

Specification and Schedule of Work

**Roof Repairs at
Former Presbyterian Church
Carlingford, Co Louth**

for

Mr Alan Johnston

May 2026



Leighton Johnston Associates

Chartered Architects

14 Drumbeemore Road, Armagh BT60 1HP
tel: 07710 857334
email: leighton.armagh@btopenworld.com



Section One

Preliminaries

	<u>MAIN CONTRACT PRELIMINARIES</u> <i>The rates and money extensions in the Preliminaries must be priced individually in ink. The value of an item not priced will be deemed to have been included in the Contract Sum.</i>		€	C
A10	<u>PROJECT PARTICULARS</u>			
A10/110	The Project: Stripping and re-slating the former Presbyterian Church in Carlingford together with ancillary repairs. Length of contract: Work must start within 14 days of receipt of written instruction from the CA and shall be complete within 12 working weeks.			
A10/120	Employer (Client): Mr Alan Johnston t/a Visit Carlingford Ltd.			
A10/140	Person Empowered by the Contract to Act on Behalf of the Employer The Architect: Leighton Johnston Associates Chartered Architects 14 Drumbeemore Road Armagh BT60 1HP Tel: +44 (0) 7710 857334 (Hereinafter referred to as 'CA').			
A10/150	Project Supervisor Design Process: As A10/140 above			
A10/160	Project Supervisor Construction Stage: The Main Contractor.			
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A11	<u>TENDER AND CONTRACT DOCUMENTS</u>		€	C
A11/110	The Tender Drawings are: 1188-WD-01 Location Map 1188-WD-02 Existing Roof Plan			
A11/120	Contract Drawings: The Contract Drawings are the same as the tender drawings.			
A11/160	The Pre-Construction Safety + Health Plan: A separate Pre-Construction Safety + Health Plan is included with the tender documents.			
A12	<u>THE SITE/ EXISTING BUILDINGS</u>			
A12/110	The Site: The site of the proposed works is the former Presbyterian Church, Newry Street, Carlingford, Co Louth. The church is close to neighbouring properties. Adequate precautions to limit noise, dust and other disturbance must be taken into account. The Contractor is recommended to inspect and examine site carefully, making himself thoroughly acquainted with the facilities for access and egress, the nature and requirements of the work to be done, so that no item may be omitted from his tender although not specifically mentioned in detail in the Specification and Schedules. No additional payment will be allowed on the plea of insufficient description. The Contractor must also satisfy himself about all matters relating to the nature of the extent of the proposed works, access to the site, the accommodation for building materials, the amount of haulage and all other matters referred to in, or to be inferred from the Drawings, Specification, Schedule of Work and Conditions of Contract. The Contractor is to include for any labour or materials which, although not mentioned in this Specification and Schedules, could be reasonably implied by same and which would be required to complete the work in a sound and substantial manner to the satisfaction of the CA.			
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	The Contractor shall be taken and held to admit that he has inspected the site and various Drawings, Conditions of Contract also the Schedule and carefully examined the same.		€	C
A12/140	Existing Mains and Services: It shall be the responsibility of the Contractor to establish the presence of any services in the vicinity of and likely to be affected by the proposed works prior to commencement of the Works.			
A12/200	Access to the Site: Access to the site from Newry Street is very limited and heavily trafficked both by vehicles and pedestrians. There is no vehicle access to the site and only on-street parking. The main contractor will liaise closely with the relevant authorities with respect to any arrangements necessary to facilitate the works and obtain all permits or licences and pay all charges arising. The requirement to provide safe access to the site and to adequately and safely manage vehicular and pedestrian traffic rests with the contractor.			
A12/220	Use of the Site: General: Do not use the site for any purpose other than carrying out the Works.			
A12/230	Surrounding Land/Building Uses: The Contractor shall take all possible precautions to prevent damage to adjacent property and shall afford due regard to same. Before commencement of the work the Contractor shall carry out a visual survey of same and prepare a photographic record of any damage for the avoidance of later dispute. The Contractor will only be granted access to those areas subject to construction works. The Contractor shall keep the site and surrounding environs clean and tidy and free from any debris throughout the duration of the works.			
A12/240	Safety and Health Hazards: General: The exact nature and condition of the structure cannot be fully and certainly ascertained before it is opened up. However foreseeable risks are identified in the Pre-Construction Safety + Health Plan.			
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A12/250	Information: The accuracy and sufficiency of this information is not guaranteed by the Employer or the Employer's representatives. Ascertain if any additional information is required to ensure the safety of all persons and the Works. Site Visit: Before tendering, ascertain the nature of the site, access thereto and all local conditions and restrictions likely to affect the execution of the Works.		€	C
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A20	CONDITIONS OF CONTRACT PRELIMINARIES CLAUSES		€	C
A20/350	<u>Form of Contract:</u> The Articles of Agreement and Conditions of Contract shall be the Standard form of 'Construction Contract' (Without Quantities) as issued by the Royal Institute of Architects of Ireland in agreement with the Construction Industry Federation and the Society of Chartered Surveyors, 2017 Edition. <u>The Schedule of Clause Headings:</u> The Contractor, unless otherwise directed, must include a sum or sums as he considers necessary to cover the cost of insurance obligations as hereinafter scheduled. Clause 1. <u>Definitions</u> 2. <u>Scope of Contract</u> 3. <u>Drawings, Specifications and Bill of Quantities</u> Amendment – Strike out sub-clause 3(a)(i) 4. <u>Variations Arising from Legislative Enactments</u> 5. <u>Contractor to Provide Everything Necessary</u> 6. <u>Local and Other Authorities' Fees</u> 7. <u>Setting Out of Works</u> 8. <u>Materials and Workmanship to Conform to Description</u> 9. <u>Work to be Opened Up</u> 10. <u>Site Manager/Foreman</u> 11. <u>Access for Architect to Works</u>			
