

BILL NO. 1
PRELIMINARIES
(BQ 1/1- BQ 1/117)

T2 TRANSFORMER UPGRADE
SLIGO UNIVERSITY HOSPITAL, THE, MALL, SLIGO
FOR
HEALTH SERVICE EXECUTIVE WEST

Description	Qty	Unit	Rate	€	c
<u>PRELIMINARIES</u>					
<u>1. Project Particulars</u>					
<u>1.1 Project, Parties & Consultants</u>					
Sligo University Hospital T2 Transformer & Switchgear Replacement at Sligo University Hospital, The Mall, Rathquarter, Sligo F91 H684 for Health Service Executive West					
This project involves the provision of Upgraded Electrical Transformer, Switchgear, Electrical Boards and associated wiring / containment within Existing ESB / Switch / Transformer rooms at Sligo University Hospital. The works will need to be completed in phased methodology to ensure continuation of electrical supply service to the Hospital. This involves phased install of New Equipment and strip-out of Old Equipment, as well as the provision of Temporary Containerized Generators to facilitate the change over. There are also builders enabling works largely in terms of reconfiguring openings to the rooms, forming deep recessed concrete floors, concrete floor trenches and a raised GRP floor grating system, as well as overall management of entirety of both Building and Electrical works. Note: The works will need to be progressed in the phased methodology, as set out in detail on Service Consulting Engineers Tender Drawings 25672-ZZ-Z-ZZZ-DR-VCE-EE-003, 004, 005, 006, 007, 008 & 009, and Specification 25672-ZZ-Z-ZZZ-SP-VCE-EE-0001 section 2 (23.3 & 23.4) and Appendix 10 (3.1.5 & 3.1.6) which set out the proposed sequence and phasing of the works, including shutdowns all of which is surmized as follows; Ph 1 - Electrical Services Strip-Out (ESB / MV & LV Switch rooms) Ph 1A - Builders Floor & Wall Ope Works (ESB / MV LV Switch rooms & Protected Trenching to Transformer room) and the Crane Lifting into place and Positioning of MV Switch / LV Distribution Board / Transformer Ph 1B - General Electrical, Lighting & Protective Services (ESB / MV LV Switch rooms & Cabe Tray into MDB2 Room for connection of OLB1 Ph 2 - OLB2 & T2 Transformer Installations inclcuding earthing & cabling Ph 3 - Provide 2 Nr Temporary Trailer mounted containerised diesel generators, with fuel storage and cable links back to MDB2 room					
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Description	Qty	Unit	Rate	€	c
Ph 3A & B - MV2 Installation: Switchover to Temporary Generators, Disconnection & Removal of Existing MV2, and installation of New MV2, Transfer Existing T2 to new MV2, Temporary generator come offline and re-energize supply to MDB2 from Existing T2 Transformer. Existing Generator brought back online and Temporary Generators disconnected Ph 4A - Install New Protection Relay to New T2 Transformer. Also complete connections between protection CTS within new MV2 RMU, new T2 on board protection devices and existing Battery tripping unit. Install text and commission MV Cabling from new T2 to new MV2 RMU. Install, test & commission new T2 transformer and leave on soak Ph 4B - MDB2 Connection: Existing Genrator taken offline, Temporary Generators brought back online to supply MDB2, Deenergize supply to MDB2 from Existing T2, isolate and disconnect supply and cabling, install new cabling from OLB2 to Existing MDB2, test new OLB2 to MBD2 connection. Temporary Generators set offline, energize supply to MDB2 from OLB2. Existing Genrator brough back online and made fully fuctional. Temporary Generators to be disconnected					
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	Description	Qty	Unit	Rate	€	c
A	Access: Access to the site shall be via the roadway from the back of the Sligo University Hospital for the phases, please refer to the Structural drawings in particular 124-444-003 Site Plan for full details. This access is shared with the Maintenance services access for SUH and that must be facilitated to the compound and Boiler house within this location.		Item			
B	Access Restrictions: It should be noted than the ESB / Electrical buildings are located well below the internal campus arterial road from which access will be achieved, and is not accessible by anything other than small vans, therefore items of large Electrical plant and equipment will need to utilise a mobile crane from the higher level and then be craned down, and then positioned into place at ESB / Plantrooms beneath, Similarly, the temporary generators proposed location is along the verge of the arterial road at higher ground level adjacent to a prefab and a fenced off storage area, and electrical service cabling / cable ladders will need to traverse from there over building roofs into the ESB/Plantrooms below.		Item			
C	HSE Restrictions on Access: Construction Access shall be via The Rear of Sligo University hospital campus with prior arrangement. Parking of contractors vehicles Shall be limited to within the Hording line only. Works contractor shall be required to submit proposals for parking works vehicles and transportation of personnel to site. Working hours Shall be Monday to Friday 8.00am to 6.00pm or otherwise by agreement. Refer to planning conditions. However at certain times it will/ may be necessary to reduce noise levels and restrict the use of plant, contractor shall liaise with the HSE in this regard. Particular noisy activity shall be programmed so as to result in minimal disturbance. Any access required to the existing operational carpark or roadways will be with the authority of a "permit to work" issued in advance by the HSE, Normal working of the hospital carpark will take priority over construction activity.		Item			

	Description	Qty	Unit	Rate	€	c
A	Compliances: The Guidance for the Control and Management of Traffic at Roadworks - July 2007, published by the Department of the Environment, Heritage & Local Government, shall be observed at all times; The Contractor shall also comply with any traffic regulations including those regarding the loading or unloading of or waiting by vehicles on the public highway and the Contractor shall allow for strict compliance therewith; The Contractor shall provide during the whole time of the progress of the works for efficient watching during the ingress and egress of all vehicles, whether in his ownership or otherwise through the access gates or entrance road to the site, and for efficient warning of the movement of such vehicles to members of the public on the public highway and of persons within the site, as necessary. The Contractor shall provide and maintain any necessary temporary roads, footways, hardstandings, sleeper tracks, and ramps during the execution of the works. Any temporary footways shall be provided with adequate route markers. Clear away all temporary works on completion and make good any damage. The Contractor shall ensure that vehicles and plant connected to the works do not obstruct access to adjoining properties. Adjacent or Abutting Buildings and Convenience of Occupants		Item			
B	The tenderer is referred to the Contract drawings, which outline the works on the existing live operational hospital campus, vis-a-vis existing buildings and structures Arrangements for Visiting the Site The main Contractor their domestic specialists shall complete a site visit prior to submitting their tender to view the extent of works, enabling works and site restrictions. Site visits will be facilitated by appointment only. Please contact Declan McGoldrick Contact for Site Visit: Mr Declan McGoldrick, HSE Capital & Estates, St. Johns Campus, Ballytivnan, Sligo F91 W3C1 Mobile: 071 9138032, Email: Declan.McGoldrick@hse.ie		item			
C	Maintenance of Roads & Footpaths: during the course of the works the Contractor is to maintain and clean the macadam road and boundaries of the Contractor's access and on completion of the works reinstate the road to the condition they were found in at the start of the works		Item			
D	Demolitions: The removal of all redundant items are measured within the Pricing Document		Item			
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	Description	Qty	Unit	Rate	€	c
	Statutory Consents & Conditions					
A	The Bill of Quantities has been measured in accordance with the Agreed Rules of Measurement, ARM4; 2009 & ARM4 Supplement 1; 2010 as prepared by the Joint Committee established by the Construction Industry Federation and the Society of Chartered Surveyors (M&E Services are measured to ARM4 Supplement 2)		Item			
B	Where deviations from the Agreed Rules of Measurement have been made, they are clearly indicated by a preamble or description of the deviation in the appropriate section. In certain cases the work has not been measured in detail but has been referenced to the detail Drawings; in such instances, the description given in the Bill of Quantities shall be deemed to include the additional information given on the detail Drawings as if given in full in the Bill item.		Item			
C	Contractors are requested to be fully versed with the Agreed Rules of Measurement (ARM4 & Supplement 1 & 2 thereof) when submitting their tenders as no claim for lack of knowledge of the method of measurement will be entertained.		Item			
D	The measured work shall not be used for ordering materials. The Contractor is required to take his own measurements on Site and from the drawings for the quantities required for the ordering of materials		Item			
	Bills of Quantities, Format					
E	The Bill of Quantities are set out in Elemental form in accordance with the National Standard Building Elements, third edition, 1993 and published by An Foras Forbartha.		note			
	Bill of Quantities : Pricing					
F	1. The Bill of Quantities, must be submitted at the time of tendering, fully priced in ink in the currency of the European Monetary Union - the Euro (EUR).		Item			
G	2. Please note that the Bill of Quantities must be completed and signed by an authorised person in ink. Pricing in pencil is not acceptable.		Item			
H	3. An electronic copy of this Bill of Quantities is being issued for tender, however a printed hard copy can be provided to any tenderer on request.		Item			
J	4. The Contractor may not return his tender in electronic format. This priced Bill of Quantities as issued by Albert Strain & Associates, unaltered and with figures inked in must be returned.		Item			

	Description	Qty	Unit	Rate	€	c
A	5. The Employer reserves the right to open all or any Bills of Quantities.		Item			
B	The contractor is referred to the measurement & prices clauses in section A "General Rules" and the relevant sections of ARM4.		Item			
C	The contractor will price every item that has a value and use realistic rates to facilitate accurate costings of variations and claims. Unpriced items will be deemed to have there cost included elsewhere or to be nil value. Unrealistic rates submitted in the bill of quantities will be subject to adjustment in order to achieve a fair and reasonable balance within the contract document.		Item			
D	Lump sum adjustment - if the Contractor makes a lump sum adjustment at the summary level of his tender this adjustment will be dealt with strictly in accordance with the Instructions to Tenderers and "Code of Procedure for Single Stage Selective Tendering"		Item			
	Bill of Quantities : Quantities					
E	Quantities are rounded to the nearest whole unit except where this procedure would cause an entire item to be eliminated. In this instance such an item is given as a whole unit where the unit of billing is the metre and as one hundredth of a unit where the unit is a tonne		Item			
	Bill of Quantities : is not a "Design Document"					
F	This document is not a "Design Document" within the meaning and intent of the Safety, Health and Welfare at Work (Construction) Regulations 2006 and does not purport to instruct the Contractor as to the manner and methods to be employed in the construction of this project. This information is to be ascertained from Design Drawings and Specification		note			
	Dimensions					
G	Figured dimensions are to be followed in preference to dimensions scaled from the drawings (if any discrepancies are apparent clarification from the Architect is required). Whenever possible dimensions are to be taken on the Site or from the building. Before any work is commenced by Sub-Contractors or specialist firms, dimensions must be checked on the Site and / or building and agreed with the Contractor, irrespective of the comparable dimensions shown on the Drawings. The Contractor will be responsible for the accuracy of all dimensions		Item			

Description	Qty	Unit	Rate	€	c
<u>Conditions of Contract</u> THE CONTRACT SHALL BE: Public Works Contract for Minor Building & Civil Engineering Works Designed by the Employer; Document Reference PW-CF5 v.2.9, Issue Date 25th November 2025 The Agreement, Conditions of Contract and schedules shall be those for use on Public Construction Contracts published by the Department of Finance entitled Public Works Contract for Building Works designed by the Employer <u>The Contractor is referred to www.constructionprocurement.gov.ie for the Form of Contract and Contract Model Forms applicable to the contract including Performance Bond, Parent Company Guarantee, Appointment of Project Supervisor, Rates of Pay and Conditions of Employment Certificate; the applicable version is the version on the above web-site 10 days prior to the the latest date for receipt of tenders</u> Agreement Condition Headings and Sub-Clauses Clause 1. The Contract 1.1 Definitions 1.2 Interpretation 1.3 Inconsistencies 1.4 Pricing Document and Works Proposals 1.5 Performance Bond 1.6 Not Used 1.7 Joint Ventures 1.8 Assignment 1.9 Miscellaneous 1.10 Background Information Clause 2. The Law 2.1 Law Governing the Contract 2.2 Compliance with Legal Requirements 2.3 Consents 2.4 Project Supervisor					
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Description	Qty	Unit	Rate	€	c
4.13 Contractor's Management					
4.14 Communications					
4.15 Meetings					
4.16 Confidentiality and Secrecy					
4.17 Contractor's Things not to be Removed					
4.18 Contractor's Documents					
Clause 5. Contractor's Personnel					
5.1 Contractor's Personnel to carry out Contractor's Obligations					
5.2 Qualifications and Competence					
5.3 Pay and Conditions of Employment					
5.4 Sub-Contractor's and Specialists					
5.5 Collateral Warranties					
5.6 Removal of Workers					
5.7 Weekly Labour Records					
5.8 Ancillary Certificates					
Clause 6. Property					
6.1 Ownership of Works Items					
6.2 Infringement of Property Rights					
6.3 Works Requirements					
6.4 Rights in Contractor's Documents					
Clause 7. The Site					
7.1 Lands made available for the Works					
7.2 Trespassers					
7.3 Contractor Responsible for All Site Operations					
7.4 Services for Employer's Facilities					
7.5 Security and Safety of the Site and Nuisance					
7.6 Other Contractors					

