196.4	-2.04%	0.00%
	Structural steel		221.2	221.2	0.00%	0.00%
		Fabricated metal	229.9	230.4	0.22%	0.00%
		Other Structural steel	150.7	146.2	-2.99%	0.00%
	Reinforcing metal		169.0	158.7	-6.10%	0.00%
	Other steel products		127.9	132	3.13%	0.00%
Rough timber (including plain sawn)			151.4	150.1	-0.86%	0.00%
	Hardwood		98.9	98.9	0.00%	0.00%
	Other		158.0	156.5	-0.95%	0.00%
Other timber (MACHINED, TREATED ENGINEERED TIMBER)			174.8	143.5	-17.91%	-7.91%
	Windows and doors		140.2	140.2	0.00%	0.00%
	Other (TREATED TIMBER)		216.6	148.1	-31.63%	-21.63%
Bituminous macadam, asphalt and bituminous emulsions			123.7	122.9	-0.65%	0.00%
	Bituminous macadam and asphalt		123.4	122.6	-0.65%	0.00%
	Bituminous emulsions		131.6	132.4	0.61%	0.00%
Electrical fittings			138.4	139.4	0.72%	0.00%
	Lighting equipment		107.3	107.3	0.00%	0.00%
	Protection & communication equipment		121.0	121	0.00%	0.00%
All other materials			135.6	134.8	-0.59%	0.00%
	Plumbing materials incl. sanitary ware		148.1	148.6	0.34%	0.00%
	HVAC (heating & ventilation equipment)		118.0	118	0.00%	0.00%
	Insulating materials		130.3	125.3	-3.84%	0.00%
	Pipes and fittings		147.0	146.3	-0.48%	0.00%
		PVC (PIPES AND FITTINGS)	166.0	166	0.00%	0.00%
		Copper (PIPES AND FITTINGS)	140.9	140	-0.64%	0.00%
	Plaster		206.3	205.5	-0.39%	0.00%
	Paints, oils and varnishes		160.2	160.2	0.00%	0.00%
	Glass		104.7	104.7	0.00%	0.00%
	All other metal fittings		117.0	117	0.00%	0.00%
	All other products		127.1	126.7	-0.31%	0.00%
All materials			145.9	144.8		

Figure 16: Paste Interim/Final Certificate index values into Price Variation Workbook.

As can be seen from the image above, the workbook will automatically calculate the percentage change from D1/R1 for each category and sub-category, and the MPI/MPD figure for each category will be shown. Where there will be a Permitted Increase, the relevant (sub) category will be highlighted in green, and where there will be a Permitted Decrease, the relevant cell(s) will be highlighted in red.

Step 2.6

To find the D1/RI index values for fuel, return to the Wholesale Price Index page of the CSO website, but this time select Table 5 instead of Table 3, as shown in Figure 17 below.

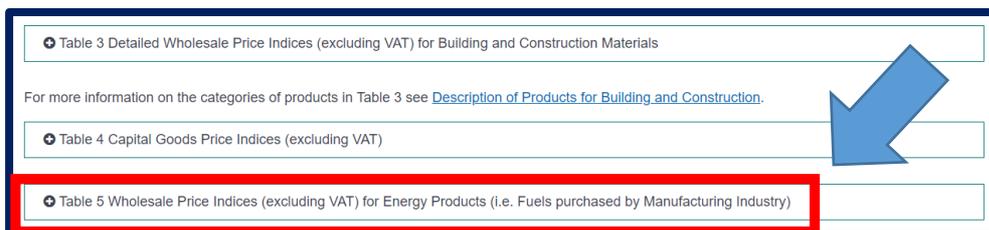


Figure 17: Go to Table 5 'Wholesale Price Indices (excluding VAT) for Energy Products (i.e. 'Fuels purchased by Manufacturing Industry)' of the Wholesale Price Index.

As previously, copy out the index values for the relevant month (Figure 18). This time, scroll down within the 'Indices' tab of the Price Variation Workbook and paste the figures into the D1/R1 column for fuel, as shown in Figure 19 below.

Table 5 Wholesale Price Indices (excluding VAT) for Energy Products (i.e. Fuels purchased by Manufacturing Industry)

Table 5 Wholesale Price Indices (excluding VAT) for Energy Products (i.e. Fuels purchased by Manufacturing Industry)

Base: Year 2015 as 100

	Index		Monthly % Change			Annual % Change
	Apr 2023	May 2023	Mar 2023	Apr 2023	May 2023	May 2023
Energy products	117.0	113.4	-0.6	0.7	-3.1	-14.7
Petrol	117.0	113.4	-0.6	0.7	-3.1	-14.7
Autodiesel	115.8	111.9	-2.7	-4.7	-3.4	-18.9
Gas oil (other than autodiesel)	122.7	115.6	-1.1	-2.7	-5.8	-21.7
Fuel oil	125.8	120.5	-2.1	-2.1	-4.2	-20.4
Electricity	231.8	194.2	-8.7	-13.5	-16.2	-26.6
All energy fuels ¹	122.8	117.6	-1.9	-2.6	-4.2	-20.0
All energy products	195.7	168.9	-7.6	-11.5	-13.7	-25.1

¹ Energy products excluding electricity.

