

BILL OF QUANTITIES

For

FLUE CHIMNEY DEMOLITIONS WORKS

at

UNIVERSITY HOSPITAL KERRY

For

HSE SOUTH

Date: 9th June 2026

Ref No: 209/2025



HSE South.

Client
Estates Department,
Block 2,
St. Finbarr's Hospital,
Douglas Road
Cork.

Architects and Employer's Representative

Tim Kelleher,
HSE South,
Estates Department,
Block 2,
St. Finbarr's Hospital,
Douglas Road
Cork.

Michael Barrett Partnership

Chartered Quantity Surveyors
Kilnap Business & Technology Park
Mallow Road
Cork.

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PRELIMINARIES

	Description	Qty	Unit	Rate	€	c
	<u>PRELIMINARIES</u>					
	<u>1.PRELIMINARY PARTICULARS</u>					
	<u>1.1 PROJECT PARTIES AND CONSULTANTS</u>					
	<u>1.1a Name of Project</u>					
A	Flue Chimney Demolition at University Hospital Kerry for Health Service Executive		Item			
	<u>1.1b Nature of the Project</u>					
B	The works involve Flue Chimney Demolition		Item			
	<u>1.1c Location of Project</u>					
C	The site is located in University Hospital Kerry, Ratass, Tralee, Co. Kerry. Eircode V93 NX94		Item			
	<u>1.1d Description of The Works</u>					
D	Demolition Works		Item			
E	The works include;		Item			
F	Demolition and removal of the primary reinforced concrete structure (31.20m high) complete with concrete tie beams at 5m intervals		Item			
G	Demolition and removal of the secondary steel structure and supports including all steel platforms at high level		Item			
H	Demolition and removal of 4Nr. vertical boiler flue stacks; (600mm Diameter)		Item			
J	Protection and making good to existing surrounding structures and finishes		Item			
K	The Contractor is to take note of all items within the Information Pack which will be included in the Tender Package when pricing all demolition works		Item			

	Description	Qty	Unit	Rate	€	c
A	<p>The sequencing of the works will be in accordance with the Architects Documents, Site Set-up & Site Restrictions Schedule TBC which is included in the overall tender package. However, the Contractor will be required to sequence the removal of Asbestos if present, in a logical manner that will facilitate the safety and comfort of all hospital residents, staff and visitors for the duration of the works. The Contractor is to carry out an asbestos survey for proposed demolition works and should include for all removal of any material containing asbestos to a suitably licenced facility</p> <p><u>1.1e Programme & Project Phasing</u></p>		Item			
B	The Contract Period is 4 weeks overall		Note			
C	The works will be completed in one single phase		Note			
D	<p>The sequencing of the works will be in accordance with the Architects Documents, Site Set-up & Site Restrictions Schedule TBC which is included in the overall tender package. However, the Contractor will be required to sequence the removal of Asbestos if present, in a logical manner that will facilitate the safety and comfort of all hospital residents, staff and visitors for the duration of the works. The Contractor is to carry out an asbestos survey for proposed demolition works and should include for all removal of any material containing asbestos to a suitably licenced facility</p>		Note			
E	The Contractor is to take note of all items within the Information Pack which will be included in the Tender Package when pricing all demolition works		Item			

	Description	Qty	Unit	Rate	€	c
	<u>1.1f Project Proceeding</u>					
A	The question as to whether this Project will proceed in whole or in part is subject to the Tender Sum being within the Client's budget. The Client reserves the right to enter into a value engineering process to achieve a Contract Sum within the available Budget		Note			
	<u>1.1g. Pricing of Preliminary Items</u>					
B	The Items listed in this separate Preliminaries Document are deemed to be followed by the word 'Item' in the quantity column. In pricing Preliminaries the Contractor must price each 'Item' individually as appropriate in reaching the total cost of the Preliminary Items		Note			
	<u>1.1h Employers & Consultants</u>					
	Employer					
C	Health Service Executive; (South),		Note			
D	Estates Department,		Note			
E	Block 2,		Note			
F	St. Finbarr's Hospital,		Note			
G	Douglas Road,		Note			
H	Cork.		Note			
	Architect and Employers Representative (ER)					
J	Tim Kelleher,					
K	Health Service Executive; (South),		Note			
L	Estates Department,		Note			
M	Block 2,		Note			
N	St. Finbarr's Hospital,		Note			
P	Douglas Road,		Note			
Q	Cork.		Note			

	Description	Qty	Unit	Rate	€	c
	Quantity Surveyor					
A	Michael Barrett Partnership,		Note			
B	Unit 3A Kilnap Business & Technology Park,		Note			
C	Mallow Road,		Note			
D	Cork.		Note			
E	TEL: +353 21 4398850		Note			
F	Web: www.mbpqs.ie		Note			
	<u>1.2 DESCRIPTION OF THE SITE</u>					
	<u>1.2a Boundaries</u>					
G	The boundaries of the site are as indicated on the HSE Photo for Project Nr. 19030		Note			
	<u>1.2b Access</u>					
H	Access to the site is as indicated on the HSE Photo for Project Nr. 19030		Note			
J	The Contractor shall include for regular cleaning and maintenance of the shared access route throughout the works		Note			
K	The Contractor is to liaise with the HSE with regard to general site access, access to the main works areas and compound location in advance of the works commencing		Note			
L	The Contractor is to include for all costs associated with general site access, access to the main works areas and compound location		Note			
	JUNE 2026					
	FLUE CHIMNEY DEMOLITION 1/4					
	HSE SOUTH - UHK					
				<i>To Collection €</i>		

	Description	Qty	Unit	Rate	€	c
A	<p><u>1.2c Hospital Complex in Occupation and Use & Site Constraints</u></p> <p>The Hospital Complex will be in continuous occupation and use on a 24 hour basis during the execution of the works and the Contractor will be required to take extreme care on the site and access thereto in the interests of safety of the patients, medical staff, employees, visitors, the public, management and their vehicles. No interference with the normal running of the Hospital will be permitted and construction and traffic noise must be kept to the lowest possible level. Parking for the Contractor's staff and his specialist contractors will not be allowed within the confines of the Hospital Complex. Under no circumstances will unauthorised parking be allowed elsewhere either within or adjacent to the Hospital. The Contractor shall include here or elsewhere in his tender for any costs he considers may arise from the continued operation and usage of the Hospital, adjoining buildings, car park, internal road network and the public roadways and no subsequent claims in this regard will be entertained.</p>		Item			
B	- Live hospital environment with continuous staff, patient and emergency vehicle movements		Item			
C	- Ambulance access routes must remain unobstructed at all times		Item			
D	- Strict noise, vibration and dust control requirements apply		Item			
E	- Limited space for access, plant positioning and crane operations		Item			
F	- Adjacent buildings, roofs, plant, pipework and services must be protected and monitored throughout.		Item			

	Description	Qty	Unit	Rate	€	c
A	- No works permitted in ambulance bay / kitchen delivery area. All works to be carried out from the opposite side of the chimney structure, in front of the boiler house entrance		Item			
	<u>1.2d Position of the Works</u>					
B	The position of the works are indicated on the HSE Photo for Project Nr. 19030		Item			
	<u>1.2e Adjacent or Abutting Buildings</u>					
C	See HSE Outline Design Brief & Project Specific Health & Safety Information and the ARUP Site Survey which will be included in the Tender Package when pricing all demolition works		Item			
D	See HSE Photo for Project Nr. 19030		Item			
	<u>1.2f Ground Conditions</u>					
E	Ground Conditions - See Architect's and Engineer's Drawings, Specifications and Site Investigation as per the Works Requirements		Item			
	<u>1.2g Services, On, Under and Over the Site</u>					
F	The location of all existing site services can be determined by examination of existing drawings, surveys and checking on site		Item			
G	The Contractor shall do everything necessary to avoid damage to any services and structures below, on or above the ground which are manifestly put at risk by the execution of the works		Item			
H	The Contractor shall carry out a CCTV Survey of all existing foul and storm water sewers prior to commencing the works		Item			

	Description	Qty	Unit	Rate	€	c
	<u>1.2h Site Visits</u>					
A	Tenderers are advised to visit the site and satisfy themselves as to the facilities for site access, the supply of labour and materials the district will afford, the general convenience of working, the nature of the soil, the nature, character, dimensions, level and other features of the site, all existing buildings thereon and adjoining, site security and all other things insofar as they may have any connections with or affect the full and proper execution of the works and will be deemed to have taken all the above matters into account when tendering and no claim for any payment will be allowed in consequence of the Contractor's failure to do this		Item			
B	It is imperative that the Contractor familiarise himself with the layout of the hospital and allow for logistical obstacles such as hygiene, segregation and transporting of materials in and out of the works		Note			
C	The Contractor should make arrangements for visiting the site by appointment with Tim Kelleher - HSE - Mobile; 087-1492065		Item			
	<u>1.2i Construction, Site Layout, Site Usage</u>					
D	The Contractor shall strictly confine his operations to the construction work areas and compound as indicated on the Drawings and no trespass beyond the boundaries as shown will be permitted. The Contractor will be responsible for positioning sheds, toilet facilities and storage facilities if required. The layout of the site as regards temporary buildings and allocation of areas for sub-contractors is the responsibility of the Contractor		Item			