Description	Qty	Unit	Rate	€	c
7.7 Setting Out the Works					
7.8 Archaeological Objects and Human Remains					
7.9 Access and Facilities					
7.10 Not Used					
7.11 Not Used					
7.12 Charges					
Clause 8. Quality, Testing and Defects					
8.1 Standards of Workmanship and Works Items					
8.2 Quality Assurance					
8.3 Inspections					
8.4 Tests					
8.5 Defects					
8.6 Defects Period					
8.7 Defects Certificate					
Clause 9. Time and Completion					
9.1 Starting Date					
9.2 Suspension					
9.3 Delay and Extension of Time					
9.4 Programme Contingency					
9.5 Omissions and Reduction of Time					
9.6 Substantial Completion					
9.7 Not Used					
9.8 Liquidated Damages					
Clause 10. Claims and Adjustments					
10.1 Compensation Event					
10.2 Contractor to Pay Employer's Cost of Checking Quantities					
10.3 Contractor Claims					

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Description	Qty	Unit	Rate	€	c
Clause 13. Disputes					
13.1 Conciliation					
13.2 Adjudication					
13.3 Arbitration					
13.4 Jurisdiction					
13.5 Agent for Service					
13.6 Continuing Obligations					
Clause 14. Covid-19 Mandatory Closure					
14.1 Covid-19 Definitions					
14.2 Covid-19 General Provisions					
14.3 Covid-19 Costs					
Clause 15. Price Variation					
15.1 Definitions					
15.2 Contract Sum Adjustments					
15.3 Proportions					
15.4 Change in Law					
15.5 Failure to Commence by the Start Date					
15.6 Failure to Complete on Time					
15.7 Excluded Amounts					
15.8 Revisions of Index Figures					
15.9 Permitted Increases and Permitted Decreases for Material Categories and Fuel Categories					
15.10 Adjustments for Labour					
15.11 Efficiency					
<u>Appendices to Clause 15</u>					
Appendix 1 Definitions					
Appendix 2 Permitted Increases and Permitted Decreases for Materials and Fuel					

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Description	Qty	Unit	Rate	€	c
The insertions in the Schedule Part 1 are: A) Employer's Representatives and Communications Sub-clause 4.3 and 4.14 Details for sending notices under clauses 12 and 13 to the Employer are: For the attention of Mr Kevin Gunn HSE Capital & Estates St Johns Campus Sligo Co. Sligo Details for sending other notices to the Employer are: For the attention of Mr Kevin Gunn HSE Capital & Estates St Johns Campus Sligo Co. Sligo The Employers Representative is Varming Consulting Engineers Ltd Details for sending notices to the Employers Representative are For the attention of Mr Keith Murphy Varming Consulting Engineers Ltd Unit 5, Castle Street, Roscommon Co. Roscommon Email: murphyk@varming.ie					
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Description		Qty	Unit	Rate	€	c
A	Limitations on the Employer's Representative's authority to perform its functions and powers under the Contract					
	Maximum adjustment to the Contract Sum for a single Change Order € 2,000, unless approved by the Employer.					
	Maximum cumulative value of adjustments to the Contract Sum for Change Orders in any 3 month period €6,000.00, unless approved by the Employer					
	Further Limitations: Cumulative total for contract period €24,000.00, unless approved by the Employer					
	The Employers Representative shall not make a Change Order causing or contributing to a reduction in the safety, scope, quality or usefulness of the Works without the Employers approval.					
	The Employer must agree to reduce retention if the Defects Period is extended					
	The Employer's Representative is to consult with the Employer in relation to any adjustment to the Contract Sum before determining the adjustment					
	Where the employer has appointed a quantity surveyor, the Employers Representative is to consult with the quantity surveyor in relation to any adjustments to the Contract Sum before determining the adjustment					
	The Employer's Representative must not waive any of the Employer's rights or the Contractor's obligations under the contract including without limitation sub-clause 10.3					
	B) Documents					
	The works requirements are					
	As scheduled and included in Volume A Works Requirements [as Listed in Detail under Volume A Works Requirement / T&S Section B]					
	The Pricing Document is					
	A Bill of Quantities to the Agreed Rules of Measurement 4, as amended by Supplement 1 Issue 2, as Included in Volume C - ARM4					
	Note: Mechanical and Electrical Works are measured in accordance with; The Agreed Rules of Measurement 4 to Supplement 2					

Description		Qty	Unit	Rate	€	c
The Works Proposals are						
As included in T&S / ITT and as set out in Award Criteria section of Project Particulars (Volume D)						
C) Project Supervisor						
Sub-clause 2.4						
A	The Contractor is to be appointed project supervisor for the construction stage for the Works and any other work on the Site between the Starting Date and the date of Substantial Completion of the Works contemplated in the Works Requirements		Item			
D) Insurances						
Clause 3						
B	Insurance of the works: minimum amount insured for professional fees 12.5% of the Contract Sum		Item			
C	Minimum Indemnity Limit for Public Liability and Employers Liability Insurance set at default of €6,500,000.00 and €13,000,000.00 respectively		Item			
Maximum excess for insurance:						
D	Insurance of Works and other Risk Items: €10,000.00		Item			
E	Public Liability and Employer's Liability: €10,000.00		Item			
Permitted exclusions from the insurances:						
F	War, invasion, act of foreign enemies, hostilities (whether war is declared or not), civil war, rebellion, revolution, insurrection or military or usurped power		Item			
G	Pressure waves caused by aircraft or other airborne objects travelling at sonic or supersonic speeds		Item			
H	Contamination by radioactivity or radioactive, toxic, explosive or other hazardous properties of any explosive nuclear assembly or its components, in each case not caused by the Contractor or the Contractor's personnel		Item			
J	Terrorism		Item			
K	Asbestos		Item			

Description		Qty	Unit	Rate	€	c
Permitted exclusions from insurance of the Works and other Risk Items:						
A	Use or occupation of the Works by the Employer except in connection with the Works		Item			
B	Unless otherwise specified in the Works Requirements, cost of making good defects in the Works but not damage caused by such defects to other sound parts of the Works		Item			
C	Wear, tear, normal upkeep or normal repair or gradual deterioration		Item			
D	Inventory losses		Item			
E	Loss of use or any consequential loss of any nature including penalties for delay, non completion or non compliance		Item			
F	Failure of information technology		Item			
G	Mechanical or electrical breakdown but not resulting damage		Item			
H	Cessation of the Works for more than 3 months		Item			
Permitted exclusions from public liability insurance:						
J	Persons under a contract of service or apprenticeship with the insured		Item			
K	Property of the insured or in the insured's custody or control other than existing premises and their contents temporarily occupied for the purpose of the Works		Item			
L	Defective workmanship or materials but not resulting damage		Item			
M	Mechanically propelled vehicles within the meaning of the Roads Traffic Acts		Item			
N	Loss or damage due to design for a fee or for which a fee would normally be charged		Item			
P	Gradual pollution or contamination		Item			
Q	Territorial limits		Item			
R	Unless otherwise specified in the Works Requirements, aircraft and waterbourne craft		Item			
S	Fines, penalties, liquidated damages		Item			

Description		Qty	Unit	Rate	€	c
Permitted exclusions from employers liability Insurance:						
A	Offshore work		Item			
B	Liability compulsorily insurable under the Roads Traffic Acts		Item			
Permitted exclusions from professional indemnity insurance						
C	Persons under a contract of service or apprenticeship with the insured		Item			
D	Ownership, use, occupation or leasing of mobile or immobile property		Item			
E	Effecting or maintenance of insured of or in connection with the provision of finance or advice on financial matters		Item			
F	Dishonest, malicious, criminal or deliberate illegal acts		Item			
G	Libel and slander		Item			
H	Insolvency		Item			
J	Fines, penalties, liquidated damages or any penal, punitive, exemplary, non-compensatory or aggravated damages		Item			
K	Failure of information technology		Item			
L	Contractual liability that would not apply in the absence of the contract		Item			
Optional insurance provisions:						
M	The Employer shall have the risk of loss of and damage to its existing facilities and parts of the works it uses or occupies, in accordance with sub-clause 3.8		Item			
Insurance of the works and other risk items shall include the following property of the Employer, other than the works and work items;						
N	N/A		Item			
P	If insurance of the Works and other Risk Items is to include terrorism cover, the minimum sum insured shall be: (Not Applicable)		Item			
Q	The Contractor is not required to extend the insurance of the Works and other Risk Items for a section that has reached substantial completion until the Employer's Representative issues the certificate of Substantial Completion for the whole Works.		Item			

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	Description	Qty	Unit	Rate	€	c
A	The Full Works as detailed within 150 Days from date of possession [Contract Date]; to be completed and handed over with works completed in sequence set out on ME Engineers Drawings & Specifications		Item			
	Rate of Liquidated Damages					
B	The Works as described within: €1,000.00 per day		Item			
	Reduction in Retention on Substantial Completion of Works					
C	Section: Completion of overall development: 50.0 %		Item			
	H. Early Completion					
	Sub-clause 9.6					
D	The Employer's Representative is required to issue the certificate of Substantial Completion if the Works or a Section reaches Substantial Completion before its Date for Substantial Completion.		Item			
	I. Defects Period					
E	The initial Defects Period is 'one year' from the date of Substantial Completion of the Works.		Item			
	J. Random Checks for Employment Records					
F	Sub-clause 5.3.3A(2) shall be part of the contract		Item			
	K. Delay Events, Compensation Events, Programme Contingency, Delay Costs, Adjustments					
	Sub-clauses 9.3, 9.4, 10.1, 10.6, 10.7					
	Delay Events and Compensation Events are as follows:					
	1) The Employers Representative gives a Contractor a Change Order					
G	Delay Event: Yes		Item			
H	Compensation Event: Yes		Item			
	2) The Employer's Representative directs the Contractor to search for Defects or their cause and no Defect is found, and the search was not required because of a failure of the Contractor to comply with the Contract					
J	Delay Event: Yes		Item			
K	Compensation Event: Yes		Item			

Description		Qty	Unit	Rate	€	c
3) The Employer's Representative directs the Contractor to suspend work under sub-clause 9.2						
A	Delay Event: Yes		Item			
B	Compensation Event: Yes		Item			
4) The Contractor suspends work in accordance with sub-clause 12.3						
C	Delay Event: Yes		Item			
D	Compensation Event: Yes		Item			
5) There is a factual error in information about the Site or setting out information in the Works Requirements. (This does not include an error of interpretation)						
E	Delay Event: Yes		Item			
F	Compensation Event: Yes		Item			
6) The Employer takes over part of the works before substantial completion of the works and any relevant section						
G	Delay Event: Yes		Item			
H	Compensation Event: Yes		Item			
7) The Employers Representative does not give the Contractor an instruction required under sub-clause 4.5.4 within the time required under sub-clause 4.11.2 when the Contractor has asked for the instruction in accordance with sub-clause 4.11.1						
J	Delay Event: Yes		Item			
K	Compensation Event: Yes		Item			
8) The Employer does not allow the Contractor to occupy and use part of the Site in accordance with sub-clause 7.1						
L	Delay Event: Yes		Item			
M	Compensation Event: Yes		Item			
9) The Employer does not give the Contractor a Works Item or other thing as required by the Contract when the Contractor has asked for it in accordance with sub-clause 4.11.1						
N	Delay Event: Yes		Item			
P	Compensation Event: Yes		Item			

Description		Qty	Unit	Rate	€	c
A	10) Employers Personnel working on the Site under clause 7.6 interfere with the execution of the Works on the Site, and the interference is unforeseeable and not in accordance with the Contract					
	Delay Event: Yes		Item			
B	Compensation Event: Yes		Item			
C	11) The Employer instructs the Contractor under sub-clause 3.2.3 to rectify loss of or damage to Risk Items for which the Contractor is not responsible					
	Delay Event: Yes		Item			
D	Compensation Event: Yes		Item			
E	12) Loss of or damage to the Works that is at the Contractor's risk in accordance with sub-clause 3.2					
	Delay Event: Yes		Item			
F	Compensation Event: No		Item			
G	13) A weather event as described below					
	Delay Event: Yes		Item			
H	Compensation Event: No		Item			
J	14) A strike or lockout affecting the construction industry generally or a significant part of it, and not confined to employees of the Contractor or any Contractor's Personnel					
	Delay Event: Yes		Item			
K	Compensation Event: No		Item			
L	15) Delay to the Works caused by the order or other act of a court or other public authority exercising authority under Law, that did not arise as a result of or in connection with an act, omission or breach of Legal Requirements of the Contractor or the Contractor's Personnel or a breach of the Contract by the Contractor					
	Delay Event: Yes		Item			
M	Compensation Event: No		Item			
N	16) A breach by the Employer of the Contract delaying the Works that is not listed elsewhere in this table					
	Delay Event: Yes		Item			

	Description	Qty	Unit	Rate	€	c
A	Compensation Event: Yes 17) A difference between the Contract value of the Works according to the quantities and descriptions in the Pricing Document, and the Contract value of the Works described in the Works Requirements, because the Pricing Document, when compared with the Works Requirements includes an incorrect quantity or includes an item that is not included in the Works Requirements or excludes an item that is included in the Works Requirements or gives an incorrect item description and the difference for an item in, or that should have been in, in the Pricing Document is more than €500.		Item			
B	Delay Event: No		Item			
C	Compensation Event: Yes 18. An Item of archaeological interest or human remains is found on the Site, and it was unforeseeable		Item			
D	Delay Event: Yes		Item			
E	Compensation Event: Yes 19. The Contractor encounters on the Site unforeseeable ground conditions or man-made obstructions in the ground, other than Utilities		Item			
F	Delay Event: Yes		Item			
G	Compensation Event: Yes 20. The Contractor encounters unforeseeable Utilities in the ground on the Site		Item			
H	Delay Event: Yes		Item			
J	Compensation Event: Yes 21. Owners of Utilities on the Site do not relocate or disconnect Utilities as stated in the Works Requirements, when the Contractor has complied with their procedures in the Contract, and this failure is unforeseeable		Item			
K	Delay Event: Yes		Item			