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	12. <u>Clerk of Works</u> 13. <u>Ascertainment of Prices for Variations</u> 14. <u>Omissions</u> 15. <u>Assignment or Sub-Letting</u> 16. <u>Nominated Sub-Contractors</u> 17. <u>Nominated Suppliers</u> 18. <u>Provisional Sums</u> 19. <u>Prime Cost Sums</u> 20. <u>Independent Contractors, Artists and Tradesmen</u> 21A. <u>Liability, Indemnity and Insurance for Damage to Persons and to Property</u> 21B. <u>Insurance Against Damage to Persons and Property</u> Amendment – Strike out sub-clause 21B(ii) 22. <u>All Risks Insurance</u> Amendment – strike out sub-clause 22(b)(i) 23. <u>Insurance Policies</u> 24. <u>Damage due to Excluded Risks</u> 25. <u>Damage due to Design</u> 26. <u>Responsibility for Existing Structures</u> 27. <u>War Damage</u> 28. <u>Dates for Possession and Completion</u> 29. <u>Damages for Non-Completion</u> 30. <u>Delay and Extension of Time</u> 31. <u>Practical Completion and Defects Liability</u>		€	c
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32A.<u>Partial or Phased Possession</u> 32B.<u>Damage due to Use, Occupation or Possession by the Employer</u> 33. <u>Determination of Contract by Employer</u> 34. <u>Determination of Contract by Contractor</u> 35. <u>Certificates and Payments</u> Amendment – Strike out sub-clause 35(a)(i) 36. <u>Wage and Price Variations</u> Amendment - Delete this Clause entirely 37. <u>Collateral Agreements</u> Amendment - Delete this Clause entirely 38. <u>Avoiding and Resolving Disputes</u>																											
<u>Appendix</u> <table><tr><td>Designated Date</td><td>1(a)</td><td>To be agreed</td></tr><tr><td>Percentage for Professional Fees</td><td>22(b)</td><td>12.5%</td></tr><tr><td>Cost of Site Clearance</td><td>22(b)</td><td>€10,000</td></tr><tr><td>Minimum sum for Employer’s Liability</td><td>23(d)(i)</td><td>€13,000,000</td></tr><tr><td>Minimum sum for Public Liability</td><td>23(e)(ii)</td><td>€3,000,000</td></tr><tr><td>Date for Possession</td><td>28</td><td>To be agreed</td></tr><tr><td>Date for Completion</td><td>28 & 29(a)</td><td>Twelve working weeks from commencement</td></tr><tr><td>Liquidated and Ascertained Damages</td><td>29(a)</td><td>At the rate of €100 per week</td></tr></table>				Designated Date	1(a)	To be agreed	Percentage for Professional Fees	22(b)	12.5%	Cost of Site Clearance	22(b)	€10,000	Minimum sum for Employer’s Liability	23(d)(i)	€13,000,000	Minimum sum for Public Liability	23(e)(ii)	€3,000,000	Date for Possession	28	To be agreed	Date for Completion	28 & 29(a)	Twelve working weeks from commencement	Liquidated and Ascertained Damages	29(a)	At the rate of €100 per week
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	Defects Liability Period 31 & 35(l) Six months Period of Interim Certificates 35(b) Four weeks Time for Issue of Interim Certificates 35(b) Seven working days Percentage of Certified Value Retained 35(e) 5% Period of Final Measurement 35(h)(iii) Three months Period for Serving Notice of Arbitration 35(i) Ten working days		€	C
A30	<u>TENDERING/SUBLETTING/SUPPLY</u>			
A30/110	Scope: These conditions are supplementary to those stated in the invitation to tender and on the Form of Tender.			
A30/161	Exclusions: If the Contractor cannot tender for any part(s) of the work as defined in the tender documents the CA must be informed as soon as possible, defining the relevant part(s) and stating the reasons for the inability to tender.			
A30/190	Period of Validity: Tenders must remain open for consideration (unless previously withdrawn) for not less than 12 weeks from the date fixed for the submission or lodgement of tenders. Information on the date for possession/commencement is given in section A20.			
A30/315	Projects without Quantities: Tenders must include for all work shown or described in the tender documents as a whole or clearly apparent as being necessary for the complete and proper execution of the Works.			
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A30/320	Pricing of Specification: Alterations and qualifications to the specification must not be made without the written consent of the CA. Tenders containing unauthorised alterations or qualifications may be rejected. Costs relating to items in the specification which are not priced will be deemed to have been included elsewhere in the tender.		€	C
A30/331	The Priced Specification: Must be submitted within five working days of request.			
A30/535	Substitute Products: If the contractor wishes to substitute products of different manufacture to those specified, details must be submitted with the tender giving reasons for each proposed substitution. Substitutions which have not been notified at tender stage may not be considered. Substitutions sanctioned by the CA will be subject to the verification requirements of clause A31/200.			
A31	PROVISION, CONTENT AND USE OF DOCUMENTS DEFINITIONS AND INTERPRETATIONS			
A31/130	In Writing: When required to notify, inform, instruct, agree, confirm, obtain information, obtain approval or obtain instructions do so in writing.			
A31/140	Approval (and words derived therefrom) means the approval in writing of the CA unless specified otherwise.			
A31/145	Submit (and words derived therefrom) means to the CA unless otherwise instructed.			
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A31/180	Cross-references to the Specification: Where a numerical cross-reference to a specification section or clause is given on drawings or in any other document, the Contractor must verify its accuracy by checking the remainder of the annotation or item description against the terminology used in the referred to section or clause. Where a numerical cross-reference is not given, the relevant section(s) and clause(s) of the specification will apply, cross-reference thereto being by means of related terminology. Where a cross-reference for a particular type of work, feature, material or product is given, relevant clause(s) elsewhere in the referred to specification section dealing with general matters, ancillary products and workmanship also apply. The Contractor must, before proceeding, obtain clarification or instructions in relation to any discrepancy or ambiguity which he may discover.		€	C
A31/190	Referenced Documents: Where and to the extent that this specification conflicts with referenced documents, this specification prevails.			