	Description	Qty	Unit	Rate	€	c
	<u>1.3 DRAWINGS AND OTHER DOCUMENTS</u>					
	<u>1.3a Drawings</u>					
A	The Pricing Document has been measured from the drawings provided in the Tender Documents		Item			
B	The Tender Drawings are listed in Appendix A					
	<u>1.3b Inspection of Drawings</u>					
C	All drawings will be issued to the Contractor electronically at Tender Stage		Item			
	<u>1.3c Method of Measurement</u>					
D	The Pricing Document is a Bill of Quantities measured in accordance with ARM4 as amended by Supplement 1 Issue 2. The Tenderer must be aware that this pricing document has been measured following the amendments approved by the Department of Finance		Item			
	<u>1.3d Statutory Consents & Compliance</u>					
	<u>Planning Conditions</u>					
E	The Contractor shall include for all costs associated with complying with the Planning Permission in the execution of the works		Item			
	<u>Fire Safety</u>					
F	A Building Commencement Notice will be submitted by the Assigned Certifier, for each separate section of construction subject to the requirements of SI no 9 of 2014 to the Local Authority prior to works commencing. The Contractor shall note the statutory timescales involved in this process and include for this process in the Project Programme		Item			

	Description	Qty	Unit	Rate	€	c
	<u>Disability Access Certification</u>					
A	The Contractor is to include for compliance in full with the Disability Access Certificate, which are included as part of the Tender Documents		Item			
	<u>Site of Possession and Sequencing</u>					
B	The 'Site of Possession' and 'Sequencing' is indicated on Architect's Drawings		Item			
C	The Contractor will be responsible for maintaining all services to and within the Hospital throughout the overall construction programme and no interference with the normal running of the Hospital will be entertained. The Contractor is to include here or elsewhere in his tender for all necessary temporary roadways and hard standings, building signage, temporary opaque film to screen overlooked adjoining Hospital rooms, temporary plywood hoardings with whiterock panel, fencing, gates, screens, dust screens including 60/60 rated fire screens and temporary emergency exit doors and for moving and re-erecting as required to suit the phasing/progress of the works etc., to the perimeter and to sub-divide the site for the period of the contract, as indicated on the drawings to protect the patients, medical staff, employees, visitors, the public, management and their vehicles and to prevent trespass by the public, for removing same on completion and permanent reinstatement of all surfacing finishes etc to the satisfaction of the Architect		Item			
	<u>Phasing</u>					
D	The works will be completed in one single phase		Note			

	Description	Qty	Unit	Rate	€	c
A	<p>The sequencing of the works will be in accordance with the Architects document Site Set-up / Phasing & Site Restrictions Schedule TBC which is included in the overall tender package. However, the contractor will be required to sequence the removal of Asbestos, in a logical manner that will facilitate the safety and comfort of all hospital residents, staff and visitors for the duration of the works. An asbestos survey has been carried out on the proposed works and the Contractor is to reference the Preliminary Health & Safety Report when pricing these works; (Please note there is Asbestos Contained Materials in the floor tiles of the Waiting Area which needs to be considered when replacing the door to that room at that location)</p> <p><u>Contractors Compound</u></p>		Note			
B	<p>The position of the Contractor's Compound is to be confined within the area indicated on the HSE Photo for Project Nr. 19030</p> <p><u>1.3e Contractors' Management Arrangements</u></p>		Note			
C	<p>The successful Contractor will be required to agree his management arrangements for the project with the Employer and such agreement will be recorded in pre-contract Minutes of Understanding forming part of the Contract documents</p> <p><u>1.3f Brexit</u></p> <p><u>Impact of Brexit on Construction Products</u></p>		Item			
D	<p>Since the UK left the EU manufacturers, importers, distributors and authorized representatives will continue to comply with the Construction Products Regulation (EU) No. 305/2011 (Known as "the CPR") , when placing construction products on the Irish/EU market</p>		Item			
E	<p>Since the 31st December 2020</p>		Item			

	Description	Qty	Unit	Rate	€	c
A	a. UK 'notified bodies' have lost their status as EU 'notified bodies' that is, they will be unable to perform conformity assessment tasks for the purposes of the CPR		Item			
B	b. Irish 'distributors' of UK construction products will have additional obligations under the CPR as they may become 'importers'		Item			
C	c. These changes will have an impact on the supply of construction products		Item			
D	Manufacturers, importers, distributors and authorized representatives need to take the necessary steps to ensure that they hold certificates under the responsibility of an EU-27 'notified body' (that is a 'notified body' registered in one of the 27 EU Countries after the UK leaves the EU). For construction products currently reliant on a UK 'notified body' the manufacturers, importers, distributors or authorized representatives need to either;		Item			
E	a. arrange for a transfer of their files and the corresponding certificates from the UK 'notified body' (a 'notified body' registered in the UK) to an EU-27 'notified body' or		Item			
F	b. apply for a new certificate with a EU-27 'notified body'		Item			
G	Manufactured, importers, distributors and authorized representatives need to ensure they comply with their obligations and responsibilities, as set out in the CPR. Both authorized representatives and importers must be established in the EU-27 from the date that the UK leaves the EU		Item			
					<i>To Collection €</i>	

	Description	Qty	Unit	Rate	€	c
A	Builders, designers, specifiers, certifiers and construction professionals should also be aware of the impacts of a 'no deal' Brexit. They should ensure that the CE marking/Declaration of Performance and relevant product - related documentation is appropriate to demonstrate and ensure compliance with the Building Regulations. To establish if a construction product is certified by a UK 'notified body' refer to the following link: https://www.housing.gov.ie/corporate/brexit-construction-productsregulation		Item			
B	The Department of Housing, Planning and Local Government has also published an information leaflet 'Impact of a 'no deal' Brexit on Construction Products'. It explains what may possibly change in relation to the supply of construction products in the event of a 'no deal' Brexit		Item			
C	The information leaflet contains the key messages for, and steps to be taken by, economic operators (manufacturers, importers, distributors and authorised representatives), and end users (builders, specifiers, certifiers)		Item			
D	For other information on preparing for Brexit, please see https://www.dfa.ie/brexit/getting-ireland-brexit-ready		Item			
	<u>1.3g Expense of Preparing Tender</u>					
	<u>Expense of Preparing Tender</u>					
E	Contractor will not be remunerated for any trouble or expense incurred in preparing his tender.		Item			
	<u>2.1 STANDARD CONDITIONS</u>					
	<u>2.1a Form of Contract</u>					
F	The Form of Contract for use on this project is the PW-CF2 V2.8 25.11.2025 which is current at the time of Tendering		Item			

	Description	Qty	Unit	Rate	€	c
A	Where the revised Form of Contract becomes available during the tender period, (before the latest date for issuing additional information to tenderer) this information will be issued as a Contract Addendum		Item			
	<u>2.1b Schedule of Clause Headings</u>					
B	A Schedule of Clause Headings of the Conditions is set out hereunder to enable the Contractor to allow for the cost of complying with the conditions		Item			
C	1.0 THE CONTRACT		Note			
D	2.0 THE LAW		Note			
E	3.0 LOSS, DAMAGE AND INJURY		Note			
F	4.0 MANAGEMENT		Note			
G	5.0 CONTRACTOR'S PERSONNEL		Note			
H	6.0 PROPERTY		Note			
J	7.0 THE SITE		Note			
K	8.0 QUALITY, TESTING AND DEFECTS		Note			
L	9.0 TIME AND COMPLETION		Note			
M	10.0 CLAIMS AND ADJUSTMENTS		Note			
N	11.0 PAYMENT		Note			
P	12.0 TERMINATION		Note			
Q	13.0 DISPUTES		Note			
R	14.0 COVID-19 MANDATORY CLOSURE		Note			
S	15.0 PRICE VARIATION		Note			

	Description	Qty	Unit	Rate	€	c
	<u>SCHEDULE</u>					
A	The Schedule attached at Appendix A to this document and also attached to the Main Contract, Volume B Form of Tender, is to be returned with the Tender completed in accordance with the Instructions to Tenderers. The Contractor shall include here for all costs arising from the inclusion of this Schedule in the Contract.					
	<u>2.2 CLARIFICATION OF CLAUSES</u>					
	<u>2.1a Materials and Workmanship</u>					
B	Where National Standards to which equipment or materials must comply are cited, goods meeting other authoritative standards which ensure an equal or higher quality than the standards mentioned, may also be accepted		Item			
C	Where reference is made in the Pricing document to specific brand names, catalogue numbers or type of equipment of or a specific manufacturer, offer of alternative equipment, articles or materials which have similar characteristics and provide equal performance and quality to those specified may also be considered. Any substitutions which the Contractor proposes to make in this respect must be approved by the Employer's Representative in writing before incorporation into the work		Item			
D	Any approval given by the ER in this respect shall not relieve the Contractor from his responsibility for the performance and quality of his proposed substitutions		Item			
E	Materials, goods and workmanship are to be of the best quality of their respective kinds and those for which there is an Irish or British Standard or Code of Practice are to comply therewith unless otherwise stated. The ER shall be the sole judge as to the fulfilment of these requirements		Item			