	Description	Qty	Unit	Rate	€	c
A	Compensation Event: Yes In the above table Utilities means conducting media and the apparatus for water, sewage, electricity, gas, oil, telecommunications, data, steam, air, or other services, and associated apparatus and structures. A condition, circumstance or occurrence is unforeseeable if an experienced contractor tendering for the Works could not have reasonably foreseen it on the Designated Date, having inspected the Site and its surroundings and having satisfied itself, insofar as practicable and taking into account any information in connection with the Site provided by the Employer, as to all matters concerning the Site, including its form and nature and its geotechnical, hydrological and climatic conditions. WE 1.0 is the document entitled Weather Events WE 1.0 published on www.constructionprocurement.gov.ie on the Designated Date A wether measurement for a month means the following; the number of days with rainfall exceeding 10 millimetres the number of days with minimum air temperature less than 0 degrees celsius and the number of days with maximum mean 10 minute wind speed exceeding 15 meters per second all as recorded at Finner Camp weather station If no weather station is named above, the Met Eireann weather station nearest the Site shall be used. If the weather station named above, or the nearest one, does not measure or record the weather measurements, the nearest station to the Site that records the weather measurements is used A weather event is when for any month between the Starting Date and the Date for Substantial Completion of the Works; a weather measurement exceeds the number of days for the same item, the same weather station, and the coresponding month in WE 1.0; If a weather event occurs in a month and there is to be an extension to a Date for Substantial Completion under Sub-Clause 9.3.2, the amount of the extension is the lesser of (a) the extension to be made under sub-clause 9.3.2 and (b) the difference between the weather measurement and the number of days for the corresponding item in WE 1.0. No day counted for more than one weather measurement		Item			
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	Description	Qty	Unit	Rate	€	c
	In sub-clause 9.4					
A	The program contingency "10" Site Working Days of delay caused by Compensation Events		Item			
	In Sub-clause 10.6.4(3)					
	The rates to be used to determine the cost of plant are the rates in					
B	Current Local Market Rental Rates		Item			
	Modified as follows:					
	rates will be treated as if in euro					
	and any rates in the Pricing Document					
	In sub-clause 10.7					
C	The amount to be added for delay cost is the daily rate tendered by the Contractor in the Schedule part 2D (sub-clause 10.7.1(2))		Item			
	For the purposes of sub-clause 10.7					
D	The Contractor is to tender in part 2D a single daily rate for delay costs:		Item			
	(Sub-clause 10.7.1(2) applies, Contractor is to tender a single daily rate)					
	L. Payment Particulars					
	Clause 11					
E	Period for interim payment is: "monthly"		Item			
F	Minimum amount for interim payments, except release of retention, €5,000.00		Item			
G	When permitted by the Pricing Documents, up to ...80%... of the Contract value of unfixed Works Items may be included in an interim payment (if none stated, 90%)		Item			
H	The retention percentage is 8.00%		Item			
	M. Cap on Liability					
J	Subject to clause 3.10.2, the monetary amount of Contractor's Liability to Employer shall not exceed amount stated here		Item			

	Description	Qty	Unit	Rate	€	c
A	If no sum stated on T&S, then the applicable amount is an amount equal to the contract sum N. Conciliation, Adjudication and Arbitration (Sub-clauses 13.2, 13.3 and 13.4) For the purposes of resolution of a dispute by conciliation the parties to the contract shall agree on the appointment of: A Conciliator appointed for each conciliation Sub-clause 13.2 Failing agreement, the conciliator [or standing conciliator] will be appointed by "The President of The Royal Institute of the Architects of Ireland". Sub-clause 13.2 The arbitration rules are the Capital Works Management Framework (CWMF) Arbitration Rules for use with Public Works and Construction Services Contracts (AR1) published on http://constructionprocurement.gov.ie/arbitration-rules/ on the date 10 days before the latest date for submission of Tenderers for this Contract (disregarding any amendments posted on that date) The person or body to appoint the arbitrator, if not agreed by the parties, is 'The President of The Royal Institute of the Architects of Ireland.' The person to appoint the adjudicator, if not agreed by the parties, is 'Chairperson of the Panel of Adjudicators' O. Rights in Contractor's Documents Sub-clause 6.4 Copyright and all other rights in the following Contractor's Documents and Works Proposals described in sub-clause 6.4.2 transfers to the Employer in accordance with sub-clause 6.4		Item			
B	Nil The Schedule: Part 2		item			
C	The completed Schedule: Part 2 of the contract is contained in the Volume B - Tender & Schedule. The Contractor shall allow for all cost associated with completing and submitting the Schedule: Part 2 in accordance with the Instructions to Tenderers		item			
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Description		Qty	Unit	Rate	€	c
The Schedule: Part 3						
A	The completed Schedule: Part 3 of the contract is contained in the Volume B - Tender & Schedule. The Contractor shall allow for all cost associated with complying with and completing in full the Schedule Part 3 after tender and prior to issue of the Letter of Acceptance		item			
Appendix 4 to Clause 15 Price Variation						
Part 1: Proportions of Labour, Materials, Fuel, Non-Adjustable Overheads and Plant						
B	Labour (25%)		Item			
C	Materials (66%)		Item			
D	Fuel (1%),		Item			
E	Non-Adjustable Overheads (5%)		Item			
F	Plant (3%)		Item			
Part 2: Permitted Increase Threshold						
G	The Permitted Threshold is 5%		item			
Part 1B: All Material Category Index & Weighting						
H	All Materials [Irrespective of the Actual Constituents of the Works]: Weighting 1.000		Item			
Part 2: Fuel Categories Indices & Weightings						
J	Fuel Oil; Weighting 0.400		item			
K	Electricity; Weighting 0.300		item			
L	Gas Oil (other than auto diesel); Weighting 0.300		item			
Part 3: Labour Categories Indices & Weightings						
M	Construction Sector (as defined in the applicable sectoral employment order): Weighting 0.150		item			
N	Mechanical Engineering Building Services Contracting Sector (as defined in the applicable sectoral employment order): Weighting 0.000		item			
P	Electrical Contracting Sector (as defined in the applicable sectoral employment order): Weighting 0.850		item			

	Description	Qty	Unit	Rate	€	c
A	MAINTENANCE COSTS FOR 12 MONTHS: The contractor should allow here for the provision of the 1st Year of Maintenance on all aspects of the works. The Contractors attention is drawn to the fact that the Mechanical, Electrical Sub-Contractors should also include for the provision of 1st Year maintenance within their respective work elements.		Item			
B	THE CONTRACT SHALL BE EXECUTED UNDER SEAL		Item			
	<u>2.4 LOCAL AUTHORITIES FEES AND CHARGES</u>					
	Consents					
C	The Contractor shall include here for all costs in connection with obtaining all Consents necessary for the works other than the Consents obtained by the Employer (As set out in Works Requirements)		Item			
D	The Contractor shall give and comply with all notices and pay all taxes, fees and charges required under Legal Requirements to be paid in connection with performing the Contract, unless the Works Requirements say otherwise		Item			
E	Provide for paying all fees & charges to the Local Authority arising from works to include road opening fee's, public mains connection fee's, trunk sewer connection fee's, all associated utility connection fee's and traffic management charges as derived from examination of the works requirement documentation		Item			
	<u>CLARIFICATION OF CLAUSES</u>					
	Materials and Workmanship					
	Certificate of Standard and Workmanship					
F	all materials and goods are to be the best quality and if applicable they must comply with the latest Irish Standard (IS), Irish Standard European Norm (IS EN), British Standard (BS), German Standard (DIN) or Code of Practice (CP); where possible Irish materials must be used		Item			
G	all works, materials and workmanship required under this Contract shall be in compliance with the requirements of the Specifications and the Standards referred to therein		Item			
H	products / materials shall either be certified as complying with the latest relevant Irish Standard Specifications and shall bear the Irish Standard mark or shall be certified to a national standard of another member state of the European Union which provides an equivalent guarantee of safety and suitability - certification to be by the National Standard Authority of Ireland		Item			

	Description	Qty	Unit	Rate	€	c
A	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			
B	workmanship shall comply with the latest Irish or British Codes of Practice for the work involved		Item			
	Proprietary Names, Manufacturer Names and Type					
C	Where reference is made in the Bill of Quantities to specific brand names, catalogue numbers or type of equipment 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	The term "or equivalent" shall mean that any alternative equipment, articles or materials proposed are at least equal in performance, quality and workmanship to the specified item. 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 works. If the Employer's Representative approval is not obtained, the Contractor must supply the item specified.		Item			
E	Any approval given by the Employer's Representative in this respect shall not relieve the Contractor from his responsibility for the performance and quality of his proposed substitutions.		Item			
F	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 Bill of Quantities unless otherwise described		Item			
G	In any case where trade names, manufacturers reference type or marks are used in the tender documents they are deemed in every case (whether specifically mentioned or not) to be accompanied by the words "or equivalent" or "or equal"		Item			
	Unfixed Materials					
H	All materials shall be carefully stacked and kept neatly and tidily in a position to be pointed out to the Contractor.		Item			

Description		Qty	Unit	Rate	€	c
Sub-Letting						
A	The Contractor must not assign or sub-let any part of the work to others without the written consent of the Employer's Representative. This rule is to be strictly observed on this Contract.		Item			
B	Consent must be applied for in writing, with full particulars, to allow adequate time for enquiries to be made, and to complete preparations, depending on the Architect's decision, before construction works commence.		Item			
Before the Employer's Representative will give his consent for any part of the works to be sub-let, the Contractor will have to satisfy him on the following points :-						
C	1. That the result of sub-letting will be to secure higher or more specialist skills than the Main Contractor could reasonably be expected to provide within his own organisation or obtain on the ordinary labour market.		Item			
D	2. That sub-letting will not reduce the effectiveness of the Contractor's control over the job, or lessen the Site Manager's/General Foreman's authority on the site.		Item			
E	3. That any increase in productivity [in the purely quantitative sense] due to labour only sub-contracting will not be accompanied by any lowering of standards of workmanship or exploitation in any other form.		Item			
F	4. The Contractor will have a proper and binding agreement with the Sub-Contractor, whereby the latter is held to all the relevant particulars of the Specification and agrees to abide by the Architect's decision.		Item			
Time for Completion						
G	The works are to be completely finished within the times stated in the Schedule Part 1, of the Form of Tender, subject to the Conditions of Contract. The Contractor shall note that the Client requests that all snagging is completed within 4 weeks of the substantial completion date.		Item			

Description		Qty	Unit	Rate	€	c
Extension of Time						
A	The Contract provides for extension of time for legitimate causes. To enable the Contractor to demonstrate the legitimacy of causes for which he makes claims for such extension, he must present his time schedule, in the form of a Bar Chart or Network Analysis or other form approved by the Architect as giving the same degree of information. Operations which cannot be carried out continuously by the same group of workmen must not be shown as one activity on this bar chart. Each time any delay is awarded by the Engineer the bar chart must be amended by the Contractor and presented again in its revised form. This must also be done whenever the current bar chart is rendered absolute due to any circumstances.		Item			
B	Delays will not be granted for routine or trivial hold-ups such as invariably occur in the course of any Contract. Allowances for these must be built into the programme. For example, claims will not be allowed for bad weather if this is normal for the time of year.		Item			
Change Orders						
C	All change orders shall be issued by the Employer's Representative only. No payment will be made to the Contractor in respect of work for which a change order is issued by any person other than the Employer's Representative. The Client requests that all verbal instructions are validated by issue of an Architect's instruction prior to payment for additional works. Budget costs shall be submitted by the Contractor against issued AI's within 5 days from the issue date of the instruction. Firm prices and all required back-up information shall be submitted to ER within a further 7 days for agreement and sign-off at the next appropriate site meeting. The Client, through its Consultants operates an instruction register and change order monitoring system, which shall be strictly enforced during the project. The principle requirements and obligations under this system are as follows:		Item			
D	The Contractor shall issue an updated schedule of "Request for Instruction" or "Request for Information" (R.F.I.) to the ER at least 48 hours prior to each site meeting. The submission of RFI's shall be adequately detailed so as to enable the accurate assessment of the submitted RFI's by the Clients Design Team. All costs agreed to be updated prior to the next site meeting shall be submitted to ER 48 hours prior to the date set for that meeting including all back-up as required. Where practical, the Contractor is requested to submit budget costs with the submission of RFI's .		Item			

	Description	Qty	Unit	Rate	€	c
A	The Employer's Representative shall issue on the day of the site meeting all instructions required under the contract. Any RFI's which have not been issued shall either be removed by agreement of the parties or remain on the register for a further agreed period of time which the Contractor may require to substantiate or compile supporting documents to enable the issue of an instruction. On the lapse of such and agreed period of time the in-action of the Contractor may forfeit the right to recover certain costs.		Item			
B	The Employer's Representative shall issue at each site meeting an updated schedule of RFI's with his / her comments against each RFI requested by the Contractor. The Contractor's Quantity Surveyor shall issue both an updated RFI and CAI Register with the appropriate status comments i.e. agreed, firm, price awaited etc. at each site meeting.		Item			
C	The Contractor shall issue budget costs against each CAI within 5 days from issue date of instruction and shall provide all additional information required including a detailed breakdown of costs for agreement within a further 7 days. Outstanding change order costs shall be agreed on site each week during the project where detailed breakdown of costs submitted will be cross-checked and verified on site.		Item			
D	It is considered good practice for the Main Contractor to submit budget costs with the submission of all RFI's where practical, and subsequently agrees the firm cost of change orders within 7 days from the submission of the RFI.		note			
	Procedure for Notification of Claims					
E	The Contractor shall notify the Employer's Representative in writing of his intention to claim an extension of time and/ or costs expenses or compensation under or for breach of this contract with particulars of the Architect's Instruction or Change Order or direction or delay or other occurrence on which the claim is based within ten working days of the commencement of that occurrence.		Item			
	Sequence of Work					
F	The Contractor shall programme the work including co-ordination with that of other Direct Contractors to be engaged directly by the Employer, in order to comply with the completion dates listed previously. This may involve the execution of work by individual trades in various different stages in the programme. It may be necessary for some trades to complete their work over a number of site visits. The Contractor shall include here all costs arising from such occurrences (Refer to Direct Sub-Contractors Preliminaries Clause).		Item			