A31/200	Equivalent Products: Where the specification permits substitution of a product of different manufacture to that specified and such substitution is desired, before ordering the product notify the CA and when requested, submit for verification documentary evidence that the alternative product is equivalent in respect of material, safety, reliability, function, compatibility with adjacent construction, availability of compatible accessories and, where relevant, appearance. Submit certified English translations of any foreign language documents. Any proposal for use of an alternative product must also include proposals for substitution of compatible accessory products and variation of details as necessary, with evidence of equivalent durability, function and appearance of the construction as a whole. If such substitution is sanctioned, and before ordering products, provide revised drawings, specification and manufacturer's guarantees as required by CA.			
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A31/220	Currency of Documents: References to standards, type of approval certificates, catalogues, codes of practice and the like are to the editions, revisions, versions and amendments current at 01 June 2026. References to BSI documents are to the versions and amendments listed in the BSI Standards Catalogue, including updates, current at 01 June 2026.		€	C
A31/280	Fix only: Means all labours in unloading, handling, storing and fixing in position, including use of all plant.			
A31/290	Supply and Fix: Unless stated otherwise all items given in the schedule of work and/or on the drawings are to be supplied and fixed complete.			
A31/371	To Match Existing means use products, materials and methods to match closely all visual characteristics and features of the existing work, with joints between existing and new work as inconspicuous as possible, all to approval of appearance. DOCUMENTS PROVIDED ON BEHALF OF EMPLOYER			
A31/440	Dimensions: The accuracy of dimensions scaled from the drawings is not guaranteed. Obtain from the CA any dimensions required but not given in figures on the drawings nor calculable from figures on the drawings.			
A31/460	The Specification: All sections of the specification must be read in conjunction with Main Contract Preliminaries/General conditions.			
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A32	MANAGEMENT OF THE WORKS		€	C
A32/120	Insurance: Before starting work on site submit documentary evidence and/or policies and receipts for the insurance required by the Conditions of Contract.			
A32/130	Insurance Claims: If any event occurs which may give rise to any claim or proceeding in respect of loss or damage to the Works or injury or damage to persons or property arising out of the Works, forthwith give notice in writing to the Employer, the CA and the Insurers. Indemnify the Employer against any loss which may be caused by failure to give such notice.			
A32/150	Ownership: Materials arising from the alteration work are to become the property of the Contractor except where otherwise stated. Remove from site as work proceeds.			
A32/212	Programme: As soon as possible and before starting work on site prepare in an approved form a programme for the Works and submit a copy to the CA.			
A32/420	Existing Work: The extent and location of renewal of existing work must be agreed, at least on a provisional basis, with the CA before the work is started. Remove existing work in ways which will reasonably minimise the amount of removal and renewal.			
A32/461	Interim Valuations: At least 7 days before the established dates for interim valuations submit to the CA details of amounts due under the Contract together with all necessary supporting information.			
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A33	QUALITY STANDARDS/CONTROL MATERIALS AND WORK GENERALLY		€	C
A33/110	Good Practice: Where and to the extent that materials, products and workmanship are not fully detailed or specified they are to be: Of a standard appropriate to the Works and suitable for the functions stated in or reasonably to be inferred from the project documents, and In accordance with relevant good building practice.			
A33/121	General Quality of Products: Products to be new unless otherwise specified. For products specified to a British or European Standard obtain certificates of compliance from manufacturers when requested. Where a choice of manufacturer or source is allowed for any particular product, the whole quantity required must be of the same type, manufacture and/or source unless otherwise approved. Produce written evidence of sources of supply when requested. Ensure that the whole quantity of each product required is of consistent kind, size, quality and overall appearance. Where consistency of appearance is desirable ensure consistency of supply from the same source. Do not use different colour batches where they can be seen together. If products are prone to deterioration or have a limited shelf life, order in suitable quantities to a programme and use in appropriate sequence. Do not use if there are any signs of deterioration, setting or other unsatisfactory condition.			
A33/131	Proprietary Products: Handle, store, prepare and use or fix each product in accordance with its manufacturer's current printed or written recommendations. Inform CA if these conflict with any other specified requirement. Submit copies when requested. Ancillary products and accessories to be of a type recommended by the main product manufacturer, unless otherwise specified.			
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	The tender will be deemed to be based on the products specified and recommendations on their use given in the manufacturers' literature current at the date of tender. Where British Board of Agrément certified products are used, comply with the limitations, recommendations and requirements of the relevant valid certificates. SAMPLES/APPROVALS		€	C
A33/211	Samples: Where approval of a work item is specified, the requirement for approval relates to a sample of the work and not to the materials as used in the Works.			
A33/230	Approvals: Where and to the extent that products or work are specified to be approved or the CA instructs or requires that they are to be approved, the same must be supplied and executed to comply with all other requirements and in respect of the stated or implied characteristics either: To the express approval of the CA or To match a sample expressly approved by the CA as a standard for the purpose. SERVICES GENERALLY			
A33/410	Services Regulations: Any work carried out to or which affects new or existing services must be in accordance with the Bye Laws or Regulations of the relevant Statutory Authority.			
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	SUPERVISION/ INSPECTION/ DEFECTIVE WORK		€	C
A33/550	Defects in Existing Construction to be reported to CA without delay. Obtain instructions before proceeding with work which may: • Cover up or otherwise hinder access to the defective construction, or • Be rendered abortive by the carrying out of remedial work. WORK AT OR AFTER COMPLETION			