	Description	Qty	Unit	Rate	€	c
A	The Contractor shall provide a copy of any relevant Code of Practice for use by the foreman on site. Preambles and descriptions of materials goods and workmanship given in any one section or trade are to apply throughout this Pricing Document unless otherwise described		Item			
	<u>2.2b Deleterious, Hazardous or Undesirable Materials</u>					
B	The materials listed below shall not be used on the project either in temporary works or incorporated in the permanent works in any shape or form		Item			
C	a. High Alumina Cement or Concrete		Item			
D	b. Calcium Chloride		Item			
E	c. Calcium Silicate or Landline bricks or Tiles		Item			
F	d. Asbestos Products		Item			
G	e. Wood wool		Item			
H	f. Crocidolite		Item			
J	g. Sea Dredged Aggregates		Item			
K	h. Urea Formaldehyde		Item			
L	i Materials containing fibres with a diameter of three microns or less and a length of 200 microns or less		Item			
M	j. Polytetra Fluroethylene (PTFE) except when used as a non stick sealing with valves, joining material between pipes or as an isolating tape		Item			
N	k. Mineral fibres (man made or naturally occurring) which are not stabilized materials to prevent fire migration		Item			
P	l. Halon		Item			
Q	n. Lead based paint, and		Item			

	Description	Qty	Unit	Rate	€	c
A	o. any other material generally considered to be deleterious at the time of use <u>2.2c Unfixed Materials</u>		Item			
B	All materials shall be carefully stacked and kept neatly and tidily in a position to be pointed out to the Contractor. All sheds shall be placed in positions agreed with the Employer's Representative <u>2.2d Value Added Tax</u>		Item			
C	This is to be returned excluding VAT <u>2.3 CONTRACTOR'S LIABILITY</u> <u>2.3a - Contractor's Liability</u>		Item			
D	Contractors liability for risk or injury to persons and property and for damage to the Works & Requirement of Contractor to effect Insurance		Item			
E	The Contractor shall include for all costs for, and in connection with, complying with all Insurance and Contractor's indemnity requirements to cover loss, damage and injury and as set out in the Contract and Schedule <u>2.3b Professional Indemnity Insurance</u>		Item			
F	The Contractor shall include here for all costs associated with the provision of Professional Indemnity Insurance (s) at the levels as listed and described in the Tender Documents. Tenderers shall refer to the Specification with regard to the various levels of Professional Indemnity Insurance required in respect of any design input by Sub-Contractors and Suppliers. <u>2.3c Insurance Liability of the Employer</u>		Item			
G	NOT USED		Item			

	Description	Qty	Unit	Rate	€	c
	<u>2.3d Local Authority Fees and Charges</u>					
A	The Contractor shall be liable for any rates which may be levied on temporary buildings (site offices, sheds etc)		Item			
B	The Contractor shall pay at Local Authority, Licenses and Permits and include for all necessary footpath/road closures that may be required for the excavations construction of the work, surface and main water connections and utility connections. The Contractor shall note that all works in the Public Road have to be carried out outside normal working hours and with agreement with local property owners and Cork City Council , Irish Water and other utility providers		Item			
	<u>2.4 OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE EMPLOYER</u>					
	<u>2.4a Access</u>					
C	The Contractor shall make proper provision for access to the works, for getting in of material and for getting out of debris. Access to the works shall be agreed in advance with the Employer's Representative and the Hospital Management Team.		Item			
	<u>2.4b Limitations of Working Space</u>					
D	The Contractors work space will be limited to the areas as indicated on the HSE Photo for Project Nr. 19030		Item			
	<u>2.4c Limitations of Working Hours</u>					
E	Contractor to include for an element of the works to be carried out, out of hours, so as not to impede the operation of the hospital. Out of hours working hours 6pm to 6am.		Item			
F	The entire works, must be completed within four weeks		Item			
G	No demolition debris may be stored on site - all arisings shall be removed at the end of each shift.		Item			

	Description	Qty	Unit	Rate	€	c
A	No work is permitted outside of these times without written approval of the Architects and agreed with the Local Authority		Item			
B	The Contractor should note that any out of hours works will require supervision to be present on site. Out of hours work will need to be agreed in advance with the Architect		Item			
	<u>2.4d Permit to Work/Method Statement</u>					
C	There is a permit to work procedure in place within the hospital.		Item			
D	All works within the hospital building and grounds are subject to an approved Permit from the Hospital Management. The Permit forms must be submitted together with a detailed Method Statement two weeks in advance of the works.		Item			
	<u>2.4e Limitation of the operation of Plant with respect to adjoining areas</u>					
E	Noise, dust and pollution should be kept to a minimum.		Item			
F	Obtain permission from the owners of adjoining property or the Employer if it is necessary to use that property for any purpose in connection with the Works. Indemnify the Employer against all charges arising there from		Item			
G	Taking all necessary precautions to prevent damage to adjoining property and to avoid causing a nuisance to adjoining occupants and to the public. Make good any damage caused to adjoining property sections of the existing site. Contractors to provide specialist seismic monitoring to all existing buildings within the site to actively monitor any latent damage arising from construction of the works		Item			

	Description	Qty	Unit	Rate	€	c
	<u>2.4f The use or disposal of any materials found on site</u>					
A	No materials found on the site may be re-used except those specifically listed on the Architect/Engineer Drawings/Specifications		Item			
B	Unless otherwise specified, all materials shall be disposed off site to a registered waste management facility including all associated costs		Item			
C	The Employer will retain title to any materials from excavations and demolitions. If any treasure trove, coins, or objects of antiquity are met with during the execution of the Works, they are to be most carefully uncovered and left undisturbed until instructions are received from the Architect and they shall become the property of the Employer		Item			
D	All works involving effluent removal or works on effluent treatment systems shall be carried out by appropriately licensed contractors		Item			
E	The Contractor shall not disturb any ancient works without the Architects permission, and shall at once hand over to them any object of antiquarian, geological or other interest or value discovered during the progress of the work		Item			
	<u>2.4g Hoarding, Fences, Screens, Temporary Roofs, Temporary Name Board and Advertising Agents</u>					
F	The Contractor is required to provide such hoardings or other methods of protection as are necessary in accordance with Section 1 General Description of the Project in the Architect's Preliminary Health & Safety Plan		Item			

	Description	Qty	Unit	Rate	€	c
A	Provide, erect and maintain all necessary day and night lighting, temporary screens, fencing, hoarding, guard rails, gantries and the like for the proper execution of the Works for the protection of the public and the occupants of the premises and for meeting the requirement on any Local or other Authority. Alter, shift and adapt from time to time as necessary and clear away and make good areas on completion. The Contractor shall visit the site and ascertain the extent of temporary fencing, screens, and the like required 2400mm high plywood hoarding and secure access gates to be provided to site entrance		Item			
B	Provide for all security watching, including 24hour as may be required, to comply with insurance policies, and as otherwise necessary. Personnel employed in a security capacity on site are to be full and current members of the Irish Security Association. Proof of membership is to be provided immediately on request. Site security will remain the responsibility of the Contractor to the date of possession by the Employer, the Contractor will carry out such works as the Architect may direct for the Security of the site		Item			
C	Allow for all temporary fencing and hoarding associated with completion of works in adjoining properties, temporary construction access route, remote areas of work within the School grounds and outside the site boundary as required		Item			
	<u>2.4h Fences</u>					
D	HSE Photo for Project Nr. 19030		Item			
	<u>2.4i Temporary Roofs</u>					
E	The Contractor is obliged to provide whatever temporary weathering is necessary to protect and keep watertight during construction		Item			

	Description	Qty	Unit	Rate	€	c
	<u>2.4j Site Signage</u>					
A	The following unobstructed signs are required to be erected inside of the site for the duration of the works;		Item			
B	1. Two site signs, to Architect's approval, with site information and graphics: size 2400mm wide x 3400mm high with the Design Team information and Project graphics		Item			
C	Temporary structures for signage to be designed by the Contractor. Structures to be located inside the site boundary		Item			
	<u>2.4k Advertising Rights</u>					
D	No signage other than that approved by the Architect shall be erected on the site.		Item			
	<u>2.4l Maintenance and Protection of Existing Services</u>					
E	The Contractor shall do everything necessary to avoid damage to any services and structures on, under or above the ground which are manifestly put at risk by the execution of the works		Item			
F	Protect, uphold and maintain all overground and underground services of statutory authorities, utility providers or private owners and all pipes, ducts, walls, underground or overhead cables, etc., encountered during the execution of the works. The Contractor is to make good any damage due to any cause within his control at his own expense or pay any costs and charges in connection therewith to the satisfaction of the Architect, Statutory Authorities, Service Providers or Private Owners.		Item			

	Description	Qty	Unit	Rate	€	c
A	<p>The contingency plan must be approved in advance by the Employer's Representative and will include the names and contact numbers to effect an immediate response to restore and maintain services. The Contractor will advise the relevant bodies in advance of commencing excavation or opening up work of the dates on which such services may be risk. Where deemed necessary the Services Engineer or relevant authority a representative or emergency crew as appropriate will be in attendance where any particular service is at risk.</p> <p><u>2.4m Prevention of Nosocomial Invasive Aspergillosis</u></p>		Item			
B	<p>Provide for complying in full the "National Guidelines for the Prevention of Nosocomial Invasive Aspergillosis During Construction/ Renovation Activities" as issued by NDSC together with the Preliminary Health & Safety Plan and associated documents and for full co-operation and co-ordination with the designated Hospital Liaison Officer on this matter. A copy of these documents are issued to all tenderers.</p> <p><u>2.4n Order of Execution and Completion of the Works</u></p>					
C	<p>The works are to be carried out in Four Phases</p> <p><u>2.4o Maintenance of Temperature and Humidity Levels</u></p>		Item			
D	<p>Provide for all necessary equipment, fuel and attendance for controlling and maintaining the specific temperature and humidity of the works as and when required</p> <p><u>Use of permanent Heating Installation</u></p>		Item			
E	<p>Not permissible</p>					