Open in Excel: [Wholesale Price Index May 2023 Table 5 \(XLS 10KB\)](#)

[Visit Table WPM26 on PxStat](#)

Figure 18: Table 5 ‘Wholesale Price Indices (excluding VAT) for Energy Products (i.e. Fuels purchased by Manufacturing Industry)’ of the Wholesale Price Index.

Fuel Wholesale Price Index Movement		Certificate 1			
Table 5		Adj	Index figure	% change	EPI / EPD
Base: Year 2015 = 100		D1 / R1	May-23		
CSO Wholesale Price Index					
Petrol		117.0	113.4	-3.08%	0.00%
Autodiesel		115.8	111.9	-3.37%	0.00%
Gas oil (other than autodiesel)		122.7	115.6	-5.79%	0.00%
Fuel oil		125.8	120.5	-4.21%	0.00%
Electricity		231.8	194.2	-16.22%	-6.22%
All energy fuels ¹				0.00%	0.00%
All energy products		122.8	117.6	-4.23%	0.00%
Total		195.7	168.9		

Figure 19: Paste D1/R1 index figures for fuel into Workbook.

Proceed as for materials to find the adjustment index figure values for a specific certificate and paste the column into the workbook as previously. Once again, the percentage change from D1/R1 will be automatically calculated, and the EPI/EPD figures for each fuel category will be shown (see Figure 19).

Step 2.7

For electricity, the procedure is slightly different, as the Consumer Price Index is used rather than the Wholesale Price Index. First, go to the Consumer Price Index page of the CSO website. The link to the monthly releases can be found [here](#)².



Figure 20: Looking up the Consumer Price Index for electricity.

Step 2.8

Now select the relevant month for the D1/R1 figures for electricity.

Step 2.9

Scroll down to Table 7 of the CPI and select it.



Figure 21: Select Table 7 from CPI.

² [Consumer Price Index - CSO - Central Statistics Office](#)

Step 2.10

Now select and download the Excel file entitled 'Consumer Price Index [Month] Table 7 (XLS [KB])'.

Table 7 - COICOP Division 04 Housing, Water, Electricity, Gas and Other Fuels - April 2023

Table 7 COICOP Division 04 Housing, Water, Electricity, Gas and Other Fuels - April 2023

Description	Weights 2023	Index Dec. 2016=100	Percentage changes	
			1 month	12 months
04.1/04.2 Actual rentals for housing & mortgage interest	11.0641	143.4	1.6	16.9
04.1.1 Actual rentals paid by tenants (Rents)	7.8276	137.9	0.1	8.0
Private Rents	6.7680	139.5	0.1	8.8
Local Authority Rents	1.0596	127.8	0.0	3.0
04.2.1 Mortgage Interest	3.2365	156.7	4.8	41.0
04.3 Maintenance & repair of the dwelling	1.0524	127.0	0.0	7.4
04.3.1 Materials for the maintenance & repair of the dwelling	0.4340	125.7	0.1	4.9
04.3.2 Services for the maintenance & repair of the dwelling	0.6184	127.4	0.0	9.3
04.4 Water supply & miscellaneous services relating to the dwelling	0.2984	112.5	0.0	5.2
04.5 Electricity, gas & other fuels	6.2565	210.1	-1.0	30.7
04.5.1 Electricity	3.3926	231.7	0.0	51.3
04.5.2 Gas	1.0621	250.8	0.0	55.8
Natural gas	0.9904	261.4	0.0	59.3
Bottled gas	0.0717	120.4	0.2	1.5
04.5.3 Liquid fuels (Home Heating Oil)	1.2629	154.4	-5.2	-18.2
04.5.4 Solid fuels	0.5388	168.5	-0.6	27.1
Total	18.6714	159.5	0.6	20.7

Open in Excel: [Consumer Price Index April 2023 Table 7 \(XLS 69KB\)](#)

[Visit Table CPM16 on PxStat](#)

Figure 22: Download Excel file for electricity from CPI.

Step 2.11

Copy out the index figures for electricity for the D1/R1 month from the Excel file for all categories.

Table 7 COICOP Division 04 Housing, Water, Electricity, Gas and Other Fuels - April 2023

Description	2023	Dec. 2016=100	Percentage changes	
			1 month	12 months
04.1/04.2 Actual rentals for housing & mortgage interest	11.0641	143.4	1.6	16.9
04.1.1 Actual rentals paid by tenants (Rents)	7.8276	137.9	0.1	8.0
Private Rents	6.7680	139.5	0.1	8.8
Local Authority Rents	1.0596	127.8	0.0	3.0
04.2.1 Mortgage Interest	3.2365	156.7	4.8	41.0
04.3 Maintenance & repair of the dwelling	1.0524	127.0	0.0	7.4
04.3.1 Materials for the maintenance & repair of the dwelling	0.4340	125.7	0.1	4.9
04.3.2 Services for the maintenance & repair of the dwelling	0.6184	127.4	0.0	9.3
04.4 Water supply & miscellaneous services relating to the dwelling	0.2984	112.5	0.0	5.2
04.5 Electricity, gas & other fuels	6.2565	210.1	-1.0	30.7
04.5.1 Electricity	3.3926	231.7	0.0	51.3
04.5.2 Gas	1.0621	250.8	0.0	55.8
Natural gas	0.9904	261.4	0.0	59.3
Bottled gas	0.0717	120.4	0.2	1.5
04.5.3 Liquid fuels (Home Heating Oil)	1.2629	154.4	-5.2	-18.2
04.5.4 Solid fuels	0.5388	168.5	-0.6	27.1
Total	18.6714	159.5	0.6	20.7

Figure 23: Copy D1/R1 index figures for electricity.