A33/611	Generally: Make good all damage consequent upon the work including grass areas, paths, pavements etc.			
A33/650	Making Good Defects: Make arrangements with the CA and give reasonable notice of the precise dates for access to the various parts of the Works for purposes of making good defects. Inform CA when remedial works to the various parts of the Works are completed.			
A34	SECURITY / SAFETY / PROTECTION			
A34/110	Pre-Construction Safety and Health Plan This Safety Plan is an Appendix to the Contract Documents and should be read in conjunction with the project preliminaries.			
A34/114	Construction Hazards Hazards arising from the design of the project include those identified in the Pre-Tender Pre-Construction Safety and Health Plan. Common hazards which should be controlled by management and good site practice are not listed.			
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A34/117 A34/121 A34/125	Health Hazards Hazardous substances: Site personnel levels must not exceed occupational exposure standards and maximum exposure limits stated in HSE document EH40/2001. Health hazards arising from the specified construction materials include those identified in the Pre-Construction Safety and Health Plan. Common hazards which should be controlled by good management and site practices are not listed. Construction Stage Safety and Health Plan The Plan must include: Name and address of Main Contractor Names and addresses of all sub-contractors Record drawings (including details of existing services encountered during excavation) Details of all materials used, together with safety data sheets where applicable Where any design has been carried out or the original design revised: General design criteria adopted Detailed proposals for managing health and safety during the construction phase together with site rules and emergency procedures. Method statements related to the hazards identified in the Pre-Tender Pre-construction Health and Safety Information Pack and/or statements on how the hazards will be addressed and other significant hazards identified by the contractor. Approved Codes of Practice: Comply with the following: Safety, Health and Welfare at Work (Construction) Regulations 2013 and subsequent updates.		€	C
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A34/150 A34/160 A34/210 A34/330	Security Protection: Adequately safeguard the site, the Works, products, materials, and any existing buildings affected by the Works from damage and theft. Access: Take all reasonable precautions to prevent unauthorized access to the site, the Works and adjoining property. Stability Responsibility: Maintain the stability and structural integrity of the Works during the Contract. Employer's Representative Site Visits Safety: Submit details in advance, of safety provisions and procedures (including those relating to materials, which may be deleterious), which will require their compliance when visiting the site. PROTECT AGAINST THE FOLLOWING: Noise Control - Standard: Comply with the recommendations of BS 5228-1, in particular clause 7.3 to minimize noise levels during the execution of the Works. - Equipment: Fit compressors, percussion tools and vehicles with effective silencers of a type recommended by manufacturers of the compressors, tools or vehicles. - Restrictions: Do not use: - Pneumatic drills and other noisy appliances without consent outside of normal working hours and working week. - Radios or other audio equipment or permit employees to use in ways or at times that may cause nuisance.		€	C
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A34/360 Nuisance Duty: Prevent nuisance from smoke, dust, rubbish, vermin and other causes. Surface water: Prevent hazardous build-up on site, in excavations and to surrounding areas and roads. A34/390 Smoking on Site Smoking on site: Not permitted. A34/400 Burning on Site Burning on site: Not permitted. A34/405 Waste: Remove rubbish, debris, surplus material and spoil regularly and keep the site and Works clean and tidy. Remove all rubbish, dirt and residues from voids and cavities in the construction before closing in. Ensure that non-hazardous material is disposed of at a tip approved by a Waste Regulation Authority. Remove all surplus hazardous materials and their containers regularly for disposal off site in a safe and competent manner as approved by a Waste Regulation Authority and in accordance with relevant regulations. Retain waste transfer documentation on site. Provision shall be made on site for bins to dispose of litter generated by site workers.			€	C
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	PROTECT THE FOLLOWING:		€	C
A34/410	Work in all Sections: Adequately protect all types of work and all parts of the Works, including work carried out by others, throughout the Contract. Wherever work is of an especially vulnerable nature or is exposed to abnormal risks provide special protection to ensure that damage does not occur.			
A34/430	Roads and Footpaths: Adequately maintain public roads and footpaths within and adjacent to the site and keep clear of mud and debris. Any damage to roads and footpaths caused by site traffic or otherwise consequent upon the Works must be made good to the satisfaction of the Local Authority or other owner. Bear any costs arising.			
A34/450	Existing Features: Main Contractor to provide protection to prevent damage to existing buildings, fences, gates, walls, roads, paved areas and other site features which are to remain in position during the execution of the Works.			
A34/480	Adjoining Property: Do not use adjoining property. Prevent trespass of workpeople.			
A35	SPECIFIC LIMITATIONS ON METHODS/SEQUENCE/TIMING			
A35/190	Working Hours: Working on Sundays will generally not be permitted unless exceptional circumstances dictate this and prior permission from the Employer or CA is obtained.			
A36/120	Maintain, Alter, adapt and move temporary works and services as necessary. Remove when no longer required and make good.			
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A36/230	Temporary Accommodation Employers toilet may be used. Main Contractor to ensure this toilet is kept clean and tidy and checked for cleanliness at the end of each working week.	€	c
A36/320	Temporary Fence(s): The Contractor shall erect temporary fences using 'Siteguard' or other approved means to close off any areas designated as site storage or Contractor's compound.		
A36/420	Lighting and Power: Mains power is available for the site.		
A5	WORK BY OTHERS OR SUBJECT TO INSTRUCTION		
A54			
A54/590	Contingencies: Include the Provisional Sum of €2,000 (two thousand Euros) to be used in part or in whole as directed by the CA or deducted from the Final Account.	2,000	00