	Description	Qty	Unit	Rate	€	c
	<u>2.4p Temporary Accommodation and facilities for Employer</u>					
A	The Contractor is to have available for Site Meetings suitable temporary accommodation with adequate table area, chairs, heating, lighting and attendance as necessary. Contractor is to provide a separate suitable meeting room for minimum 20 people with adequate facilities as listed above for the sole use of the Employer		Item			
	<u>2.4q PPE for Design Team and Clients</u>					
B	The Contractor to provide PPE for the use of the Design Team members and Client		Item			
	<u>2.4r Telephone and fax for use of the Employer</u>					
C	The Contractor shall include for the cost of calls made on behalf of the Employer		Item			
	<u>2.4s Project Supervisor for Design Stage</u>					
D	The duties and obligations of The Project Supervisor for the Design Stage have been executed in the Tender Documents		Item			
	<u>2.4t Project Supervisor Construction Stage.</u>					
E	The Contractor shall be appointed by the client under a collateral agreement to the main contract as Project Supervisor for the Construction Stage in respect of the project pursuant to the Safety Health and Welfare at Work (Construction) Regulations 2006 and 2013. The Contractor shall include for all costs for the provision of the service of Project Supervisor for the Construction Stage pursuant to Regulations 6 and 7 of the regulations		Item			

	Description	Qty	Unit	Rate	€	c
A	The Contractor shall include for procuring that the insurance cover required to be obtained and maintained by the contractor pursuant to Clause 21 of the main contract shall provide indemnity in respect of any claim for bodily injury or property damage which the contractor may incur by reason of the performance of the functions and duties of the Project Supervisor for the Construction Stage of the project		Item			
B	The Contractor shall include for providing all necessary information as requested by the Project Supervisor for Construction Stage to enable the preparation and completion of the Safety File excluding drawings and specifications which shall be provided by the appropriate member of the design team and relevant nominated sub-contractors		Item			
C	The contractor shall include for providing assistance to the appropriate member of the design team (and to relevant nominated sub-contractors) in preparing "As Built" drawings for inclusion in the Safety File		Item			
<u>2.4u COVID 19</u>						
<u>Contractors Requirements in respect of Covid-19</u>						
D	The Contractor is to fully consider the effects of the Covid 19 pandemic and its effect on their operation of the project , the contractor is to take into consideration the implications of the return to work safety protocol published on the 9th May 2020 by the Department of Business, Enterprise and Innovation and the Department of Health in consultation with the Labour Employer Economic Forum and the Guidance on the protocol measures in Live and Future Tenders issued by the OGP dated 23rd July 2020		Item			
E	Tenders submitted must include for the following;					

	Description	Qty	Unit	Rate	€	c
A	- augmenting site infrastructure and welfare facilities, including but not limited to toilets: canteens: isolation spaces: access, egress and circulation routes that meet the standards set out in the Protocol		Item			
B	- Covid 19 supervisor role(s) as necessary to meet the requirements of the Protocol		Item			
C	- covid 19 PPE where necessary to meet the requirements of the Protocol		Item			
D	- social distancing and all necessary programming of on site activities to meet the requirements of the Protocol		Item			
E	- provision of sufficient information technology to facilitate remote meetings, site inspections and the like necessary to minimise risk to all stakeholders		Item			
F	- the specific risks associated with the Covid 19 pandemic contained in the Preliminary Safety and Health Plan prepared by the PSDP and issued as additional information to the tendering contractors		Item			
G	- provision of sufficient and adequate on-site facilities, adequate management and supervision to ensure safe working, full induction and training for all personnel, including sub-contractors, suppliers and visitors to the site to minimise risk to all stakeholders		Item			
H	- Contractor's Safety Statement, risk assessments and method statements to comply with all Covid-19 requirements		Item			
					<i>To Collection €</i>	

	Description	Qty	Unit	Rate	€	c
A	- the Contract Sum will be deemed to include for the implementation of all measures - including hygiene, access management, materials procurement and delivery, work sequencing and work practices - required to construct the work safely and to minimise the risk of disease contagion for the Contractor's Representative, Employer's Personnel and third parties visiting the site		Item			
B	- where the project involved an extension and/or alterations to an existing live occupied building, additional precautions will be required in relation to Covid-19 to ensure the safety of existing live building personnel (e.g. if access is shared between the existing live building's personnel and Contractor's personnel, if Contractor's personnel have to undertake works in the live building after their normal working hours). Such precautions would involve, at a minimum maintaining social distancing between Contractor's personnel and live buildings personnel, wearing of appropriate PPE and sanitising any work areas in the live building any work areas in the live building on a daily basis in preparation for live buildings activities on the following morning.		Item			

	Description	Qty	Unit	Rate	€	c
A	<p>- costs associated with compliance with the Government Guidelines, Health (Preservation and protection and other Emergency measures in the Public Interest) Act 2020 and to the Health Act 1947 (Section 31A - Temporary Restriction) (Covid 19) Regulations 2020) HSE Guidelines and CIF Standard Operating Procedures in relation to Covid 19, the Contractor should include herein for all costs associated with the introduction of all necessary operating procedures and control measures to allow for the safe operation of the works and to follow best practice relative to the site to ensure safety of all personnel on site and visiting the site, including but not limited to restrictions due to social distancing, additional reports on work practices, additional supervision and additional signage</p>		Item			
	<u>2.4w BOND</u>					
B	<p>The Contractor shall enter into a Bond with a surety acceptable to the Employer, should the Employer so require, to guarantee the performance of the Contract. The Bond shall be for an amount equal to 12.5% of the Contract Sum. The maximum amount covered by the Bond shall be reduced by 50% upon the issue of the Certificate of Practical Completion. The risk shall remain on cover from the date of issue of such Certificate for a further period of 12 months or until the making good of defects, whichever is the later. The Bond shall contain a provision giving the Employer the right to initiate a claim on it within a period of 450 days after the date of Practical Completion. The period of notification to the Surety by the Employer, or his representative, of any breach of or default in any of the terms and conditions of the contract by the Contractor shall be not less than 3 months</p>		Item			

	Description	Qty	Unit	Rate	€	c
A	The Bond shall permit variations to the scope of the Contract, extensions to the period for completion of the works, indulgences, forbearances/ concessions, alterations to the terms of payments and compromises/ settlements of disputes without reference to the Surety provided that such matters do not materially affect the risk covered by the Bond		Item			
B	Bonds issued by foreign financial institutions shall contain an Irish jurisdiction condition and also state that any proceedings in litigation or arbitration will be conducted in accordance with Irish law. The Bond shall contain a provision that, in the event of any dispute arising between the Employer and the Surety, it may be submitted to arbitration. The Arbitrator shall be appointed by agreement between the parties or, failing agreement, the Arbitrator shall be appointed on the request of either party by the President for the time being of the Royal Institute of the Architects in Ireland. Any reference to arbitration shall be deemed to be a submission to arbitration within the meaning of the Arbitration Act 1954 (Number 26 1954) or any statutory re-enactment or amendment thereof in force at the time		Item			
C	The tenderer invited to provide a Bond shall legally secure the Bond within 10 working days of the date of issue by the Employer, of a conditional letter of acceptance and prior to handover of the site. Should the tenderer be unable to legally secure a Bond within the period stated, the conditional letter of acceptance may be withdrawn and the tender may be passed over		Item			
D	The cost of providing a Bond shall be identified separately in the Summary of the tender		Item			

	Description	Qty	Unit	Rate	€	c
A	<p>The provision of the Bond shall be treated as a Provisional Item in the Tender figure. In the event of the Employer not requiring the Bond to be provided the amount included by the tenderer shall be treated as a credit on the tender/contract sum. If the Bond is required the amount of the Employer's liability for its cost shall be limited to whatever amount has been included in the tender</p> <p><u>2.4x Collateral Agreements</u></p>		Item			
B	<p>Not Applicable</p> <p><u>Bond of Collateral Agreements and Sub-Contracts</u></p>		Item			
C	<p>Not Applicable</p> <p><u>2.4y Programme</u></p>		Item			
D	<p>The Contractor is required to submit a bar chart with his tender indicating how he proposes to execute the contract within his proposed completion time. It is expected that this programme includes all milestone dates relevant to phasing (NA) and that the programme takes account of all Public and seasonal Holidays relevant during the timeframe</p>		Item			
E	<p>The Detailed Programme submitted, which shall be related to the Period of Practical Completion shall include for the Main Domestic Sub-contractors and should contain details of resource needs for each Phase of the Programme. The Programme of Work must be agreed with the Architect and it shall form part of the contract documents. This Programme will be frequently reviewed during the course of the Contract and the Contractor must keep it fully up to date at all times. The Contractor shall provide for issuing one copy of the programme and all revisions thereto to the Architect and each firm in the Design Team</p>		Item			