	Description	Qty	Unit	Rate	€	c
A	No extra amounts shall be paid to the Contractor due to the effect of the programme on sequence of work.		Item			
	Meaning of Substantial Completion					
B	"Substantial Completion" means that the Works have been carried to such a stage that they can be taken over and used by the Employer for their intended purpose and that any items of work or supply then outstanding or any defects then patent are of a trivial nature only and are such that their completion or rectification does not interfere with or interrupt such use.		note			
	Examples of outstanding work are as follows :-					
C	1. Work of a remedial or corrective nature		note			
D	2. Surface mounted fittings and equipment not part of the fabric		note			
E	3. Work which is deliberately being postponed until the last possible moment before occupation		note			
F	4. Cleaning and tidying up		note			
G	5. Removal of plant, site accommodation etc.		note			
	The Employer's Representative may issue a certificate of practical completion, subject to the following:					
	The Contractor providing a written positive assurance from the Contractor that all the above excepted works will be completed within the four weeks following the issue of the Practical Completion Certificate. Under no circumstances will the Architect agree to the deferment of work in category 1 until after the occupation date, or to treating this work as part of the making good of defects which may arise later, during the defects liability period.					
	The Project Supervisor Construction Stage providing all the information and documentation required to allow the Employer to comply with his duties in respect of the safe operation of the premises under the relevant statutory provisions.					
H	The works shall be deemed to have been finally completed only when the safety file including all drawings has been delivered to the Employer, all outstanding items of work as above described and all work postponed on the written instructions of the Architect have been finished and all defects, shrinkages and other faults for which the Contractor is liable have been made good and the Final Certificate is issued.		Item			
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Description		Qty	Unit	Rate	€	c
Award of Contract						
A	The Contract will be awarded to the Contactor who in the opinion of the Employer has submitted the most economically advantageous tender (MEAT) as set out in the Instructions to Tenderer. The Employer and his representatives offer no guarantee that the lowest or any tender will be recommended for acceptance or accepted. The Employer will not be responsible for any cost incurred in the preparation of any tender.		Item			
Period of Validity						
B	Tenders must remain open for consideration (unless previously withdrawn) for not less than 180 days from the date fixed for the submission or lodgement of tenders.		Item			
Errors in Priced Bills of Quantities						
C	On examination of the priced Bill of Quantities if it is discovered that errors have been made, they shall be dealt with in accordance with the "Code of Procedure" for Single Stage Selective Tendering" as published by the Liaison Committee of the Construction Federation, the Royal Institute of Architects of Ireland and the Society of Chartered Surveyors in the Republic of Ireland.		Item			
Tender Qualifications						
D	Tenders shall be strictly in accordance with the Bill of Quantities, Drawings, Contractor's obligations pursuant to the Conditions of Contract and shall not be qualified in any way. Any such qualification may result in the tender not being considered.		Item			
Inadequacy of Description						
E	The Contractors price shall be the full inclusive cost of completing the works in accordance with the drawings and specification. The Contractor shall state with his tender any additional items for which he requires payment as no claim on the ground of inadequacy of description will be entertained.		Item			
Provide Everything Necessary						
F	The Contractor shall provide everything necessary for the proper execution of the Contract according to the true intent and meaning of the documents, whether same may or may not be particularly described, provided same is reasonably inferred therefrom.		Item			

	Description	Qty	Unit	Rate	€	c
A	Pricing o Pricing Document: All Items must be priced in Ink. Any Item left unpriced shall be deemed to be included within the prices against other items of works. All Items to be priced in Euro to two decimal places. All Items in the pricing docuemnt must be priced out. The only other insert permitted is Ç0.00 and not "Nil" or "Included" or dashes. Alterations and qualifications to the pricing document must not be made without the written consent of the Quantity Surveyor. Tenders containing unauthorised alterations or qualifications may be rejected. Definitions & Interpretations DEFINITIONS: The meaning of terms, derived terms and synonyms used in the preliminaries/general conditions and specification is as defined below or in the appropriate Irish Standard or Irish Standard glossary. IS means Irish Standard Specification IRISH STANDARD PRODUCTS: Where any product is specified to comply with an Irish Standard for which there is no equivalent European Standard it may be substituted by a product complying with a grade or category within a national standard of another member state of the European Community or an international standard recognised in Ireland specifying equivalent requirements and assurances in respect of material, safety, reliability, function, compatibility with adjacent construction, availability of compatible accessories and where relevant, appearance. In advance of ordering notify the ER of all such substitutions and, when requested, submit for verification documentary evidence confirming that the products comply with the specified requirements. Any submitted foreign language documents must be accompanied by certified translations in to English. BS means British Standard Codes of Practice ARM means Agreed Rules of Measurement (ARM Issue 4), and ARM4 Supplement 1 as prepared by a joint committee of the CIF and SCS. THE WORKS shall mean the whole of the works envisaged by this contract including all works by specialist sub-contractors, domestic sub-contractors and Local Authorities & Public Utility Bodies as necessary to complete the works. THE SITE shall mean the imediate area in which the the Contractors Operations are to be carried out as detailed on the Architect and Engineers tender drawings. ER: means Employers Represenetative, the person nominated in the Contract as Architect or Project Manager or his authorised representative.		Item			
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Description	Qty	Unit	Rate	€	c
IN WRITING: When required to advise, notify, inform, instruct, agree, confirm, obtain information, obtain approval or obtain instructions do so in writing. APPROVAL (and words derived therefrom) means the approval in writing of the ER unless specified otherwise PRODUCTS: means materials (including naturally occurring materials) and goods (including components, equipment and accessories) intended for permanent incorporation in the Works. CROSS REFERENCES TO THE SPECIFICATION: Where a numerical cross-reference to a specification 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. EQUIVALENT PRODUCTS: Where the specification permits "Equivalent" products or a product of a different manufacturer to that specified and such substitution is desired, before ordering the product notify the Employer's Representative 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.					

Description	Qty	Unit	Rate	€	c
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 ER. EQUIVALENT PRODUCTS: Wherever products are specified by proprietary name and the phrase "or Equivalent" is not included, it is to be deemed included. SIZES: Unless otherwise stated: Products are specified by their co-ordinating sizes. Cross-section dimensions of timber shown on drawings are nominal sizes before any required planing. FIX ONLY: means all labours in unloading, handling, storing and fixing in position, including use of all plant. SUPPLY AND FIX: Unless stated otherwise all items given in the Bill of Quantities are to be supplied and fixed complete. Terms used in Refurbishment / Alterations REMOVE: means disconnect, dismantle as necessary and remove the stated element, work or component and all associated accessories, fastenings, supports, linings and bedding materials, and dispose of unwanted materials. It does not include removing associated pipework, wiring, ductwork or other services. KEEP FOR USE OR SET ASIDE FOR RE-USE: means: During removal prevent damage to the stated component or material, and clean off bedding and jointing materials. Stacking neatly, adequately protect and store until required by the Employer for re-use in the Works as instructed. REPLACE: means: Remove the stated existing components, features and finishes. Provide and fit in lieu new components, features or finishes which, unless specified otherwise, must match those which have been removed. Make good as necessary.					

Description	Qty	Unit	Rate	€	c
REPAIR: means carry out local remedial work to components, features and finishes as found in the existing building. Re-secure or refix as necessary and leave in a sound and neat condition. It does not include: Replacement of components or parts of components, Redecoration. MAKE GOOD means carry out local remedial work to components, features and finishes which have been disturbed by work under this Contract and leave in a sound and neat condition as at encountered at commencement. It does not include: Replacement of components or parts of components, Redecoration. REDECORATION means clean off, prepare, prime and re-decorate to replicate the colour and paint types of the surrounding environment EASE: means make minor adjustments to moving parts of the stated components to achieve good fit in both open and closed positions and ensures free movement in relation to fixed surrounds. Make good as necessary. 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. The meaning of the foregoing terms shall not be limited by this definition where used in connection with the defects liability provisions of the Contract. <u>2.5 OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE EMPLOYER</u> 2.5 a. Access to and Possession or Use of the Site A Access: Access to the site shall be via the roadway from the back of the Sligo University Hospital for the phases, please refer to the Structural drawings in particular 124-444-003 Site Plan for full details. This access is shared with the Maintenance services access for SUH and that must be facilitated to the compound and Boiler house within this location.		Item			
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	Description	Qty	Unit	Rate	€	c
A	Access Restrictions: It should be noted than the ESB / Electrical buildings are located well below the internal campus arterial road from which access will be achieved, and is not accessible by anything other than small vans, therefore items of large Electrical plant and equipment will need to utilise a mobile crane from the higher level and then be craned down, and then positioned into place at ESB / Plantrooms beneath, Similarly, the temporary generators proposed location is along the verge of the arterial road at higher ground level adjacent to a prefab and a fenced off storage area, and electrical service cabling / cabbie ladders will need to traverse from there over building roofs into the ESB/Plantrooms below.		Item			
B	HSE Restrictions on Access: Construction Access shall be via The Rear of Sligo University hospital campus with prior arrangement. Parking of contractors vehicles Shall be limited to within the Hording line only. Works contractor shall be required to submit proposals for parking works vehicles and transportation of personnel to site. Working hours Shall be Monday to Friday 8.00am to 6.00pm or otherwise by agreement. Refer to planning conditions. However at certain times it will/ may be necessary to reduce noise levels and restrict the use of plant, contractor shall liaise with the HSE in this regard. Particular noisy activity shall be programmed so as to result in minimal disturbance. Any access required to the existing operational carpark or roadways will be with the authority of a "permit to work" issued in advance by the HSE, Normal working of the hospital carpark will take priority over construction activity.		Item			
C	General Restrictions on Access: Site Access Plans:- Submittal: Before any work commences on either ite the Contractor must submit a Site Traffic Management Plan to the ER / HSE. - The Plan must address the following: Works traffic may only access the works from Internal Arterial Road to ESB / Plantroom compound area, as indicated in the Tender documents; - Minimisation of construction traffic to the site; Access for construction traffic and deliveries to the site shall take cognisance of existing pedestrian and HSE and general vehicular traffic; All approach roads and adjoining footpaths to the site must be kept clear at all times of all dirt or debris accruing from vehicles coming to or returning from the site or originating in any other way from the site. Make provision for cleaning vehicles and securing loads, particularly in terms of debris leaving the site; Safety of Hospital staff and patrons; Note: The provision of safe access and egress from workzone is the sole responsibility of Contractor.		Item			
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	Description	Qty	Unit	Rate	€	c
A	Parking of the Contractor's and employees' vehicles will be restricted to an area within the designated site compound & hoarding line as indicated on 124-444-003 which the Contractor shall be allocated for the works. Site offices, Welfare facilities or Contractor Parking are not allowed adjacent to the Site or along adjacent hospital carparks or public roads.		Item			
B	Condition Survey: prior to taking possession of the sites, the Contractor will provide a photographic and video condition survey of the carpark and all adjoining roads & footpaths, and all adjacent and surrounding building areas to record existing condition. This must be carried out in conjunction with the Employer's Representative. Upon completion of the works, the Contractor will be required to reinstate the existing finishes, facades, roadways and landscaped areas to the original pre-construction state, unless otherwise advised		Item			
C	Provide for performing the work in such a manner as to cause the minimum interference with the operational hospital buildings and internal arterial roadways and carpark areas, which shall remain occupied and functioning during the execution of the work. Refer to phasing and sequencing under Preliminaries item 2.5h hereafter. The Contractor shall therefore take necessary precautions to protect the operational hospital, patients, staff and public from works overhead (lifting operations), dust, excessive noise and any other interference arising from the work.		Item			
D	The Contractor shall take all necessary precautions to minimise the dust within the work area, and should ensure that no dust spreads outside into areas outside the control of the Contractor.		Item			
E	All items of plant, which have a potential to create excess noise when being used, are to be fitted with proper noise attenuators.		Item			
F	Provision to ensure that activities at the site shall not give rise to noise levels off-site, at noise sensitive adjacent rooms or buildings, there shall be no audible tonal component or impulse component in the noise emission from the activity at any noise sensitive location. Contractor to work within the limits for noise set down in HSA construction regulation (Noise at work guidelines). Maximum Noise levels in patient areas not to exceed 68DB(A). Maximum noise levels in non-patient areas not to exceed 80DB(A)		Item			