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Carried forward to General Summary

C

Section Two

Materials and Workmanship

Section One

Workmanship and Materials

A SCAFFOLDING

1. Compliance with British Standards:

All steel scaffolding and fittings shall comply with BS 12811:2003. Contractors shall be deemed to have read and shall comply with the latest Health and Safety at Work Regulations with regard to scaffolding. It is a requirement of the Work at Height Regulations 2005 that unless a scaffold is assembled to a generally recognised standard configuration, eg NASC Technical Guidance TG20 for tube and fitting scaffolds or similar guidance from manufacturers of system scaffolds, the scaffold should be designed by bespoke calculation, by a competent person, to ensure it will have adequate strength, rigidity and stability while it is erected, used and dismantled.

2. Fixed ladders:

Provide as necessary fixed ladders and the like to form access to the various parts and levels of the works.

3. Damage to Existing Work:

Take all necessary precautions to prevent damage to the existing Church and all surrounding properties. Take particular care in erecting and striking the scaffolding to avoid damage.

The Contractor shall arrange with the CA for jointly inspecting and recording the state of the existing walls, windows, doors, etc and any other element of the existing Church deemed necessary, at the date of commencement of the works of scaffolding and again at the date of removal of the scaffolding.

Accept responsibility for making good any damage caused, in the opinion of the CA, by the erection of and/or removal of the scaffolding.

4. Protection of Windows:

Provide special temporary protection to ensure that damage does not occur to the windows. The construction and type of protection shall be at the discretion of the Contractor but shall, nevertheless, be subject to the approval of the CA.

Arrange with the CA for jointly inspecting and recording the state of the existing windows at the Date of Possession and again at a date close to the Date of Practical Completion.

Accept responsibility for making good any damage caused, in the opinion of the CA, by any element of the works.

B DOWNTAKINGS

1. Removal Methods:

All downtakings and removal of existing work as described in the specification are to be carried out in a careful and workmanlike manner taking care not to damage those elements of the structure and fabric left in place. Undue force shall not be used and all equipment shall be suitable for the location and type of work. Any damage caused to existing structure shall be made good at the Contractor's expense.

2. Services:

Any existing electrical cables, lightning conductor downtapes etc shall be located and either disconnected and replaced, diverted or otherwise maintained in a safe condition before commencing work.