	Description	Qty	Unit	Rate	€	c
A	<p>Commencement and completion dates are as identified in the Phasing section of this prelims. the contractor shall satisfy themselves as to the adequacy of time allocations in each phase and confirm as part of his tender his ability to conform to these dates and phasing</p> <p><u>2.4z Inclement Weather Provision in Programme</u></p>		item			
B	<p>The Contractor must make provision in his Programme of Work for time lost due to inclement weather and shall indicate the extent of this provision. Should the Contractor fail to provide this information, then any claims for extension of time caused by exceptionally inclement weather will be decided by reference to the records of the Weather Station at Valentia.</p> <p><u>2.4aa Inclusion of Holidays in Programme</u></p>		Item			
C	<p>The Contractor's programme of work must include all annual and public holidays in order to achieve completion within the period stated in the tender documents</p> <p><u>2.4ab Parking</u></p>		Item			
D	<p>The Contractor shall be afforded a limited number of car parking spaces within the confines of his own compound and to areas on site as outlined by the HSE on awarding the Contract. No parking will be permitted within the parking spaces of the site. The Contractor should include with his tender a Draft traffic management plan for his work flows and parking arrangements</p>		item			

	Description	Qty	Unit	Rate	€	c
	<u>2.4ac Traffic Management Plan</u>					
A	A detailed Construction Traffic Management Plan shall be prepared by the Contractors in consultation with the Architect, Gardai and Local Authority. The Contractor may be required to attend Traffic Management meetings with the Local Authority Traffic Officials to discuss vehicular management. The traffic management plan shall incorporate all Phases and sub phases as identified in tender documents		Item			
B	The Construction Management Plan is to be submitted to the Local Authority in accordance with the Planning Permission.		Item			
	<u>2.4ad Inspection</u>					
C	Provide at all times during the continuance of the works and during the maintenance period proper means of access, ladders, etc., with necessary attendance for inspection or measurement of the works by the Architect, Quantity Surveyors and Structural Engineer		Item			
	<u>2.4ae Maintenance of Specific Temperature and Humidity Levels and Drying Out</u>					
D	Specific requirements are not being imposed by the Employer. The attainment and maintenance of suitable levels necessary for the satisfactory completion of the works should be provided for here and is not covered by a provisional sum.		Item			
	<u>2.5v Site Management Plan</u>					
E	A detailed site management plan shall be prepared by the Contractor in consultation with the Employer and the Architect		Item			

	Description	Qty	Unit	Rate	€	c
	<u>2.4af Tax Clearance Certification</u>					
A	It will be a condition for the award of any contract that a firm must be able to produce promptly a Tax Clearance Certificate. In the case of a non-resident, a statement of suitability from the Revenue Commissioners will be required		Item			
B	When the Employer shall seek a Tax Clearance Certificate or statement from the lowest suitable tenderer. The tenderer shall produce the certificate/statement within seven working days. In the event of the tenderer failing to produce the certificate/ statement within the seven working day period enquiries shall be made by the Employer to the Revenue Commissioners and if in the opinion of the Employer there are bona fide reasons for extending the period, such extension shall be at the sole discretion of the Employer		Item			
C	Costs incurred by any tendering contractor in pursuance of certification shall be borne by the contractor		Item			
	<u>2.4ag Currency</u>					
D	All amounts of money shown herein (whether specifically denominated or otherwise) Euros		Item			
E	Project sum set out in the Bill of Quantities		Item			
					<i>To Collection €</i>	

	Description	Qty	Unit	Rate	€	c
	<u>2.4ah Site and Inspection</u>					
A	The Contractor shall be deemed to have made a particular examination of the site and the means of access thereto and to have satisfied himself as to the nature, character, the dimensions and levels of the site and soil, the nature and conditions of any existing buildings, their drainage, water, light and other services, roofs and walls, floor surfaces, etc., and all other things in so far as they have any connection with the works and no charge shall be allowed in consequence of the Contractor having failed to make himself thoroughly acquainted with such conditions		Item			
	<u>2.4ai Checking of Drawings</u>					
B	The Contractor shall be responsible for checking all drawings, schedules and details for the works. In the event of any discrepancy being found between such drawings, schedules and details or if the Contractor considers that additional detail drawings or information are required, then in either case the Contractor shall report such discrepancy to the Architect for instruction or apply in writing for such detail drawings or information at least 14 days before the works concerned are to be executed or put in hand		Item			
	<u>2.4aj Standard</u>					
C	The item "Standard" in this Bill means that the articles or services shall not be inferior to the latest appropriate specification issued by the Irish or where not available the British Standards Institution		Item			
	<u>2.4ak Approval</u>					
D	The expression "Approved" referred to herein shall mean specific approval by the Architect		Item			

	Description	Qty	Unit	Rate	€	c
	<u>2.4al High Alumina Cement</u>					
A	The use of high alumina cement will not be permitted in any part of the works.		Item			
	<u>2.4am Or Equivalent</u>					
B	The meaning of the words 'or equivalent' mean that a product meeting the standard of the named product in all respects is acceptable (without prior approval) and that the onus is on the Contractor to ensure that the material meets the standard required		Item			
	<u>2.4an Tests</u>					
C	The Contractor shall make such tests of executed work and shall supply such samples of materials, fixed or unfixed for tests as the Architect may direct, executing the necessary removals or reinstatements. The cost of all site tests including that of any apparatus required or the use of such shall be borne by the Contractor. The Contractor shall also bear the cost for forming test cubes and transport of cubes for testing and payment of fees for tests carried out by approved laboratories		Item			
	<u>2.4ao Radon Testing</u>					
D	RPI radon level test - Contractor to carry out a radon level test		Item			
	<u>2.4ap As Built Drawings and Maintenance Manual</u>					
E	Upon completion of the works and when deemed necessary by the Architect, provide As-Built Drawings in a computer format, agreed with the Contract Administrator, showing the works as finally fabricated and erected in accordance with the Category "A" status Working Drawings		Item			

	Description	Qty	Unit	Rate	€	c
A	The As-Built drawings shall include any site variances or installation adjustments or variations and any actual Site or setting-out dimensional modifications as installed		Item			
B	As-Built Drawings shall be produced to a relevant and agreed scale and shall be used to complement the Maintenance manual for the specific purpose of locating the elements within the overall structure		Item			
C	Arrange for and provide the Architect at Practical Completion with a maintenance manual containing manufacturers printed brochures covering all items of plant, equipment and controls used in the works. The brochure is to contain names, addresses and telephone numbers of installation contractors together with all required guarantees. The brochure is to contain complete typed detailed instruction sheets for the correct operation of each control item of plant, equipment or control. The brochure is to be of an approved design and format and the Contractor is required to agree all details with the Contract Administrator prior to its assembly		Item			
	<u>2.4aq Office for Site Meetings</u>					
D	Provide 1 No. temporary office with floor area of 40m2 for site meetings. Fit up interior with table, chairs and desk. Provide for washing facilities and adequately heating and lighting the offices, attendance as necessary, providing an independent telephone service and fax machine (separate line) for sole use of the Employer and Architect paying all installation charges, remove offices on completion		Item			
	<u>2.4ar Maintenance of Existing Services</u>					
E	The Contractor shall maintain all existing services on and over the site during the course of construction		Item			

	Description	Qty	Unit	Rate	€	c
	<u>2.4as Building Regulations</u>					
A	The works shall comply with all applicable National and Local Acts, laws and bye-laws including in particular the Building Control Act 1997 and the associated Building Control Regulations SI 496-1997 as amended by SI10/2000 and Building Regulations SI 497-1997 with amendments SI179/2000, SI249/2000 and SI441/2000. Immediately notify the Architect should it become apparent that anything proposed contravenes such regulations		Item			
B	It is a requirement that the works are constructed in full compliance with building regulations		Item			
	<u>2.4at Strengthening work to adjoining buildings</u>					
C	All boundary walls and party walls (walls between new and existing) to be temporarily supported in accordance with the Structural Engineers detail. The Contractor should include for a detailed photographic record of adjoining structures prior to commencement of the works. The Contractor shall identify and ensure that temporary structures do not cover or conceal any existing manholes, gullies, access or inspection chambers, stopcocks or mini-pillars, etc.		Item			
	<u>2.4au Propping</u>					
D	The Contractor is to include for all temporary propping existing structures as deemed necessary to safely complete the works, and submit proposal for approval to the Engineer where applicable		Item			

	Description	Qty	Unit	Rate	€	c
	<u>2.4av Temporary Works / Hoarding</u>					
A	The Contractor shall engage a temporary works designer with Chartered Qualifications to design and submit for approval any temporary design required for temporary works deemed necessary. All designs to be submitted in a timely manner for review by the Project Engineer		item			
B	The Contractor shall include for all hoardings to facilitate phasing and ensuring safety of staff and students at all times. All hoardings to be dust proof and sound proof. to Architect's approval		item			
C	The Contractor shall include for all temporary works design and installation of temporary supports.		item			
D	The Contractor shall note the Hoarding requirements associated with each phase and shall allow for all hoardings required and as identified on these drawings. Hoardings are not limited to these alone and the contractor shall decide what areas outside those shown on these drawings require Hoardings, and allow for same in his tender. External hoardings shall be Hard Hoardings with internal Hoarding shall be Re-use-a-wall type hoarding Product with associated fittings , supports, doors etc - as per attached link https://www.reuseawall.com/ready-rack-mobile-hoarding/ - The Hoarding shall be Re-use-a-wall standard Hoarding as opposed to Ballast Type with 2000 Gauge Polythene from the top of Re-use-a-wall to under side of ceiling / roof; sealed as necessary to prevent dust escaping from works areas. All Hoarding shall be cleaned before dismantling and re-erection to prevent dust		Item			