Description		Qty	Unit	Rate	€	c
Access for Employer's Representative and Workshops						
A	The Employer's Representative and any person authorised by him shall at all reasonable times have access to the works and to the sites and to all workshops and places where work is being prepared or whence materials, manufactured articles and machinery are being obtained for the works and the Contractor shall afford every facility for and every assistance in or in obtaining the right to such access		Item			
Notice to Employer's Representative for Inspection						
B	Before pouring reinforced concrete and otherwise proceeding with work that will cover and conceal previous work, the Contractor shall give early notice in writing to the Employer's Representative and shall afford him an opportunity of inspecting the previous work. Approvals given at such inspections will not relieve the Contractor for full responsibility for the quality of the work throughout.		Item			
2.5 b. Limitations of working space						
C	Provide for complying with the limitations of site areas and working space described previously		Item			
D	Provide for the keeping of all plant, equipment, vehicles, materials etc., within the site area (no parking or storing of vehicles, plant or materials will be allowed beyond the designated compound & parking zone).		Item			
2.5 c. Limitations of working hours						
E	On site construction operations that may generate noise shall be restricted to between 0800 hours and 1800 hours Monday to Friday inclusive and between 0900 and 1700 Saturdays. Some element of work outside of normal hours, particularly in demolitions and breaking thru to existing hospital will be necessary due to the sensitive nature of the hospital environment. It will at certain times be necessary to reduce noise levels with plant attenuators and restrict the hours for use of plant, contractor shall liaise with client in this regard. Work outside of normal hours for such works will be allowed following the prior agreement of the Employer and the Architect. No works shall be carried out on Sunday, Public or Bank Holidays		Item			
F	The Contract may be asked to temporarily stand down noisy works were patient dignity or comfort is compromised.		Item			
G	Noisy works shall not commence until after 11am unless permitted otherwise		Item			

Description		Qty	Unit	Rate	€	c
2.5 d. Limitations on the operation of plant with respect to adjoining buildings						
A	All items of plant, which have a potential to create excess noise when being used, are to be fitted with proper noise attenuators. All plant must operate within the confines of the designated site and compound areas. All necessary H & S works outlined within the works requirements must be undertaken prior to allowing plant or crane access over or adjacent existing buildings. When during craneage operations, the crane jib, runway, counter jib, attachments and "in lift" building materials are extending beyond designated access areas over existing roofs or the like, the Contractor must undertake all necessary operational, planning and safety measures as outlined in BS 7121- Part 1 2006 and the "Safe use of Lifting Equipment: UK Lifting Operations and Lifting Equipment Regulations 1998" and must adequately support and protect existing structures during such craneage operations		Item			
B	Restricted Crane, Truck and Plant access. Reference to be made to preliminary Health and Safety Plan. The Contractor shall allow for the surface of roadways/pavings be CBR tested, and to be protected by temporary steel boarding or the like throughout areas where Heavy Crane traffic is crossing and adequate planking for load spreadings to be placed under any temporary crane set-up positions. All temporary protection to be removed when area is not in use by the contractor. Contractor to provide for full condition survey of roadways/pavings prior to use of area and for CCTV of drainage underneath on completion of works. Any damage caused is to be made good & be re-instated as found.		Item			
C	Restrictions on Spanning over Existing Roofs with Jib of Mobile Crane: Reference to be made to preliminary Health and Safety Plan. The Contractor shall allow for the surface of Roads / Roofs to be protected throughout area where Crane Jib spans over existing structures. All temporary protection to be removed when craneage works are complete by the contractor. Contractor to provide for full condition survey of all adjacent Roofs prior to any hoisting of materials. Any damage caused is to be made good & be re-instated as found.		item			
D	Contractor to work within the limits for noise set down in HSA construction regulation (Noise at work guidelines). Maximum Noise levels in patient areas not to exceed 68DB(A). Maximum noise levels in non-patient areas not to exceed 80DB(A)		Item			

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	Description	Qty	Unit	Rate	€	c
A	Internal Temporary Partition. The contractor will be required to erect, finish, adapt and remove upon completion 100mm Metal Stud fixed between Top and Bottom tracks. Sheeted with 12mm cement with joints skimmed; 5500mm Long x 2500mm high staggered partition within the existing building to provide a safe working area for excavation works as per structural drawing 125-444-002. The Contractor is also referred to Service engineer Series drawings which set out the phasing and sequencing of interface works with existing hospital structures.		Item			
B	Provide temporary fencing, hoardings, dust screens, fans, planked footways, guard rails, and the like as may be necessary for protecting the public for the proper execution of the works and for effectively enclosing and protecting the site compound and building location against trespass and interference. Include for all alterations, modifications and maintenance as necessary during the work. Obtain approval from the Employer's Representative for all temporary hoardings and fences and comply with the requirements of the Local Authority. Site Sign Board		Item			
C	Provide for a site sign board to take name of Client, Project, Contractor and Consultants named in at the beginning of the Preliminaries. Sign to be prepared by a professional signwriting company. The Employer's Representative approval of the design, layout and location of this board shall be obtained before it is erected.		Item			
D	The Contractor should include for necessary site signage to the hoarding fulfil all H & S regulations. The Contractor should allow for the supply and erection of necessary directional and construction H & S information signage to the hoarding. Allow for fixing approximately 5. No client signs approximately 500 x 450mm. The Contractor shall note the following supplementary requirements on hoarding:		Item			
E	Responsibility for erection, alterations, temporary relocation, dust proofing, fire proofing requirements and removal shall be the sole responsibility of the Contractor		Item			
F	Hoardings to be erected where necessary by the contractor. He must include for all costs relating to the moving, relocating, reassembly, replacement and final removal of all such hoardings.		Item			
G	Maintain and Keep Clear: fire exits, access and egress points as designated on Architects site set up plan		Item			

	Description	Qty	Unit	Rate	€	c
A	Provide suitable Doors and Gates within the hoardings that maintain a similar secure boundary		Item			
B	Responsibility for dust proofing, fire proofing and lighting requirements shall be the sole responsibility of the Contractor		Item			
C	All hoardings are to be constructed to a safe and proper manner, complying with LA requirements in terms of lighting, allowing for adequate working spaces, etc. All internal hoardings are to be one hour fire rated to match Fire Safety Requirements.		Item			
	Hoardings; General Phasing Requirements					
D	The Contractor should allow for adapting, modifying & relocating all hoardings / sheeting within site, and existing building at various phases to facilitate sectional completion. Refer to 2.5h hereafter for full detail of sequencing & phasing of works		Item			
	2.5 g. The Maintenance and Protection of Existing Services On, Under or Over the Build Location					
E	Protect, uphold and maintain all identified (i.e. on drawings etc.) existing services on, under or over the site, of Statutory Authorities or Private Owners. 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 Employer, Employer's Representative, Statutory Authorities or Private Owners.		Item			
F	Provide for completing radar / cat scan of the site prior to commencement including records of all services located.		Item			

Description	Qty	Unit	Rate	€	c
2.5 h. The Execution or Completion of the Work in any Specific Order or in Sections or Phases, including and Coincidental Work not at the discretion of the Contractor A The Contractor is referred to Service Consulting Engineers Tender Drawings 25672-ZZ-Z-ZZZ-DR-VCE-EE-003, 004, 005, 006, 007, 008 & 009 and Specification 25672-ZZ-Z-ZZZ-SP-VCE-EE-0001 section 2 (23.3 & 23.4) and Appendix 10 (3.1.5 & 3.1.6) which set out the proposed sequence and phasing of the works, including shutdowns. The contractor should note that the start and completion dates for the contract and sub-phases shall be fixed, however the scheduling of the various work elements within the contract sub-section periods are subject to the Contractors proposed program of works. Notwithstanding this, the Contractor will be expected to submit a definitive program for the works with their tender in order that the proposed sub-section phasing can be logistically planned for by the hospital management. Thereafter, it will be obligitory on the Contractor to ensure that the works progress in the planned sequence in order that the notified program periods are adhered to. <u>Phase 1: Electrical Services Strip-Out</u> ESB / MV & LV Switch rooms <u>Phase 1A: Builders Floor & Wall Ope Works</u> ESB / MV LV Switch rooms & Protected Trenching to Transformer room and the Crane Lifting into place and Positioning of MV Switch / LV Distribution Board / Transformer <u>Phase 1B: General Electrical, Lighting & Protective Services</u> ESB / MV LV Switch rooms & Cabe Tray into MDB2 Room for connection of OLB1 <u>Phase 2: OLB2 & T2 Transformer Installations</u> OLB2 & T2 Transformer Installations inlcuding earthing & cabling <u>Phase 3: Temporary Generators</u> Provide 2 Nr Temporary Trailer mounted containerised diesel generators, with fuel storage and cable links back to MDB2 room		Item			
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Description	Qty	Unit	Rate	€	c
<u>Phase 3A &3B: MV2 Installation</u> Switchover to Temporary Generators, Disconnection & Removal of Existing MV2, and installation of New MV2, Transfer Existing T2 to new MV2, Temporary generator come offline and re-energize supply to MDB2 from Existing T2 Transformer. Existing Generator brought back online and Temporary Generators disconnected <u>Phase 4A: Install New Protection Relay to New T2 Transformer</u> Install New Protection Relay to New T2 Transformer. Also complete connections between protection CTS within new MV2 RMU, new T2 on board protection devices and existing Battery tripping unit. Install text and commision MV Cabling form new T2 to new MV2 RMU. Install, test & commission new T2 transformer and leave on soak <u>Phase 4B: MDB2 Connection:</u> Existing Genrator taken offline, Temporary Generators brought back online to supply MDB2, Deenergize supply to MDB2 from Existing T2, isolate and disconnect supply and cabling, install new cabling from OLB2 to Existing MDB2, test new OLB2 to MBD2 connection. Temporary Generators set offline, energize supply to MDB2 from OLB2. Existing Genrator brough back online and made fully fuctional. Temporary Generators to be disconnected 2.5 i. Maintenance of specific temperature and humidity levels A The Contractors attention is drawn to the Concrete Works section of the civil and structural works specification and the requirement specified therein in relation to temperature restrictions for the pouring of concrete. Other considerations in this regard relate to the curing of concrete and painting of structural steelwork where control of the humidity is likely to be a feature. Prior to the installation of all finishes, finished joinery, ceilings and completions generally, the contractor is required to ensure the building temperature and humidity is in compliance the architects specification. Drying Floor screeds shall be required to reach a Moisture content of 70% relative humidity or less, prior to installation of floor finishes. In particular for finished joinery it is a requirement that the internal temperature in the building be maintained between 12° and 21° deg C. The contractor shall note that the permanent mechanical systems shall not be used for the purposes of drying out or maintaining temperatures in the building during construction.		Item			
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	Description	Qty	Unit	Rate	€	c
	2.5 j. Temporary Accommodation and Facilities for the use of the Employer including Heating, Lighting, Furnishing and Attendance					
A	N/A		item			
	2.5 k. Provision of connections to temporary voice and data communications systems for use of the Employer					
B	N/A		item			
	2.5 l. Periodic usage and access charges on voice and data communications systems for use of the Employer and associated running costs					
C	N/A		item			
	2.5 m. Provision of Project Supervisor Construction Stage (PSCS), by the Contractor under the Safety, Health & Welfare at Work (Construction) Regulations 2013					
D	The contractor shall comply in all respects with the Safety and Welfare at Work Act & Regulations 2005 / 2013, and with any relevant statutory instruments or regulations issued thereunder and with any other relevant statutory or regulatory requirement to health and safety. In particular but without limitation the contractor shall comply in all respects with the Safety, Health and Welfare at Work (Construction) Regulations 2013 and any amendment or replacement thereof		Item			
E	The Contractor shall include for being 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 2013. The Contractor shall provide for carrying out functions of Project Supervisor (Construction Stage) pursuant to Regulations and completing the GCCC PSCS pro-form generic form. To avoid doubt, the obligations of the Contractor under the main contract shall where applicable extend to its appointment as Project Supervisor for the Construction Stage.		Item			
F	The Contractor shall note the content of the Preliminary Safety and Health Plan contained in Works Requirements Documents. The Contractor shall include here for all costs associated with the full compliance with the requirements of this Preliminary Safety and Health Plan, including the carrying out of temporary and permanent works as required, the preparation of appropriate Method Statements; and administration etc.		Item			

Description		Qty	Unit	Rate	€	c
The Contractor acknowledges that the project supervisor design stage was appointed in relation to the works prior to tender. The Contractor shall therefore co-ordinate the design of any temporary works in accordance with Regulation 1 (12) of the Safety, Health and Welfare at Work (Construction) Regulations 2013. Further the Contractor shall:						
A	Prepare a safety file appropriate with the characteristics of the works, containing relevant health and safety information, including any information provided under Regulation 21 of the Safety, Health and Welfare at Work (Construction) Regulations 2013, to be taken into account during any subsequent construction work following completion of the works. (Hard Copy (x4) & Digital Copy (x4) as detailed hereafter)	1	Item			
B	Promptly deliver the safety file to the Authority on completion of the works		Item			
C	The Contract Sum shall include for all costs which may be incurred by the Contractor in compliance with its obligations pursuant to the Regulations both in its capacity as the Contractor and as Project Supervisor for the Construction Stage of the Project.		Item			
D	The Contractor warrants that it is competent to undertake all obligations pursuant to the Main Contract (Including without limitation acting as Project Supervisor for the Construction Stage) and further warrants that it shall allocate sufficient resources to enable it to carry out such obligations. The Contractor shall complete and return with its tender a completed Competence and Resource Assessment form.		Item			
E	Is constructed to be safe and without risk to health and safety		Item			
F	Can be maintained safely and without risk to health during subsequent use		Item			
G	Complies in all respects, as appropriate, with the relevant statutory provisions (as defined in the Safety, Health and Welfare at Work Act 2005 & Safety Health and Welfare at Work (Construction) Regulations 2013.		Item			
H	The Contractor shall include for complying with Safety, Health and Welfare at Work acts and Regulations current at the date of tender		Item			