Step 2.12

Then paste these figures into the correct column of the Indices tab in the Price Variation Workbook.

Electricity Consumer Price Index Movement Table 7 Base: Year 2016 = 100 CSO Consumer Price Index		Certificate 1			
		D1 / R1	Adjustment index figure		EPI / EPD
			May-23	% change	
Description					
04.1/04.2 Actual rentals for housing & mortgage interest	11.1	11.1	0.00%	0.00%	
04.1.1 Actual rentals paid by tenants (Rents)	7.8	7.8	0.00%	0.00%	
Private Rents	6.8	6.8	0.00%	0.00%	
Local Authority Rents	1.1	1.1	0.00%	0.00%	
04.2.1 Mortgage Interest	3.2	3.2	0.00%	0.00%	
04.3 Maintenance & repair of the dwelling	1.1	1.1	0.00%	0.00%	
04.3.1 Materials for the maintenance & repair of the dwelling	0.4	0.4	0.00%	0.00%	
04.3.2 Services for the maintenance & repair of the dwelling	0.6	0.6	0.00%	0.00%	
04.4 Water supply & miscellaneous services relating to the dwelling	0.3	0.3	0.00%	0.00%	
04.5 Electricity, gas & other fuels	6.3	6.3	0.00%	0.00%	
04.5.1 Electricity	3.4	3.4	0.00%	0.00%	
04.5.2 Gas	1.1	1.1	0.00%	0.00%	
Natural gas	1.0	1.0	0.00%	0.00%	
Bottled gas	0.1	0.1	0.00%	0.00%	
04.5.3 Liquid fuels (Home Heating Oil)	1.3	1.3	0.00%	0.00%	
04.5.4 Solid fuels	0.5	0.5	0.00%	0.00%	
Total	18.7	18.7			

Figure 24: Paste CPI figures for electricity into Price Variation Workbook.

Step 2.13

Proceed as before to find the adjustment index figure values for a specific certificate and simply paste the column into the workbook as previously. Once again, the percentage change from D1/R1 (if any) will be automatically calculated, and the EPI/EPD figures for each category will be shown (see Figure 24 above).

Part 3: Materials Workbook Sheet

Step 3.1

Finally, take the Interim/Final Certificate Value from the relevant Interim/Final Certificate and the Effective Value (as defined in Clause 15.7) for the relevant month.

Input them into the marked cells in tab ‘3. Materials Workbook’ of the Price Variation Workbook as shown in Figure 25 below (there is no need to enter these figures into the Fuel Workbook sheet as they will automatically be copied over). Note: all values shall be exclusive of VAT.

			Appendix 5 - Main category	Stone, sand and gravel	Cement	Ready mixed mortar and concrete	Concrete blocks and bricks	Other concrete products including precast	Structural steel and reinforcing metal	Rough timber (including plain sawn)	Machined, treated engineered timber	Bituminous macadam, asphalt and bituminous emulsions	Electrical fittings
			Sub Category										
			Sub sub Category										
			WEIGHTING (W)		0.01	0.010	0.010	0.200	0.150	0.080	0.040	0.010	0.010
			Material Weighting % (Y)		31%	31%	31%	31%	31%	31%	31%	31%	31%
	Interim Certificate Number	Interim Certificate Value	Effective Value										
	1			€0.00	€0.00	€0.00	€0.00	€0.00	€0.00	€0.00	€0.00	€0.00	€0.00
	MPI / MPD			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	Permitted increase/Permitted decrease			€0.00	€0.00	€0.00	€0.00	€0.00	€0.00	€0.00	€0.00	€0.00	€0.00
	2			€0.00	€0.00	€0.00	€0.00	€0.00	€0.00	€0.00	€0.00	€0.00	€0.00
	MPI / MPD			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	8.35%	0.00%	0.00%	0.00%
	Permitted increase/Permitted decrease			€0.00	€0.00	€0.00	€0.00	€0.00	€0.00	€0.00	€0.00	€0.00	€0.00

Figure 25: Enter Interim Certificate Value and Effective Value into Materials Workbook sheet.

Conclusion

The Price Variation Workbook is intended to make it easier for the user to see where adjustments to the Contract Sum with regard to materials and fuel are permitted as a result of indexed changes over time. The workbook has been designed to require minimal manual inputs by the user.

The user is only required to calculate the Effective Value, no other calculations are necessary.