	Description	Qty	Unit	Rate	€	c
	<u>2.4aw Waste Generation, Storage and Disposal</u>					
A	Waste generated on site will be generated from the demolitions and during the duration of the construction and commissioning phase. The following outline the nature of the wastes generated and how they are disposed of		Item			
B	All demolition materials will be segregated and removed off-site to a Licenced C & D Waste or to an appropriate Licenced Recycling Facility		Item			
C	All materials transported from site will be covered with heavy duty tarpaulin covers to ensure that materials are contained effectively. The storage of waste temporarily during the Works will take account of the following measures		Item			
D	Material Safety Data Sheets will be used to identify potentially polluting materials. This information will also identify how these materials should be stored safely		Item			
E	Appropriate Spill Response Equipment will be located near to the material spilled. A Method Statement will be required from the Contractor re familiarity of use		Item			
F	The correct disposal route for waste materials (Duty of Care), will assess whether they can be re-used or recycled but ensure that they are stored safely on site prior to disposal. Skips will be covered to prevent litter being blown out and labelled		Item			
G	A central open storage area will be located at a sufficient distance away from the surface water channels. Identification will be carried out as to how pollution could occur and what measures should be implemented to reduce the likelihood of water pollution		Item			

	Description	Qty	Unit	Rate	€	c
A	A regular check is required to see what materials are in stock. Drums, oil and chemicals will be stored on an impervious base and within a secured bund. Containers will be stored upright, unless using flow control taps for controlled pouring from barrels and drums		Item			
B	Safe storage and disposal of material on site will be made aware to all Construction Personnel through Method Statements and Toolbox Talks		Item			
C	Soil and/or spoil heaps will be located at least 10m away from the surface water channels pending removal and covered with a tarpaulin to prevent silty run-off and losses due to wind		Item			
D	The Project will generate waste from the Construction Process, but also from the existence of Employees on site. The waste from Site will be generated as part of the normal residues that occur during construction including fragments of steel, cladding, cement bags, insulation, materials packaging arising during the Works		Item			
E	Employees will generate waste from the consumption of food and drinks and from day to day use of the Welfare Facilities. The Main Contractor is to ensure that all consumption and disposal of food and drinks is strictly controlled		Item			

	Description	Qty	Unit	Rate	€	c
	<u>2.4aaa Amendments to the Building Control Regulations 2014</u>					
A	The project is required to comply with the Irish Building Control Regulations including the revised S.I 9 of 2014 (refer to the Code of Practice, Building Control Regulations 2014, Inspecting and Certifying the Buildings and Works in the Instructions to Tenderers. Tenderers should note that they will be required to comply with Irish Building Regulations and provide such information as required under the Code and/or as requested by the Design Certifier and/or Assigned Certifier as required to comply with their duties under the Regulations and Code of Practice. In particular tenderers should note the requirements of Section 3.3 - Builders Role, 3.4 - Designers Role, the certifications required under Section 4, drawings and calculations required under Section 5 and 6, the testing and range of inspections likely to be required under Section 7 and the completion documents required under Section 8		Item			
B	Tenderers specific attention is drawn to the obligations set down in Section 4.5 of the Code of Practice, Building Control Regulations 2014, Inspecting and Certifying the Building and Works. On entering a Contract with the Employer, the Contractor gives an undertaking to construct the works in compliance with the Building Regulations, to co-operate with the Assigned Certifier and to sign the Certificate of Compliance on completion as required under the Building Regulations. The Contractor also undertakes to co-ordinate the work on specialist sub-contractors as designers and should ensure that Ancillary Certificates of Compliance are provided where required		Item			
				<i>To Collection €</i>		

	Description	Qty	Unit	Rate	€	c
	<u>2.4aab Nominated Date for Registration of Certificate</u>					
A	The "Nominated Date for Registration of Certificate" procedure, as set out in the Code of Practice for Inspecting and certifying Buildings and Works, Section 8.3, should be used in order to ensure that the Certificate of Compliance on Completion is accepted by the Building Control Authority and placed on the Statutory Register on the nominated completion date for the project or where applicable, for each phase of the Project. This procedure involves the Assigned Certifier submitting the required documentation to the Building Control Authority between 3 and 5 weeks prior to a nominated completion date		Item			
	<u>2.4aac Commencement of Maintenance Period</u>					
B	The work shall be deemed to be handed over to the Employer on the date on which the Contractor presents to the Employer a Certificate of Practical Completion from the Architect and the maintenance period shall commence on that date		Item			
	<u>2.4aad Condition Survey of Adjoining Buildings</u>					
C	The Contractor shall conduct or engage the services of a suitably qualified construction professional to conduct pre and post construction schedules of the condition of adjacent buildings & structures in advance of commencing the Works. The surveys should be conducted by either of the following;		Item			
D	- chartered civil/structural engineer (recognised by Engineers Ireland)		Item			
E	- chartered building surveyor (recognised by SCSI)		Item			
F	- registered architect with RIAI		Item			
G	The scope of the services related to the condition surveys is identified as follows;					

	Description	Qty	Unit	Rate	€	c
A	- The condition surveys shall include a visual inspection and a report on the condition of the building. The report should objectively describe the condition of the different parts of the building and provide an assessment of the relative importance of the defects/problems. This type of survey is visual only with no opening up carried out. Furthermore, the survey & report is not required to include advise on repairs or ongoing maintenance		Item			
B	- Cracking of significance shall be noted and identified in the condition report. Such cracking will be the subject of crack monitoring by the Contractor (using "tell-tales") for the full duration of the building works		Item			
C	- The condition surveys should involve photographic records of the condition of the buildings/structures prior to commencing. Wide angle photos of all faces of structures shall be taken, as well as detailed photos of all defects, cracks etc. The photographs shall also include any private property which could be affected by the works to provide a permanent record for the permanent restoration after the works		Item			
D	- The recorded data shall be supplied in digital format to the Employer's Representative on completion of the condition survey		Item			
E	- The suitably qualified construction professional shall also undertake post construction condition surveys, following completion of the construction works. The post condition survey reports shall include photographs and survey in AutoCAD format with reference to pre-condition survey reports.		Item			
	<u>2.4aae Health, Safety & Environmental Requirements</u>					
F	The Contractor shall;					

	Description	Qty	Unit	Rate	€	c
A	- Comply with all applicable Safety, Health and Welfare at Work Regulations		Item			
B	- Comply with Hospital Infection Prevention & Control (IPC) protocols.		Item			
C	- Implement struct noise, dust, vibration and air quality controls appropriate to a healthcare environment.		Item			
D	- Handle, transport and dispose of waste in accordance with applicable legislation and licensing.		Item			
<u>2.4aaf Protection of Adjacent Structures</u>						
E	The Contractor shall provide designed and certified crash deck protection to safeguard;					
F	- The Boiler House		Item			
G	- The Generator Building & Fuel Tank		Item			
H	- The Ambulance Bay / Offices		Item			
J	All Temporary Works designs shall be submitted for approval prior to commencement		Item			
<u>2.4aag Underground Services; Identification & Protection</u>						
K	A full underground services survey must be completed prior to commencing works		Item			
L	All identified services must be protected or supported as required		Item			
<u>2.4aah On Site Personnel Requirements</u>						
M	The following full-time dedicated personnel must be present on site for the full duration (roles cannot be combined):					
N	- Project Manager - Degree qualified, 20 + years demolition experience		Item			
P	- Temporary Works Co-Ordinator: 20 + years demolition experience		Item			

	Description	Qty	Unit	Rate	€	c
A	- Appointed Person (LiftingOps): 20+ years demolition experience		Item			
B	- Demolition Manager : 20 + years demolition experience		Item			
C	- Independent Structural Engineer: Experience in demolition monitoring of similar tall structures, must hold PI Insurance for their role.		Item			
<u>2.5aai Working at Height & Rescue Provisions</u>						
D	A Working at Height Rescue Plan must be developed and implemented		Item			
E	Standby rescue access equipment must be available at all times		Item			
<u>3. WORKS BY UTILITY COMPANIES / CLIENTS DIRECT SUBCONTRACTORS</u>						
<u>3.1 Works by Utility Companies / Client's Direct Subcontractors</u>						
<u>3.2 Works by Utility Providers</u>						
F	General Attendance on Utility Providers		Item			
G	The Contractor shall provide here for all necessary general attendance on Utility Providers Contractors		item			
H	General attendance on Utility Providers shall be deemed to include the use of Contractor's temporary roads, pavings and paths, standing scaffolding, standing power operated hoisting, plant, provision of temporary lighting and water supplies, clearing away rubbish, provision of space for work area and the use of messrooms, sanitary accommodation and welfare facilities		item			

	Description	Qty	Unit	Rate	€	c
	<u>3.3 Works by Client Direct Contractors</u>					
	<u>General Attendance on Client Direct Contractors/Suppliers</u>					
A	The Contractor shall provide here for all necessary general attendance on Client Direct sub-contractors, and Client Direct Suppliers		Item			
B	General attendance on Client Direct Contractors/Suppliers shall be deemed to include the use of Contractor's temporary roads, pavings and paths, standing scaffolding, space for laydown and distribution of materials, use of Site Crane for safe hoisting of materials but not any other cranage, standing power operated hoisting plant, provision of temporary lighting and water supplies, clearing away rubbish, provision of space for work area and the use of messrooms, sanitary accommodation and welfare facilities.		Item			
	<u>4.0 GENERAL FACILITIES AND OBLIGATIONS</u>					
	<u>4.1a Supervision and co-ordination of the Works</u>					
C	The Contractor shall provide for all necessary supervision and co-ordination of the work, to include direct staff, Domestic Sub-contractors and Client Direct Sub-contractors and suppliers	1	Item			
	<u>Site Supervision</u>					
D	The Contractor shall ensure that there are at all times on the site sufficient suitably qualified and experienced staff to supervise all works carried out by the Contractor and to advise and assist the employer in taking possession of the works.		Item			