	Description	Qty	Unit	Rate	€	c
A	The term "temporary works" shall mean all temporary works of every kind required in or about the construction, completion and maintenance of the works; it shall include temporary works to support and ensure the stability of the partially completed permanent works and of adjoining structures and lands, as well as such matters as trench shoring, scaffolding, propping, working platforms, gangways, access stairs and landings.		Item			
B	The Main Contractor shall appoint an approved, competent Temporary Works Designer who shall take overall design responsibilities for the stability of the partially completed permanent works and of adjoining structures and lands during the envisaged construction process and, further, the main contractor shall employ a suitably qualified site engineer; both shall liaise with each other and with the Project Supervisors, all in accordance with the HSA Guidelines to Safety Health and Welfare at Work (Construction) Regulations 2013. Subject to the architect's consent, (a) on small routine projects the site engineer need not be permanently on site; and/ or (b) it may be permissible for one person to fulfil both of these roles.		Item			
C	The Contractor shall in consideration of the acceptance of his/ her tender and by way of Collateral Agreement to the main contract, provide the services of Project Supervisor Construction Stage within the meaning of the Safety, Health and Welfare at Work (Construction) Regulations 2013. The cost of the provision of this service shall be deemed to be included in the Contract Sum		Item			
D	The Contractor shall in respect of all person and site activities provide for and ensure compliance with all Safety, Health and Welfare Legislation in connection with the works		Item			
E	The Contractor shall ensure that safe practices and methods of work are adopted at all times. The contractor in that capacity as Project Supervisor Construction Stage shall notify the architect in writing prior to the submission of his tender if he considers any requirement relating to the time for carrying out the works or any part of the works or the design of the work or specification of materials render work methods or procedures necessarily hazardous or in any way prevent the works from being safely carried out. The Contractor shall bear all costs arising out of his failure to give notice of foreseeable matters in this regard.		Item			
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	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 insertions within T&S and 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 Main Contractor shall coordinate arrangements between all contractors to ensure the provision, in writing, of such information as is necessary for the Project Supervisor Design Process to complete the safety file, and shall monitor the implementation of the arrangements and take any necessary corrective action as set out in the Regulations		Item			
C	The contractor shall include for providing assistance to the appropriate member of the design team in providing the latest issue of construction drawings for inclusion in the Safety File.		Item			
D	Th minimum information required from the Main Contractor for completion of the Safety File includes the following:		Item			
E	(a) Details of services, plant, and the project equipment, which comprise part of the structure, from specialist supply and installation contractors, as well as from statutory bodies and local authorities where appropriate		Item			
F	(b) Manuals, and where appropriate certificates, produced by the specialist contractors and suppliers which outline operating and maintenance procedures and schedules for all plant and equipment		Item			
G	(c) Accurate site survey drawings of the as-constructed location and layout of all utilities and services, including drainage, water mains and emergency and fire-fighting systems		Item			

Description	Qty	Unit	Rate	€	c
2.5 n. Other obligation and restriction imposed by the Employer (N1 thru N7 hereafter) n 1) Compliance with recommended Covid-19 work practices & operating procedures throughout the works A Contractors with construction projects operating during the current Covid-19 Pandemic will have to ensure they are protecting their workforce and minimising the risk of spread of infection. They will also have to take into account the effect on standard working practices and the knock-on effect on the programme, assuming lockdown procedures do not prevent working entirely. They will have to assume that restrictions would be in place for full for the duration of this project. Every contractor will have to devise a plan taking onboard the latest Government guidelines and HSE recommendations along with the standard Health and Safety practices. Contractors should also consider the additional management structure to be put in place which may be required for implementation of measures required to comply with relevant guidance on how to work with Covid-19 and monitor the implementation of these procedures. Factors to be considered in the implementation of an on-site strategy; Management, Compliance, Hygiene, Social Distancing, Meetings & Reporting. For further detailed guidance and information, tenderers are referred to the following websites; Construction Industry Federation; https://www.cif.ie Health and Safety Authority; https://www.hsa.ie Government of Ireland; https://www.gov.ie National Standards Authority of Ireland; https://www.nsai.ie		Item			
B Please refer to the CIF's "Construction Sector C-19 Pandemic - Standard Operating Procedures" for full details of measures and operating procedures to are required throughour the project & include herein for the supplementary cost thereof (Refer to Volume D information pack for full details)		Item			
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Description		Qty	Unit	Rate	€	c
Further to the publication of "Guidance on Protocol Measures in Live and Future Tenders" by the office of Government Procurement (OGP), available on Gov.ie construction procurement website, the Contractor should include hereunder for the costs associated with implementing the Work Safely Protocol (the "Protocol"), published jointly by the Department of Business, Enterprise and Innovation and the Department of Health in consultation with the Labour Employer Economic Forum on 9th May 2020; Contractors should insert a price against line items (i) through (v) individually;						
A	(i) Augmenting site infrastructure and welfare facilities such as toilets, canteen, isolation spaces, and access, egress and circulation routes to meet the standards set out in the Protocol.		Item			
B	(ii) Cleaning to the standard required in the Protocol.		Item			
C	(iii) Covid-19 supervisor role(s) as necessary to meet the requirements of the Protocol.		Item			
D	(iv) Covid-19 Personal Protective Equipment (PPE) to meet the requirements of the Protocol.		Item			
E	(v) Social distancing to meet the requirements of the Protocol.		Item			
F	Note: Whilst it is expected that realistic prices will be included against preliminary items based on (i) to (v) above, 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 Personnel, the Employer's Representative, Employer's Personnel and third parties visiting the site.		Note			
G	Note: Should there be a reason to impose greater restrictions on movement to combat any significant increases in the spread of the virus to the extent that construction activities cease in the manner imposed between 28 March 2020 and 18 May 2020, the contractor is entitled to an extension of time in accordance with the form of tender and schedule, part 1K (15) but no financial recompense. It is not intended that the ex gratia payments introduced to cover the period from 12 April 2020 to 18 May 2020 will be made available again.		Note			

Description		Qty	Unit	Rate	€	c
n 2) Infection Control Implementation to Protect Adjacent Hospital Staff & Patients as well as workmen						
A	Infection - Implement Infection Control: Existing live sewers are to be utilised for new foul connections. Possible exposure to bio hazards, rodents etc. Contractor to note the possibility of weills disease infection due to the possible presence of rodents. Method statement required for works to existing sewers. The contractor shall allow for the full implementation of the Recommendations of CDC and the Healthcare Infection Control Practices Advisory Committee (HICPAC) and the Irish National Guidelines for the Prevention of Nosocomial Invasive Aspergillosis during construction/renovation activities (NDSC 2002) by providing a sealed/contained building site during the full duration of the works under negative pressure via HEAPA filter extract fans. The contract shall provide a full method statement for the implementation of the Aspergillous control measure during the construction, no works will be allowed to take place until this is approved by LGH/HSE and the engineer. The contractor shall allow for the full implementation of Recommendations of CDC and the Healthcare Infection Control Practices Advisory Committee (HICPAC) and the Irish National Guidelines for the Prevention of Nosocomial Invasive Aspergillosis during construction/renovation activities (NDSC 2002) for advice and guidance. Specifically Appendix 1 on pages 27 & 28 classify the risk due to the type of building work and the potentially exposed patient population and recommend the required precautions to be taken. Appendix I National - Guidelines for the Prevention of Nosocomial Invasive Aspergillosis during construction/renovation activities (NDSC 2002). The control measures required are outlined on page 28 Irish National Guidelines for the Prevention of Nosocomial Invasive Aspergillosis during onstruction/renovation activities (NDSC 2002) for advice and guidance . Infection Control Requirements on the project will include;		Item			
B	Dust Control: a) Immediately replace ceiling tiles displaced for visual inspection, b) Execute the works by methods specifically to minimise dust generation and migration into the atmosphere and c) Provide active means to minimise dust generation and migration into the atmosphere, d) Erect impermeable dust barriers and do not remove until completion, e) ensure surrounding windows and doors and sealed, e) create separate entrance away for patient traffic for construction personnel, f) Protective clothing for workers		Item			
C	Cleaning: a) Wet mop and vacuum area as needed and when work is completed and b) Wipe horizontal and vertical work surfaces with hot soapy water		Item			

	Description	Qty	Unit	Rate	€	c
A	On-going Infection Control Monitoring: a) Approval of Contractor's designated personnel, b) Collaboration with Hospital cleaning and technical staff to ensure the construction zone remains sealed and cleaning is adequate at all times, c) Collaboration with Hospital technical staff to ensure that dust is minimised throughout and that dust control measures are being adhered to and remain adequate at all times and d) Collaboration with Hospital technical staff to ensure that cleaning measures are being adhered to and remain adequate at all times		Item			
B	Ventilation of Construction Area: a) Lock all adjacent windows to development. Contractor to provide for supplying and applying 40 Nr 150mm x 150mm stickers to all such windows internally stating "window to remain locked throughout the construction works period"		Item			
C	Debris Removal & Cleaning: a) Contain debris in covered containers or cover with either an impermeable or moistened sheet before transporting for disposal, b) remove all debris at end of work day, c) provision of enclosed external chute and d) Vacuum work area with HEPA filtered vacuums daily or more frequently as necessary		Item			
D	Traffic Control: a) In collaboration with technical services manager, designate a traffic pattern for construction workers that avoids patient care areas and a traffic pattern for clean or sterile supplies, equipment, patients, staff and visitors that avoids the construction area and b) A traffic path should be designated for the removal of rubble and debris from the site which is preferably separate to and away from hospital related traffic		Item			
	n 3) Operation / Maintenance of the Finished Building(s); Provision of Safety File(s)					
	Safety File(s)					
	The Project Supervisor Construction Stage shall supply all necessary safety file information to the PSDP which shall include the following items (list not exhaustive).					
	The Project Supervisor Construction Stage in co-operation with the Main Contractor shall ensure that the Safety File(s) to be produced at the end of the project shall incorporate all issues identified in the Main Contractors Method and Safety statement.					
	The existing safety files shall be made available by the employer.					

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Description	Qty	Unit	Rate	€	c
- Planning Documents (Application, Grant, Drawings) - Existing Environment (Surveys, Condition Reports etc) - Project Organisation (Contact List for Design Team & Construction Team) Health & Safety - Preliminary Health & Safety Plan - Construction Health & Safety Plan - AF1 & AF2 - Residual Risk Information Specifications & Surveys - Architects Specifications & Surveys - Civil Specifications - Electrical Specifications - Mechanical Specifications - Structural Specifications O&M Manuals It is suggested that O&M Manuals follow the same format to allow easy and quick navigation by the end user - sample template provided below: - Project Details: General details regarding the project - job title, location, scope of works, contractor's details. - Suppliers Contacts: Contact details for all equipment supplier's. company name, equipment supplied, contact person, address, phone, fax, email and website. - Description of Services: Brief narrative of each service installed (water, heating, ventilation, lighting, power, access control etc). Give location of plant, areas served, method of control, set-points etc. Photographs of the plant and equipment in their installed position should be included in this section. - Maintenance & Fault Finding: Recommended maintenance schedules for all items of plant (monthly, quarterly, annually). Fault finding guide for all major systems.					

Description	Qty	Unit	Rate	€	c
- Asset Register: List of all plant and equipment installed. Each item to have individual tag references corresponding to reference on the "as-built" drawings. Details which should be noted include model, manufacturer, duties, location and serial numbers. - Testing & Commissioning Certification: Complete set of signed testing and commissioning certification for all plant / systems. - Fire Alarm: "cause and effect" on activation: These diagrams/schedules should describe in written English and / or a matrix format, the inter-reaction between a fire alarm activation i.e. a "cause" and the end result or "effect". - Hazardous Materials: MSDS to be included for all hazardous materials remaining on site (refrigerant, glycol, water dosing etc.) Schedule should reference the system where the material is contained. - Technical Details & Equipment Manuals: Service and user manuals for all plant and equipment installed. Manuals should be specific - each pump/fan should be referenced with its tag and its corresponding data sheet (pump/fan curve) for the specific model, each luminaire should be referenced with its tag and its corresponding data sheet for the specific model. The more general O&M manuals are also to be included. - As Installed Drawings: Final "as built" drawings for each service complete with a final drawing register. Construction Materials: To be provided by each sub-contractor & supplier. This section can be split to suit the project; Interior Fit-Out & Finishes Technical Data Sheets for all Equipment & Products Maintenance / Cleaning information Relevant Drawings Test Certification Structure & Building Envelope Technical Data Sheets for all Equipment & Products Maintenance / Cleaning information Relevant Drawings					

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	Description	Qty	Unit	Rate	€	c
A	6. The Inspection Notification Framework		Item			
B	7. Inspection Protocols		Item			
C	8. Record Keeping		Item			
D	9.Pre-Commencement Submittal Requirements		Item			
E	10. Completion		Item			
	Generally;					
F	Accept from the building owner the assignment to build and supervise the building or works outlined in the commencement notice		Item			
G	Ensure a competent person is assigned having regard to the task he/she is required to perform and taking account of the size and complexity of the project to oversee the construction works		Item			
H	Sign a certificate of undertaking at commencement stage (Template available under the Second Schedule to the Building Control (Amendment) Regulations 2014)		Item			
J	Sign a certificate of compliance at completions stage, including co-ordinating the works of specialist sub-contractors and designers and ensuring that all ancillary certificates of compliance for such specialists, sub-contractors and designers are provided in the designated timeframe		Item			
K	Co-operate with the design team, assigner certifier and other ancillary certifiers		Item			
L	Provide to the assigned certifier such documents for which they are responsible, as may assist the Assigned Certifier to collate particulars for the purposes of handover and certification, and/or for further submissions to the Building Control Authority		Item			
M	Ensure the co-ordination and provision of all test certificates and confirmation to the satisfaction of the assigned certifier or other designated inspectors or certifiers, providing ancillary certificates as necessary and maintain records thereof		Item			
N	Ensure the workmanship and materials comply with the requirements of the building regulations and in accordance with the plans and specifications of the design team, their specialists and sub-consultants, as necessary having due regard to these in accordance with the building regulation requirements		Item			