3. Materials Arising:

All materials arising from the downtakings shall become the property of the Contractor (except where described as set aside), and shall be removed immediately from the site together with all rubbish and other debris.

Ensure that rot-infested timber does not contaminate any materials intended for re-use; remove such timber from site together with all rubbish and other debris.

Burning of combustible material on or adjacent to the site will not be permitted under any circumstances.

4. Protection of Building Interiors:

Protect building interiors exposed to weather during the course of the works with temporary weathertight enclosures of sufficient size to permit execution of new work and ability to withstand severe weather.

5. Making Good:

Unless otherwise stated make good parts and/or finishes of existing structure disturbed during the works to match existing.

C WOODWORK - CARPENTRY AND JOINERY

1. Timber:

Timber for structural work shall be well seasoned, sawn square, free from excess wane or discoloured softwood, open shakes, large loose or dead knots, decay and live insect attack and shall be imported softwood complying with BS 1860 Part 1.

All replacement timber must come from an officially recognised legal and sustainable source. The CA will require documentary evidence to be produced to demonstrate that all timber is from a UK Government approved source or where this is unavailable, evidence that the timber is sourced from forests where there is an independently approved process of working towards sustainability. Where there is any doubt about the suitability of timber, details should be submitted to the CA in advance of incorporation in the works. The CA shall require unsuitable or unapproved timber to be removed from the works at the Contractor's own expense.

2. Stress Grading:

Generally GS except where otherwise noted on the drawings.

3. Moisture Content:

The moisture content in structural timber shall be in accordance with Table 2, Section 2 of BS Code of Practice C.P. 112.

4. Preservative Treatment:

All softwood timber is to be vacuum/ pressure impregnated with "Tanalith C", "Celcure A", or other approved timber preservative complying with BS 1282 to an average dry salt retention of 4.0 kg of preservative per m³. Timber to be treated should be machined to its final dimensions as far as possible.

Where cross cutting or boring of treated timber cannot be avoided, all exposed surfaces must be liberally swabbed with "Ensele" end grain preservative. Rip sawn pieces must be re-treated.

Plates, joist ends and other timber built into brick walls shall have ends treated with two coats of "Celcure" or "Protim". All new timbers in contact with masonry shall be isolated with a damp proof membrane.

All preservative treatment of timber shall be in accordance with BS Code of practice CP 98. "Preservative Treatments of Constructional Timber".

All existing timbers retained at floor level shall be chemically treated by an approved specialist sub-contractor.

5. Screws, Nails and Bolts:

Screws - Screws shall comply with BS 1210 and nails with BS 1202.

Steel Screws - Shall be used in concealed positions except where subject to dampness. Brass screws (with brass cups where indicated) shall be used in exposed faces.

Nails - Nails shall be galvanised wire nails to comply with BS 1202.

Bolts - Shall be dome headed cupbolts to comply with BS 325.

6. Structural Timbers

Structural timbers unless otherwise specified are to extend in one piece between their supports or fixings.

Where structural timbers are notched over supports the depth of the notch is not to be more than two fifths of the depth of the timber. Where structural timbers are to be cut for the passage of pipes and the like, cuts are to be made as near the neutral axis as possible and are not to exceed one third of the depth of the timber. Alternatively they are to be made in the top of the timber as far from the centre of the span as possible.

Unwrot timber shall be sawn to the full sizes given.

7. Storage:

Timber shall be delivered early to the site, stored under cover clear of the ground and protected from dampness.

8. Metalwork:

Bolts shall generally be cut square with large washers and nuts. Black bolts shall comply with BS 916. Ragbolts, coach screws and other accessories shall comply with BS 1494. Timber connectors shall comply with BS 1579.

9. General:

All timber which in the opinion of the CA is inferior or which splits, fractures, shrinks at joints, warps or shows any defect, unsoundness or lack of proper use shall be removed and either re-fixed properly or replaced entirely so that the whole of the work is delivered up in a perfect state on completion.

10. Workmanship Generally:

Quality of workmanship shall not be inferior to that set out in BS 1186 Part 2.

11. Site Measurement:

The Contractor is to take overall measurements for joinery from the site and not from the drawings except where the work is specified to be built in.

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Leadwork:

1. Generally

Standards: All leadwork and fixing shall comply with BS 6915 : 2001+A1: 2014

'Design and construction of fully supported lead sheet roof and wall coverings. Code of practice' subject to any qualifications given hereunder. Generally the recommendations of the Lead Sheet Association shall be followed unless otherwise stated. Lead work shall be carried out only by approved sub-contractors with valid membership of the Lead Contractor's Association.

2. Materials

Lead Sheet: All lead used shall be new rolled lead sheet complying with BS EN 12588 of the thicknesses (or BS 1178 Code numbers) later specified or indicated on the drawings. Unless otherwise stated, lead in valleys, aprons and counterflashings shall be Code 5 (2.24mm) and in soakers Code 4 (1.8mm).

Solder: Solder shall be to BS EN 29453:1994, ISO 9453:1990; solder shall not be used unless specified or if it can be practicably avoided.