	Description	Qty	Unit	Rate	€	c
	<u>4.1b Plant, Tools and Vehicles</u>					
A	The Contractor shall bring to site and remove on completion all necessary plant, tools and vehicles necessary for the complete performance of the works		Item			
B	The Contractor shall maintain on site for the duration of the works all plant, tools and vehicles necessary for the complete performance of the works		Item			
	<u>4.1c Scaffolding</u>					
C	The Contractor shall provide all scaffolding necessary for the execution of the contract. The scaffolding used throughout shall be of the safest type and erected in the approved manner		Item			
D	The Contractor shall pay all Local Authority Licenses or Permits to erect scaffolding on the public road/footpath		Item			
	<u>4.1d Transport for Work People.</u>					
E	Provide for all costs of providing transport of work people to and from the site		Item			
	<u>4.1e Protection from Inclement Weather</u>					
F	Protect the works from inclement weather including that necessitated by frost, wind, rain and any temporary closing of opes, temporary drainage etc		Item			
	<u>4.1f Water</u>					
G	Provide all water necessary for the execution of the works, make connection with mains, pay all fees and charges in connection therewith and allow for storage of water and distribution around the site		Item			

	Description	Qty	Unit	Rate	€	c
	<u>4.1g Temporary Lighting and Power</u>					
A	Provide for all lighting and power required for the execution of the contract, pay all fees and charges in connection therewith, include also for generators and/or transformers as required and for distribution around the site		Item			
	<u>4.1g Temporary Roads and Hardstandings</u>					
B	Provide all necessary temporary roads, tracks, hardstandings and the like, and hack up and make good on completion		Item			
	<u>4.1i Site Administration Offices</u>					
C	Provide offices for the use of the Foreman and any other representatives of the general contractor's, maintain same and remove on completion		Item			
	<u>4.1j Storage</u>					
D	Provide sheds for the safe storage of the Contractors and subcontractors materials, plant, etc., maintain and remove at completion		Item			
	<u>4.1k Shelters, Messrooms Etc.</u>					
E	Provide for the use of the Contractor and sub-contractors shelters from inclement weather, accommodation for clothing and drying facilities, accommodation and provision for meals, provision of drinking water, first aid facilities, equip and maintain and remove on completion		Item			
	<u>4. 11 Traffic Regulations</u>					
F	Provide for complying with all traffic regulations, including the provision of signs and the effects of parking restrictions		Item			
G	Provide for necessary pedestrian crossings and removal on completion		Item			

	Description	Qty	Unit	Rate	€	c
	<u>4.1m Unfixed materials</u>					
A	All material shall be carefully stacked and kept neat and tidy whether stored in the open or in sheds		Item			
	<u>4.1n Sanitary Accommodation</u>					
B	Provide sanitary conveniences and ablution facilities for the use of the Contractor, Sub-contractors and Resident Engineer, equip and maintain at all times in a clean and hygienic condition, make temporary connection to existing drains, remove and make good on completion		Item			
	<u>4.1o Telephone</u>					
C	Provide for temporary fax, telephone line and internet service for the use of the general contractor and sub-contractors and pay all fees and call charges in connection therewith		Item			
	<u>4.1p Regulations of the Garda Authority</u>					
D	Provide for complying with all regulations laid down by the Garda Authority		Item			
	<u>4.1q Safety, Health and Welfare</u>					
E	The Contractor shall ensure that all safety, health and welfare measures required under or by virtue of the provisions of any applicable enactments or regulations are strictly complied with		Item			
	<u>4.1r Safety Equipment</u>					
F	Provide industrial safety helmets to BS 2826 for use by all personnel on site, including sub-contractors staff and visitors, who could be in danger of head injury. Provide all necessary protective clothing, footwear, goggles/visors/respirators, ear defenders, safety net lines, barriers, and all other protective materials/equipment		Item			

	Description	Qty	Unit	Rate	€	c
	<u>4.1s Disbursement</u>					
A	The Contractor must allow in his tender for any additional costs involved in the payment of overtime rates, country money, traveling and lodging expenses or enhanced rates and conditions to attract labour to the site and any claims for extras in respect of the fore going will not in any circumstances be entertained. The Contractor shall also allow for lost time, training levies, safety schemes, employers and public liability insurances, social insurances, costs of payment and clerical work together with all other disbursements necessary		Item			
	<u>4.1t Maintenance of Roads</u>					
B	The Contractor shall provide for maintenance of public and private roads affected by the works and shall provide for rectifying any damage occasioned to entrances, surfaces, kerbs, etc., caused by traffic in the execution of the works. The Contractor shall provide for full time road sweeping during the works		Item			
	<u>4.1u Clearing and Cleaning</u>					
C	Clear away all dirt, rubbish, protective casings, coverings, any superfluous materials as they accumulate from time to time and at completion and hand up the buildings and site in a condition fit for immediate occupation to the entire satisfaction of the Architect and Employer. A high standard of cleaning will be required and if the Contractor considers that he is unable to provide it, he should include in his tender for engaging the services of a firm of industrial cleaning contractors.		Item			

	Description	Qty	Unit	Rate	€	c
	<u>4.1v Waste Generation, Storage and Disposal</u>					
A	Waste generated on site will be generated from the demolitions and during the duration of the construction and commissioning phase. The following outline the nature of the wastes generated and how they are disposed of		Item			
B	All demolition materials will be segregated and removed off-site to a Licenced C & D Waste or to an appropriate Licenced Recycling Facility		Item			
C	All materials transported from site will be covered with heavy duty tarpaulin covers to ensure that materials are contained effectively. The storage of waste temporarily during the Works will take account of the following measures		Item			
D	Material Safety Data Sheets will be used to identify potentially polluting materials. This information will also identify how these materials should be stored safely		Item			
E	Appropriate Spill Response Equipment will be located near to the material spilled. A Method Statement will be required from the Contractor re familiarity of use		Item			
F	The correct disposal route for waste materials (Duty of Care), will assess whether they can be re-used or recycled but ensure that they are stored safely on site prior to disposal. Skips will be covered to prevent litter being blown out and labelled		Item			
G	A central open storage area will be located at a sufficient distance away from the surface water channels. Identification will be carried out as to how pollution could occur and what measures should be implemented to reduce the likelihood of water pollution		Item			

	Description	Qty	Unit	Rate	€	c
A	A regular check is required to see what materials are in stock. Drums, oil and chemicals will be stored on an impervious base and within a secured bund. Containers will be stored upright, unless using flow control taps for controlled pouring from barrels and drums		Item			
B	Safe storage and disposal of material on site will be made aware to all Construction Personnel through Method Statements and Toolbox Talks		Item			
C	Soil and/or spoil heaps will be located at least 10m away from the surface water channels pending removal and covered with a tarpaulin to prevent silty run-off and losses due to wind		Item			
D	The Project will generate waste from the Construction Process, but also from the existence of Employees on site. The waste from Site will be generated as part of the normal residues that occur during construction including fragments of steel, cladding, cement bags, insulation, materials packaging arising during the Works		Item			
E	Employees will generate waste from the consumption of food and drinks and from day to day use of the Welfare Facilities. The Main Contractor is to ensure that all consumption and disposal of food and drinks is strictly controlled		Item			
	<u>4.1w Drying the Works</u>					
F	Provide all necessary equipment, fuel and attendance for drying the works as and when required.		Item			
	<u>4.1x Temporary Fencing</u>					
G	Provide for effectively enclosing the site of the works against trespass and interference.		Item			

	Description	Qty	Unit	Rate	€	c
A	Provide all temporary barriers and watching and lighting necessary for the protection of the public and of the works. This clause is deemed to include for the provision of hoardings, screens, returns, lockable gates, fans, barriers, footways and similar items, all in compliance with the requirements of the Local Authority and the adjoining property owners.		Item			
B	Provide all necessary day and night watching and protective lighting and fully safeguard the work, material and plant against damage and theft.		Item			
<u>4.1y Noise Pollution, Dust Pollution</u>						
C	The Contractor shall provide for the control of noise and pollution including complying with statutory and Local Authority requirements. The Contractor shall employ whatever noise monitoring procedures necessary to satisfy the Design Team, the Client, The Local Authority and the local residents that noise levels are kept within the tolerances acceptable. The Contractor shall provide regular details of the noise levels being reached and documented from an approved source.		Item			
D	The Contractor shall provide for the protection of the existing adjoining buildings and members of the public during the works from dust.		Item			
<u>4.1z Protection of the Works</u>						
E	The Contractor shall provide for the protection of the Works throughout the duration of the Contract.		Item			
F	The Contractor shall include for providing, maintaining and removing of any necessary protective casings, covers, protective sheeting or the like and leave the works ready for occupation		Item			