	Description	Qty	Unit	Rate	€	c
A	Undertake to construct the building or works in accordance with the plans, calculations, specifications, ancillary certificates and particulars listed in the schedule to the commencement notice certified under the form of certificate of compliance		Item			
B	Facilitate work inspections including liaising with assigned certifier and designer to include undertaking to facilitate inspections as per Inspection Framework and co-ordinate the inspection activities of others during the construction stage and oversee the implementation of the inspection plan at commencement, during construction and at completion		Item			
C	Co-operate with the inspections set out in the inspection notification framework set down under section 7.3 of the Code of Practice where the assigned certifier deems appropriate and take all reasonable steps to ensure that the ancillary certificate of compliance are provided		Item			
D	Make provision within your Contractors program for Inspection plan and any requests that might reasonably be required to be made in conjunction with the Inspection plan.		Item			
E	Co-operate with unscheduled inspections where the Assigned Certifier deems appropriate		Item			
F	Co-operate with unscheduled inspections where the Building Control Authority deems appropriate		Item			
G	Ensure that any non-compliance issues discovered during inspection stage are rectified at the Contractors cost		Item			
H	Provide the assigned certifier such documents for which they are responsible and may assist the assigned certifier to collate particulars for the purpose of handover and certification and/or further substantiation to the Building Control Authority		Item			
J	Ensure the co-ordination and provision of all test certificates and confirmation to the satisfaction of the assigned certifier or other designated inspectors or certifiers providing ancillary certificates		Item			
	General Statutory Obligations					
K	Comply with all legal requirements, including statutory obligations and the regulations of any local authority, public service or statutory undertaker relating to the execution of the works. Include the provision and keeping of all statutory records required under current legislation		Item			

	Description	Qty	Unit	Rate	€	c
A	Where work is described as to be carried out by a Local Authority or a Statutory Undertaking, the Contractor shall be responsible for obtaining tender quotations, paying all invoices on completion, the co-ordination of all work, and any other work instructed, with other Contract Works. The Contractor shall provide the various authorities, boards or specialist firms carrying out such work with sufficient information regarding line, level, etc., as shown on the drawings to enable them to lay mains, cables, etc., along routes on or adjacent to the site without delays or interruptions and to suit the progress of the Works.		Item			
B	The Contractor shall be responsible also for seeing that the various authorities, undertakings or firms lay their mains, cables etc, in the given positions and/or the provision is made to enable them to do so without disturbing the structures or new carriageways, pavings or other works.		Item			
C	The Contractor shall ensure that the various authorities, undertakings or firms make good all works disturbed by their operations and properly reinstate all trenches and excavations opened by them.		Item			
	Local labour					
D	Persons engaged upon the works should insofar as practicable and without affecting the efficiency of the work, be recruited from the local offices of FAS or such other agency to the extent that the total labour requirement of the Contract exceeds the Contractor's core work force.		Item			
	Sectoral Employment Orders					
E	Sectoral Employment Order (Construction Sector) 2023		Item			
F	Sectoral Employment Order (Mechanical Engineering Building Services Contracting Sector) 2018		Item			
G	Sectoral Employment Order (Electrical Contracting Sector) 2021		Item			
H	Under the aforementioned Sectoral Employment Orders, the provision of Minimum Hourly Rates, Unsocial Hour Rates and Pension & Sick Pay Scheme cover are a legal requirement for all contractors working in the construction industry, and it applies to all Employee categories from New Entrant Worker, General Operative, Skilled General Operative and Craft Workers		Item			

	Description	Qty	Unit	Rate	€	c
A	It will be a condition precedent to the award of this Contract that the lowest acceptable tenderer shall be registered with and complying in full with the noted Sectoral Employment Orders, and fully in accordance with the Construction Workers Pension Scheme (CWPS), and that contributions are paid up to date for all employees registered in CWPS. Tax Clearance Certificate		Item			
B	It will be a condition precedent to the award of this Contract that the lowest acceptable tenderer must be able to produce promptly on request a tax clearance certificate (in the case of a non-resident a statement from the Revenue Commissioners will be required). Garda & Traffic Regulations		Item			
C	Ascertain and comply with all Garda & Traffic regulations affecting the execution of the works. The Contractor shall when necessary make arrangements with the Garda and Local Authorities to provide access for lorries, plant, etc to the site and these arrangements must be carried out to reduce to a minimum obstruction to traffic. <u>Notices</u>		Item			
D	Give and comply with all notices required by any local or Public Service Authority or under any Legal requirement relating to the performance of the contract unless the work requirements say otherwise. <u>Consents</u>		Item			
E	The employer has obtained all necessary consents as listed in the works requirement document. <u>Waste Management (Landfill Levy) Regulations 2002</u>		Item			
F	The Contractor shall comply with the EC (Waste Directive) Regulations 2011 (Notably Article 27), Waste Management (landfill levy) Regulations 2013, Waste Management Licensing Regulations 2004 and other pertinent statutory landfill and waste management regulations. Regulations apply to wastes delivered for disposal at landfill sites, including C & D wastes. C & D Waste which is used in landfill site engineering.		Item			
G	Include here for complying with all costs associated with performing the works in full compliance with the Waste Management (Landfill Levy) Regulations 2002.		Item			

	Description	Qty	Unit	Rate	€	c
	<u>Waste Management (Licensing) Regulations 2000-2004.</u>					
A	The Contractor shall comply with the EC (Waste Directive) Regulations 2011 (Notably Article 27), Waste Management (landfill levy) Regulations 2013, Waste Management Licensing Regulations 2004 and other pertinent statutory landfill and waste management regulations. Regulations apply to wastes delivered for disposal at landfill sites, including C & D wastes. C & D Waste which is used in landfill site engineering.		Item			
B	Include here for complying with all costs associated with performing the works in full compliance with the Waste Management (Licensing) Regulations 2000-2004.		Item			
	Asbestos Containing Materials in Existing Buildings					
C	The Contractor shall ensure that Asbestos Insurance is an inclusion (i.e. asbestos insurance is required) as part of the insurances of the domestic sub-contractor and that such insurance shall indemnify and save harmless the Contractor and the Employer in accordance with the conditions of contract against and from any loss or expense 's insurances, damage or the like		Item			
D	Asbestos containing materials may be present in certain areas of the existing buildings to which minor alteration and service connection works are required. The Contractor is referred to the Preliminary Safety and Health Plan, the Asbestos Survey and Risk Assessment Report all of which are issued as part of the Works Requirements		Item			
	The removal of asbestos containing materials include: -					
E	The appointment of a competent and specialist domestic sub-contractor for the removal, environmental cleaning, collection, transportation and disposal of the asbestos containing materials in line with all relevant statutory provisions		Item			
F	Risk assessing and setting up the site in a manner which prevents exposure of non site personnel to hazards associated with the works		Item			
G	The development and implementation of a site specific method for the removal in a manner which prevents breakages of the asbestos		Item			
H	Isolation, locking off and certification of all hazardous energy sources to the boiler in the boiler house and work area to best practice		Item			

	Description	Qty	Unit	Rate	€	c
A	The development and implementation of a site specific method for the demolition of the boiler/pipe work and the removal of any concealed asbestos materials. Disposal of the boiler sections and environmental cleaning of the boiler room		Item			
B	Disposal of the asbestos containing materials in conformance with all relevant statutory provisions, and best practice, and the provision to the Architect of formal consignment documentation in this regard. The Contractor is referred to the documentation mentioned above for the full scope of the works		Item			
C	The Contractor will hand over the areas to the Architect in a safe state for re-development works to commence. The materials, and any contaminated materials shall be clearly identified and removed, as specified below, to an authorised disposal site, and the areas from which it has been removed shall be thoroughly cleaned, washed and vacuumed with equipment which complies with BS 5415 type H, being removed to an authorised disposal site. Where asbestos has been removed, the surface shall be cleaned to ensure the removal of all residual asbestos materials. The works also include the transportation and disposal of the asbestos in line with all relevant statutory provisions. The Contractor is referred to the documentation mentioned above for the full scope of the works		Item			
D	The Contractor shall include for any associated costs including clearing the work areas to allow unrestricted access to the removal zones, building services disconnections, power and light, mains cold water connection, scaffolding, ladders, access platforms and the like, access plant including teleporters, hoists and the like, fences, critical barrier, site decontamination facilities, materials, safety, fire safety, health and welfare facilities, PPE, other waste disposal, other plant, tools, vehicles, security, liaison/interactions with others, protection, tests, work plans, storage, attendance and all other associated costs. The Contractor is referred to the documentation mentioned above for the full scope of the works		Item			
	Freedom of Information The Department, Local Authority or Employer proposes that the following information relating to this tender will be made available on request under the Freedom of Information Act 1997; a) Name of the Successful tenderer b) Reason of non-acceptance of enquirers tender					

Description	Qty	Unit	Rate	€	c
The Department, Local Authority or Employer undertakes to hold confidential any information provided in this tender subject to; 1) Disclosure of the Information specified at (a) and (b) above as liable for release to the public, and 2) The Department's or Employer's obligations under law, including the Freedom of Information Act which came into law on the 21st April 1998 3) The Local Authority's obligations under law, including the Freedom of Information Act which came into effect for Local Authority's on the 21st October 1998 Tenderers are asked to consider if any of the information supplied with this tender should not be disclosed because of its sensitivity (other than that referred to at (a) and (b) previously. If this is the case tenderers should when providing such information, identify same and specify reasons for its sensitivity. The Department/Local Authority or Employer may consult with tenderers about potentially sensitive information before making a decision on any request received under the Freedom of Information Act 1997. If a tenderer considers that any of the information supplied is of a sensitive nature, a statement to that effect should be made. n 5) Quality Procedure <u>Comply in full with Quality Assurance Requirements as set out in detailed within works requirements</u>					
A The contractor shall provide samples and mockups of the materials, either individually or in built form for ER and design team approval. A samples schedule shall be maintained by the Main contractor and presented at Site progress meetings		Item			
If no internal quality system is in operation the Contractot must comply with the following minimum requirements:					
B (a) Identify the personnel responsible for the project management, site management, safety and for inspection and testing of the works and for the verification of such tests.		Item			
C (b) Ensure that an adequate documentation control procedure is in place for the project which will ensure that:		Item			
D (i) A drawing register is maintained to record details of all drawings received relating to the project including revision status and circulation record.		Item			
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	Description	Qty	Unit	Rate	€	c
A	(ii) All documents are date stamped and identified with the project.		Item			
B	(iii) Superseded drawings are marked "Superseded" and removed from use.		Item			
C	(iv) All documentation is safely filed and easily retrievable.		Item			
D	(c) Have clear purchasing procedures which will document individual orders for all materials to be incorporated in the project. Such documentation or purchase order should incorporate the project number and date of order, the supplier's name, address and telephone number, description of materials ordered including requirements to conform to international standards and / or references to drawings or specifications. The date for delivery should also be clearly stated on the purchase order.		Item			
E	(d) All deliveries to site must be checked by a designated person and materials not meeting specifications to be identified, segregated where practical and details of non-confirming product and the remedial action to be taken recorded.		Item			
F	(e) Provide evidence to the Architect if required of specialised training of site personnel.		Item			
G	(f) Provide schedule of inspection and tests to the Architect which will list the relevant tests, the persons responsible for carrying out the tests and the personnel responsible for verifying that the tests have been carried out.		Item			
H	Ensure that all variations to the Contract are authorised by the Architect and recorded.		Item			
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	Description	Qty	Unit	Rate	€	c
A	General quality of products: - Products to be new unless otherwise specified. - For products specified to an Irish or European Standard obtain certificates of compliance from manufacturers when requested by ER. - Where a choice of manufacturer or source of supply is allowed for any particular product, the whole quantity required to complete the work must be of the same type, manufacture and/or source unless otherwise approved. Produce written evidence of sources of supply when requested by ER. - Ensure that the whole quantity of each product required to complete the work is of consistent kind, size, quality and overall appearance. - Where consistency of appearance is desirable ensure consistency of supply from the same source. Unless otherwise approved 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.		Item			
B	Proprietary Products: - Handle, store, prepare and use or fix each product in accordance with its manufacturer's current printed or written recommendations/instructions. Inform ER if these conflict with any other specified requirement. Submit copies to ER when requested.		Item			
C	Checking compliance of Products: Check all delivery tickets, labels, identification marks and, where appropriate, the products themselves to ensure that all products comply with the project documents. Where different types of any product are specified, check to ensure that the correct type is being used in each location.		Item			
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	Description	Qty	Unit	Rate	€	c
A	Protection of Products: - Prevent over-stressing, distortion and any other typed of physical damage. - Keep clean and free from contamination. Prevent staining , chipping, scratching or other disfigurement, particularly of products exposed to view in the finished work. - Keep dry and in a suitably low humidity atmosphere to prevent premature setting, moisture movement and similar defects. Where appropriate store off the ground and allow free air movement around and between stored products. - Prevent excessively high or low temperatures and rapid changes of temperature in the products. - Protect adequately from rain, damp, frost, sun and other elements as appropriate. Ensure that products are at a suitable temperature and moisture content at time of use. - Ensure that sheds and covers are of ample size, in good weatherproof condition and well secured. Keep different types and grades of products separately and adequately identified. - So far as possible keep products in their original wrappings, packings or containers, until immediately before they are used. - Wherever possible retain protective wrappings after fixing and until shortly before Practical Completion. - Ensure that protective measures are fully compatible with and not prejudicial to the products/ materials.		Item			
B	General quality of workmanship: - Operatives must be appropriately skilled and experienced for the type and quality of work. - Take all necessary precautions to prevent damage to the work from frost, rain and other hazards. - Inspect components and products carefully before fixing or using and reject any which are defective. Fix or lay securely, accurately and in alignment. - Where not specified otherwise, select fixing and jointing methods and types, sizes and spacings of fastenings in full compliance. Fastenings to comply with relevant Irish Standards. - Provide suitable, tight packings at screwed and bolted fixing points to take up tolerances and prevent distortion. Do not overtighten fixings. - Adjust location and fixing of components and products so that joints which are to be finished with mortar or sealant or otherwise left open to view are even and regular. - Ensure that all moving parts operate properly and freely. Do not cut, grind or plane prefinished components and products to remedy binding or poor fit without approval.		Item			
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	Description	Qty	Unit	Rate	€	c
A	BS 8000: Basic Workmanship: Where compliance with BS 8000 is specified, this is only to the extent that the recommendations therein define the quality of the finished work. - Where BS 8000 gives recommendations on particular working methods or other matters which are properly within the province and responsibility of the Contractor, compliance therewith will be deemed to be a matter of general industry good practice and not a specific requirement of the ER under the Contract. - If there is any conflict or discrepancy between the recommendations of BS 8000 on the one hand and the project documents on the other, the latter will prevail.		Item			
B	Water for the Works: Clean and uncontaminated. If other than mains supply is proposed provide evidence of suitability. Test to BS 3148 if instructed.		Item			
C	Guarantees: The Contractor shall ensure that where guarantees are given by specialists or sub-contractors whether novated or otherwise, the guarantee is transferred to and vested in the Employer as soon as the article supplied is delivered at the work complete. Where the guarantee is qualified to commence only upon full clearance of the account, it will be the responsibility of the Contractor to ensure that the account is produced to the ER at the completion of the work and cleared in the settlement of the accounts at that time. The Contractor's responsibility shall be in no way diminished by the operation of this clause.		Item			
D	Tolerances shall comply with the requirements as set out in the Building Regulations		Item			
E	Defects in existing Construction to be reported to ER 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.		Item			
	Standard Tests					
F	The Contractor shall make such standard tests of concrete, blockwork, mortar, steelwork and other materials as the Engineer may direct		Item			
G	Concrete cube tests: Provide for carrying out concrete cube tests as set out in the Engineer's tender specification and drawings.		Item			