Copper Clips: Form copper clips where specified from copper sheet to BS 2870 ¼ H temper, min thickness 0.6 mm and min. 50 mm wide; exposed (visible) surfaces of copper shall be lead 'tinned'.

Lead Clips: Form lead clips where specified from 50 mm wide strips of the weight of lead being fixed.

Nails: Nails shall be copper to BS 1202: Part 2: Table 2 jagged or ring shank min. 20 mm long with large flat heads.

Screws: Screws shall be brass or stainless steel round headed to BS 1210.

Underlay: Underlay shall be Building Paper to BS 1521:1972 Grade A1F over plywood or non-woven polyester geotextile felt of not less than 210 g/m² (+5%) on other substrates.

Bitumen: Black coating solution shall be to BS 3416, Type 1.

Mortar: Pointing mortar shall be hydraulic lime : sand mortar 1:2½.

Mastic: Mastic shall be a two-part gun-grade polysulphide based mastic to BS EN ISO 11600:2003+A1:2011 of approved colour.

3. Workmanship

Before Commencing: Check to ensure that the following conditions exist:

- (a) All surfaces receiving lead or its underlays are clean, dry and smooth; the abutted edges of boards are planed or sanded level.
- (b) Nails or screws in boarding or sheathing are finished below the surface.
- (c) Falls are correct.
- (d) Everything which lead is dressed into or around (e.g. chases, grooves, rainwater goods, roof fixtures) is completed and/ or fixed into position and all pre-leadwork operations by other trades completed.

Underlay: Lay as follows

- (a) With close butt joints.
- (b) Loose on screeds or other similar surfaces otherwise fix with copper nails.
- (c) Continue into gutters and downstands and up the face of upstands.
- (d) Keep dry and lay no more than can be covered by lead on the same day.

Cutting Lead: Prepare for cutting by rolling out onto clean, flat, smooth surfaces; do not mark out with sharp scribes.

Fixing lead: Lay lead in close contact with supporting surfaces and dress and boss to the required profiles without significantly reducing the thickness of the lead (ie max. 20% reduction); do not dress so tightly or fix lead in any manner that will restrict free thermal movement of the lead; cut and fold or lead burn where bossing is not practicable.

Lead Burning: Produce solid welds approximately one third thicker than the lead being jointed.

Coating Lead: Coat with Bitumen the surface of any lead in close unventilated contact with alkaline materials (ie mortar, except in chases) eg under coping stones.

Nailing: Generally fix at 75 mm centres where specified unless otherwise stated; do not restrict thermal movement.

Clipping: Secure all free edges subject to wind lift at max. 500 mm centres; fix each tack with three nails or two screws and form recesses in the background where necessary.

Chases: Lead shall be fixed into chases in walls to a depth of 25 mm using lead wedges at 500 mm centres carefully beaten into place and the groove pointed in strong mortar. Where a clean narrow chase cannot be obtained, the lead flashing shall be turned up the back of the chase by approximately 12 - 20 mm and screwed into the masonry using non-ferrous screws and patent plug fixings at 500 mm centres and the track shall then be pointed in strong mortar.

Welts: Use in direction of fall; form single welt and lightly dress flat using clips at max. 500 mm centres.

Lengths and Laps: Lay flashings, aprons and all other weatherings in max. 1.5 m lengths; provide 100 mm minimum lapped joints in general flashings and 150 mm minimum laps in valleys.

Aprons: To be dressed over slates etc. min 150 mm.

Patination Oil: Apply a thin coat of quick drying weathering oil to all surfaces of lead where possible water run-off might stain slating or stonework beneath.

Lime Mortar: for pointing lead flashing chases and bedding to be one part natural hydraulic lime NHL 5 to two parts washed sand.

Slating:

4. Generally

Standards: Carry out all slating work in compliance with BS 5534 : 2014+A1: 2015 'Slating and tiling for pitched roofs and vertical cladding. Code of practice'. Note that only workmanship of the highest quality will be accepted and any work failing to comply shall be removed at the contractor's expense if so directed by the CA.

5. Materials

Battens: Slating Battens shall be 50 x 25 mm pressure preservative treated softwood, free from decay or insect attack, free from splits or shakes, free from knots or knot holes more than one third width of any sound surface of occurrence and with wane permissible on one arris only. Battens shall not exceed 22% moisture content at time of fixing.

Slates: Replacement slates shall be best quality second hand Bangor Blue slates to match existing.

Samples must be submitted for approval by the CA before any slates are fixed. Natural slates shall comply generally with BS 680: Part 2: 1971; cracked or laminated slates will not be permitted; use of shouldered slates with not more than 30 mm lost in any direction (concealed) will be permitted.

Nails: Use nails of adequate length and gauge to provide secure fixing as follows:

- (a) For slates: Copper to BS 5534 min gauge 3.35 mm.
- (b) For underlay: Extra large head of galvanized steel to BS 1202: Part 1.
- (c) For battens: Galvanised steel wire nails

Underlay: Slating underlay shall be *KLOBER PERMO FORTE* laid horizontally across the roof; horizontal laps shall be min 150 mm and vertical laps shall be one full rafter to rafter bay. Observe all manufacturer's instructions and recommendations.