	Description	Qty	Unit	Rate	€	c
A	<p><u>4.1aa Wheel Wash</u></p> <p>A wheel wash shall be provided within the site and shall be used by all vehicles leaving the site during the demolition and excavation phase. Details of the Contractor's proposals to comply with this condition shall be submitted to and agreed with the Architect prior to the commencement of the development</p>		Item			
B	<p><u>4.2ab Other Statutory Obligations</u></p> <p>Provide for complying with all other statutory obligations in force at date of tender and not specifically indicated heretofore</p>		Item			
C	<p><u>4.1ac Cartridge Operated Fixing Tools</u></p> <p>Cartridge operated fixing tools shall be designed, constructed and operated in accordance with BS 4078. Tools shall not be operated unless fitted with a suitable splinter guard. Cartridges shall be clearly marked with the strength of the charge and only those corresponding to specification issued by the maker of the tool shall be used</p>		Item			
D	<p><u>4.1ad Labour</u></p> <p>None but fully qualified and competent tradesmen together with their necessary labourers or helpers shall be employed by the Contractor on the works and the whole of the same shall be carried out in the best and most substantial manner.</p>		Item			
E	<p><u>4.1ae Local Labour</u></p> <p>Persons engaged upon the works should insofar as practicable and without affecting the efficiency of the work be recruited from the local offices of ETB to the extent that the total labour requirement of the contract exceeds the contractor's core workforce'.</p>		Item			

	Description	Qty	Unit	Rate	€	c
A	<p><u>4.1af Pension Fund and Sick Pay</u></p> <p>It is a precondition for the award of the contract that the successful tenderer is a fully paid up member of the CIF pension and sick pay schemes and shall remain in membership for the duration of the contract. A tenderer asked to do so shall promptly submit contribution receipts or other evidence of membership. Any tenderer unable to provide such evidence shall be deemed to have withdrawn his tender</p>		Item			
B	<p><u>4.1ah Setting Out of Work</u></p> <p>The Contractor shall include for setting out the works.</p>		Item			
C	<p><u>4.1ai Documents</u></p> <p>The Drawings will be supplied electronically to the Contractor by the Architect. The Contractors must include for all costs associated with printing the drawings. All drawings and copies thereof to be returned to the Architect on completion of the work. A complete set of Drawings and Bill of Quantities must be kept for examination at any time by the Architect and Surveyors.</p>		Item			
D	<p><u>4.1aj Overtime</u></p> <p>The Contractors must allow in their tender for any additional costs involved in the payment of overtime rates, country money, traveling and lodging expenses of the project. Any claims for extras in respect of the foregoing will not in any circumstances be entertained</p>		Item			

	Description	Qty	Unit	Rate	€	c
	<u>4.1ak SafePass Accreditation</u>					
A	The Contractor shall provide for the operation of the requirements of the construction industry's safety accreditation scheme, known as the 'SafePass' scheme. Employees engaged on the site must be provided with the opportunity to undertake an appropriate ETB approved training course and to achieve accreditation.		Item			
	<u>4.1al Shop Drawings</u>					
B	The Contractor shall produce shop drawings as required by the Architect and allow the Architect approval/comment time of 2 weeks from receipt of shop drawings		Item			
	<u>4.1am Cranage Requirements</u>					
C	The Contractor shall provide all cranage necessary for all aspects of the project, necessary to carry out the works in a safe manner in accordance with Tender Documents		Item			
	<u>4.1an As Constructed Record Drawings</u>					
D	The Tender Sum will include for the provision of 'As Built' record drawings and manuals in both electronic and hard copy format as specified to the approval of the Architect. Should the Contractor refuse or neglect to provide the As Built record drawings and manuals, the Employer may employ and pay other persons to provide such drawings and manuals and all costs incurred in connection therewith shall be recoverable from the Contractor or may be deducted from any money due or to become due to him, irrespective of the Contractor's tender price for same.		Item			
E	All of the foregoing to be provided in electronic format and hard copy format to the satisfaction of the Architect		Item			

	Description	Qty	Unit	Rate	€	c
A	<p><u>4.1ao Documents</u></p> <p>The Contractor shall include for implementing and maintaining a document sharing system for the works</p>		Item			
B	<p><u>Deep Clean Prior to Handover</u></p> <p>On completion of each Phase of the works, and in advance of immediate handover, the contractor is to include for a full "ddp clean" of the entire facility to comply in full with the Hospital's Infection Control Requirements and in particular the "National Guidelines for the Prevention of Nosocomial Invasive Aspergillosis" (issued to all tenderers) and the HIQUA Guidelines to leave the relevant Hospital Departments fit for purpose and fit for immediate equipping</p>		Item			
C	<p><u>Clarification; Inconsistencies between Works Requirements and Pricing Document</u></p> <p>Where inconsistencies are found to exist between the Works Requirements and the Pricing Document the Works Requirements take precedence with respect to the Works to be completed and a compensation event shall arise in accordance with the relevant procedures</p>		Item			

Description	Qty	Unit	Rate	€	c
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Description	Qty	Unit	Rate	€	c
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BUILDING WORKS

DEMOLITIONS AND ALTERATIONS

	Description	Qty	Unit	Rate	€	c
<u>DEMOLITIONS AND ALTERATIONS</u>						
Notes:						
A	1. The tenderer is referred to the Architect's & Engineers Drawings and Specifications which accompany this document. All descriptions shall be read in conjunction with this information.		Note			
B	2. The Bill of Quantities is measured in accordance with the Agreed Rules of Measurement (ARM 4) as amended by Supplement 1 Issue 2		Note			
C	3. The Contractor is deemed to have visited the site, inspected both the site and all available information to carefully determine locations of all existing services and other constraints prior to commencing work		Note			
D	4. All surplus waste material to be carried off site shall be disposed of in the correct manner to a licensed tip to be provided by the Contractor and all necessary costs and charges to be included in the Unit rates		Note			
E	5. Tendering contractors are advised to visit the site to ascertain for themselves the extent of the works, means of access, available space around the position of the existing building and adequacy of area available for storage of materials and positioning of huts, sheds etc. No claim arising from lack of such inspection will be entertained		Note			
F	6. Please note that the quantities and descriptions listed below detail works within the existing building and the Contractor should note this when pricing this element		Note			
G	7. The Contractors must include for any temporary propping and shoring to existing structures where walls etc. are being demolished.		Note			

DEMOLITIONS AND ALTERATIONS

	Description	Qty	Unit	Rate	€	c
A	8. All surplus waste material to be carried off site shall be disposed of in the correct manner to a licensed tip to be provided by the Contractor and all necessary costs and charges to be included in the unit rates		Note			
B	9. All demolition works shall be carried out in strict accordance with B.S. 6187 : 2000 - code of Practice for Demolitions		Note			
C	10. The Contractor shall prepare and submit a detailed method statement on the proposed method of Demolitions/ alterations to the Project Engineer prior to commencement of the works		Note			
<u>DEMOLITIONS AND ALTERATIONS</u>						
Demolition						
<u>Demolishing individual structures</u>						
D	Demolition and removal of the primary reinforced concrete structure (31.20m high) complete with concrete tie beams at 5m intervals	1	Item			
E	Demolition and removal of the secondary steel structure and supports including all steel platforms at high level	1	Item			
F	Demolition and removal of 4Nr. vertical boiler flue stacks; (600mm Diameter)	1	Item			
G	Protection and making good to existing surrounding structures and finishes	1	Item			
					<i>To Collection €</i>	

DEMOLITIONS AND ALTERATIONS

	Description	Qty	Unit	Rate	€	c
A	The sequencing of the works will be in accordance with the Architects Documents, Site Set-up & Site Restrictions Schedule TBC which is included in the overall tender package. However, the Contractor will be required to sequence the removal of Asbestos if present, in a logical manner that will facilitate the safety and comfort of all hospital residents, staff and visitors for the duration of the works. The Contractor is to carry out an asbestos survey for proposed demolition works and should include for all removal of any material containing asbestos to a suitably licenced facility	1	Item			
B	The Contractor is to take note of all items within the Information Pack which will be included in the Tender Package when pricing all demolition works	1	Item			

DEMOLITIONS AND ALTERATIONS

Description	Qty	Unit	Rate	€	c
<p>COLLECTION</p> <p>Page No. 2/1</p> <p>Page No. 2/2</p> <p>Page No. 2/3</p> <p>DEMOLITIONS AND ALTERATIONS Carried to Summary</p>					

Description	Qty	Unit	Rate	€	c
SUMMARY	Page No.				
PRELIMINARIES	1/59				
DEMOLITIONS AND ALTERATIONS	2/4				
TOTAL AMOUNT TO FORM OF TENDER					
<p>Note: This Bill of Quantities contains pages numbered 1/1 - 2/4 . The Sub-Contractor should ensure that...</p>					

GENERAL SUMMARY

FLUE CHIMNEY DEMOLITION AT UNIVERSITY HOSPITAL KERRY FOR HSE SOUTH



GENERAL SUMMARY

	<i>Page No.</i>	<u>€uro</u>
PRELIMINARIES	1/59	_____
 <u>MEASURED WORKS</u>		
DEMOLITIONS & ALTERATIONS	2/4	_____ _____
 TOTAL - Excluding VAT		

Fixed Price Allowance: Amount to cover costs, if any, arising from deletion of Clause 36 of the Contract, other than work or materials covered by PC Sums or Provisional Sums		
Sub-Total		_____
Value Added Tax at the rate of 13.5%		_____
Amount of Bond		_____
Sub-Total		_____
Value Added Tax at the rate of 23% on Sub-Total above		_____
Total Amount to Form of Tender		_____
	€uro	=====

CONTRACTOR'S NAME:.....
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CONTRACTOR'S ADDRESS;.....
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DATE:.....

2026