Ridge Tiles: Replacement tiles shall be new HANSON RED BANK 450mm long plain angle ridge tiles in Slate Bodymix colour on full lime mortar bed angles to suit the various roof pitches.

6. Workmanship

Fix slating battens over roof underlay with galvanized wire nails to BS 1202, of sufficient length and gauge to give secure fixing into the rafters without splitting the batten. Nail to every rafter at centres to suit gauge of slates with ends square cut and centred over rafters and nailed without splitting; battens shall be fixed in long lengths (min. length to be nailed to at least three rafters with both ends supported), packed where necessary to maintain level; stagger joints of battens at every course; provide additional battens and tilting fillets etc., at eaves, ridges and

other perimeter features; provide additional battens if necessary to prevent wind lift of horizontal laps in the underlay. On completion of battening, ensure that the roof is proof against adverse weather conditions pending the laying of slates. All holes, tears etc., or other mechanical damage to the underlay will be made good to the satisfaction of the CA before proceeding with slating.

Holing Slates: Make holes by machine, of uniform size and position as follows:

- (a) Formed from the bed to the back of the slate without excessive spalling using a slate holing machine.
- (b) In the thinner end of slates of varying thickness.
- (c) Located to suit the method of nailing but not less than 25 mm from edges.
- (d) Slates sorted during holing into slates of like thickness (3 or 4 sub-grades).

Slating:

- (a) Cut slates to form clear straight junctions; if the splay cutting of any slate would reduce it to a narrow edge (i.e. less than 150 mm at valleys) cut from a wider slate and maintain bond at ends of courses with slates of extra width.
- (b) Lay slates with spalled edges uppermost with 2 nails per slate, centre nailed where practicable in straight horizontal courses (head nailed if re-using existing slates), close jointed (max. 5 mm gap) with minimum 100mm side lap over the slate below.
- (c) Use thicker slates in the lower courses and ensure each slate lies truly flat on the slates below; use slates of any one thickness in the same course and fix with thinner end uppermost.
- (d) Form eaves with a double course with undercourse of short slates head nailed to the bottom batten fixed face down with bottom edges in line and projecting over the gutter by 50 mm.
- (e) Ensure full lap is maintained in the top course at ridges and head nail ridge course to an additional batten.
- (f) At valley gutters, cut slates to leave 150 mm min width between valley verges on main valley gutters and 125 mm on minor valleys.

Isolated Repairs: The method of mechanically fixing individual slates in isolated repairs shall be agreed with the CA in advance i.e. copper wire or straps or other approved method - the use of gun cartridge adhesive or sealant shall not be permitted as the sole fixing.

On Completion: Prevent unnecessary access over completed slating; ensure that nothing is allowed to bear on the slating unless it is suitably padded.

Section Three

Schedule of Work

<u>Schedule of Work</u>		€	c
<i>Note: All quantities are approximate for guidance only.</i>			
A	Carefully take up existing clay ridge tiles and set aside any suitable for re-use, cleaning excess mortar from them.	14.5 m	
B	Carefully strip off existing roof slates and set aside any suitable for re-use.	82 m ²	
C	Strip off all timber laths and remove from site. Extract or punch home any remaining nails in rafters.		
D	Examine all rafters, wallplates, wall grounds etc for signs of decay and seek guidance from the CA.	Item	
E	Allow the Provisional Sum of €1,000 (one thousand Euro) for the replacement of decayed timber.	1,000	00
F	Treat all exposed timbers for beetle attack using an approved preservative.	Item	
G	Provide and fix <i>Klober Permo Forte</i> breathable roof underlay to the laps recommended by the manufacturer for this roof pitch. Secure with new preservative treated sw laths at centres to suit existing salvaged slates. Take care not to puncture the membrane and use roofing ladders at all times rather than excessive walking on the slating laths.	82 m ²	
H	Re-slate the roof all as previously described using existing salvaged slates and best quality second-hand salvaged natural Bangor Blue slates of matching or suitable sizes. Assume salvage of existing slates at 30% to be adjusted after site measurement.	82 m ²	
J	Provide and fix new Code 4 lead soakers and Code 5 cover flashings at gables all as previously described. Cover flashings to be chased into stone copings, pinnacles and chimney and pointed with lime mortar.	Item	

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A	Bed ridge tiles on lime mortar. Replacement ridge tiles to be slotted roll top angle type in slate bodymix colour with 'fleur-de-lis' crested inserts to match existing all as manufactured to order by <i>Forterra Red Bank</i> .	14.5 m		
B	On completion of all other work, clean out existing cast metal gutters and downpipes. Temporarily plug outlets and fill gutters with water and check for leaking joints. Seal any leaking joints after drying.	Item		

GENERAL SUMMARY:

This Summary must be completed in full by each Tenderer,
otherwise the tender may not be considered.

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TOTAL FORWARD TO TENDER FORM

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