	Description	Qty	Unit	Rate	€	c
	Tests to map existing services					
A	Testing prior to commencement shall include a Radar Survey of existing site services: 1) Contractor to trace and identify the routes of all existing SW, FW, Watermains, Electrical, Eircom/IT/Comms on site location		Item			
	CBR Testing & Report					
	<u>CBR Testing: The contractors CBR assessor is required to carry out a preliminary assessment upon commencement of the works for a CBR Test report; Mobile Crane to act as test weight Prior to the crane lift operation being carried out, the contractors selected crane specialist will be required to carry out a CBR Test to establish the subgrade strength to ensure the ground is strong enough to support the cranes outriggers on temp piling mats; as per Service engineers drawing 25672-ZZ-Z-ZZZ-DR-VCE-EE-0007</u>					
B	CBR Test		Item			
C	CBR Test Report		Item			
	Tests on Completion					
D	The Contractor shall allow for all tests, completion and compliance certification, demonstrations and commissioning required at completion of the works; All as scheduled out in section 13) of the project particulars		Item			
E	Provide for any re-testing required prior to achievement of required attainment levels		Item			
	Submission of Samples					
F	When requested by the Employer's Representative, samples of all materials proposed for the works shall be submitted to him/her, together with the name and address of the supplier and such information, instructions and directions as the supplier has issued. Samples shall then be subject to the Employer's Representative approval prior to the delivery of the materials to the site. All materials delivered to and used upon the works must be at least equal in quantity to the same, and the Contractor shall ensure that he complies with all manufacturer's instructions and recommendation. Any materials condemned by the Employer's Representative as unfit for use in the works shall be immediately removed from the site at the Contractor's expense.		Item			
G	No materials or prefabricated items shall be used in the works until it has approved and verified as complying with the specified requirements.		Item			

	Description	Qty	Unit	Rate	€	c
A	Where appropriate, all materials and prefabricated items delivered to the site shall bear the Manufacturer's name, brand name, or any other data that may be required to verify the exact nature of the material or item and relate it to the specified requirements.		Item			
B	Where applicable, materials and prefabricated items shall be obtained from the Suppliers and Manufacturers who have been assessed by an independant certification authority accredited by the National Accreditation Council for Certification Bodies.		Item			
C	Transportation, handling and storage of materials and prefabricated items shall be controlled to prevent mis-use, damage or deterioration.		Item			
D	The Contractor shall operate quarantine procedures for the identification and isolation of materials and prefabricated items that do not comply with the specified requirements.		Item			
E	Works test certificate shall include, whenever applicable, the location in the works or the delivery or batch which the sample represents.		Item			
	Setting Out					
F	The Contractor shall set out the Works and keep them correct. Opening up and excavation shall not be commenced until the Engineer/ Employer's Representative has inspected the setting out. The checking of any setting out or of any line or level by the Employer's Representative or the Clerk of works (if any) shall not relieve the Contractor of his responsibility for the correctness thereof. The Contractor shall;		Item			
G	- Establish a master bench mark on the site for the duration of the works.		Item			
H	- Use instruments and methods described in BS 5606, Appendix A		Item			
J	- Unless otherwise stated on the drawings and specifications the tolerances to be adhered to are those set out in the most recent publication of the Irish Building Specification Manual and Guidance Notes.		Item			
K	- Submit details of methods and equipment to be used in setting out the Works.		Item			
L	- Check the levels and dimensions of the site against those shown on the drawings, and record the results on a copy of the drawings. Notify ER in writing of any discrepancies and obtain instructions before proceeding.		Item			

	Description	Qty	Unit	Rate	€	c
A	- Inform ER when overall setting out is complete and before commencing construction.		Item			
B	- Do not scale the drawings. Use dimensioned figures on the drawings for setting out the works. Check all dimensions both on drawings and on site, particularly the correlation between components and the work in place.		Item			
C	- Record details of all grid lines, setting-out stations, bench marks and profiles on the site setting-out drawing. Retain on site throughout the contract and hand to ER on Completion.		Item			
	n 6) Safety of Occupants					
	Site Records					
	The Contractor shall provide site records in hardcopy and electronic format each week for the Employer's Representative and Quantity Surveyor. Site records to comprise the following:-					
D	(a) A daily record of the number and description of tradesmen and labour employed on the works		Item			
E	(b) A daily record of all plant, i.e. number, type and capacity		Item			
F	(b) A daily record of all materials and goods including name of supplier, delivery docket number etc.		Item			
G	(c) A daily record of wet hours, during which time work was prevented by bad weather		Item			
	No inappropriate behaviour will be tolerated. The site work area is in very close proximity to the presence of residential dwellings. All workmen and operatives on site will be required to have Garda vetting for the Contract.					
	The contractor shall take all necessary precautions to safeguard workmen, employees, the client and his representatives and prevent damage to any existing adjacent buildings which may be occupied during the course of the contract.					
	The contractor shall provide all necessary barriers, hoardings, scaffolding, dust screens, etc and keep all debris well watered to prevent dust. All debris shall be removed as quickly as possible and the existing areas adjacent to the work shall be kept clean and tidy at all times.					

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	Description	Qty	Unit	Rate	€	c
A	All demolition works shall be subject to the controls set down in B.S. 5228 & BS 5228-1:2009+A1:2014. Demolition works to comply with BS5228, contractor to provide containment, baffles, suppression etc. as necessary to minimise nuisance. Contractor to work within the limits for noise set down in HSA construction regulation (Noise at work guidelines). Maximum Noise levels in patient areas not to exceed 68DB(A). Maximum noise levels in non-patient areas not to exceed 80DB(A)		Item			
B	The Contract may be asked to temporarily stand down noisy works where patient dignity or comfort is compromised.		Item			
C	The contractor shall designate a specific liaison person to assist the Hospital in the scheduling and management of noisy activities etc.		Item			
D	Noisy works shall not commence until after 11am unless permitted otherwise		Item			
E	Out of hours or out of sequence working may be required for completion of noisy or dusty works.		Item			
	n 9) BIM Requirements					
F	HSE is implementing BIM for the delivery of the projects to return significant time, cost and quality improvements in the way that the Project will be delivered, constructed, and ultimately operated. BIM processes will provide HSE with a digital asset that can be used to better understand the project and to improve the decision making, engagement with key stakeholders, planning, improved asset management and knowledge of the assets.		Note			
G	The Project Information for the Construction and Handover stages of the project will be managed using ISO 19650-2:2018 standard "Organization and digitization of information about buildings and civil engineering works, including building information modelling (BIM) - Information management using building information modelling - Part 2: Delivery phase of the assets", including the Irish (NSAI) National Annex.		Note			
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	Description	Qty	Unit	Rate	€	c
	<u>Cost associated with BIM Requirements</u>					
A	All costs associated with developing the BIM capabilities to deliver on the project BIM Requirements should be included in the contract and supply chains tender. The Appointing Party do not take any responsibility for training any of the supply chain with regards to the BIM capability or authoring tools. It is a requirement that all individual parties be fully trained on the authoring tools prior to project engagement and will not utilise the project as a training project. All suppliers must indicate their strategy to comply with the requirements of the tender in their BIM capability assessment, to be submitted as part of their tender submission.		Item			
	n 10) Application of Oracle Aconex Document & Project Management System (CDE Requirements)					
B	As part of the National Estates Information System (NEIS) HSE Capital & Estates is introducing a new Construction Management Platform to all Estates Offices. This new platform, Oracle Aconex, will be used on All projects and provide standardisation and consistency of approach for all Offices.		Item			
C	All members or participating organisations on the project will be required to register on the Aconex platform and ALL project and contract related communication will be managed via the mail function on the platform. This will become the default communication tool for each project (replacing traditional email)		Item			
D	The platform has a document management function and includes model, drawing and document viewers.		Item			
E	Whilst HSE Estates & Capital NEIS Team have endeavoured to configure the system to align with the relevant public works contracts Aconex will be used ONLY as a tool to aid document control and communication. In no circumstances will the use of Aconex relieve any party to a Contract of their obligations to comply with the provisions of the Contract. Any discrepancies in the set up or use of the Aconex platform MUST be brought to the attention of the System Administrator with immediate effect. The Form of Contract, Conditions of Contract and Contract Documents take precedence in all instances.		Item			
F	In accordance with Clause 5 Representations & Communications of the Public Works Contract (PW-CF6 v1.14 19/07/2023) the term communications will be deemed to include Aconex Mail in the context of any communication to be given or received under the Contract [including a notice, decision, objection, approval, certificate, determination, instruction or request].		Item			

	Description	Qty	Unit	Rate	€	c
	<u>3. Work by Novated Specialists, Specialists, Work by Utility Providers and Work by Others engaged directly by the Employer</u> <u>3.2 WORK BY UTILITY PROVIDERS</u> The Contractor shall allow access to the site and buildings and provide attendances for the staff of the following public or private utility providers; A ESB <u>3.3 WORK BY OTHERS ENGAGED DIRECTLY BY THE EMPLOYER</u> <u>The following works will be carried out by others directly engaged by the Employer</u> Attendances on Utility Providers and generally on all Trades B The Contractor shall be responsible for the correlation of all the various sub-contractors and specialists and for their proper progress in an appropriate order to ensure completion of the works in accordance with the programme. Any additional cost caused by incorrect or insufficient information being given, or by the Contractor not keeping the sub-contractors informed of all alterations shall be borne by the contractor. The Contractor shall ensure that all sub-contractors and specialists are fully aware of and bound by the terms and conditions of the main contract. C The Contractor shall afford all necessary access facilities to the appropriate public authorities for the laying of such water, electricity, telephone and other service pipes or mains as may be required. The Contractor shall provide general attendance on all Sub-Contractors and Specialists and others employed direct which shall include only the following:- (1) Use of the Contractor's temporary roads, pavings and paths, including hard standings for erections. (2) Use of the Contractor's standing scaffolding and standing power operated hoisting plant / crane. (3) Provision of temporary lighting and water supplies. (4) Cleaning away rubbish. (5) Provision of space for the offices of Sub-Contractors and others Employed Direct and for the storage of their plant and materials. (6) Use of mess rooms, sanitary accommodation and welfare facilities. Excepting where otherwise stated all Sub-Contractors and others employed direct shall be provided with attendance by the main contractor in unloading, placing in store, hoisting and placing in position on the works, additional scaffolding, runways and any special plant required by them, also for any special arrangements for temporary light but NOT for the cost of current consumed.		Item			
			Item			
			Item			

	Description	Qty	Unit	Rate	€	c
A	The Contractor shall obtain from all Specialists and Sub-Contractors, and others employed direct, a statement showing their requirements as regards recesses, chases, holes and other builder's work so that these may be left or built correctly as the general building work proceeds without the need for subsequent alteration. Furthermore, the Contractor shall supply to them and obtain from them all necessary dimensions and other information so as to allow all such works to be executed accurately. Should the Contractor fail to do this at the proper time he will be required to execute such work as may be necessary without additional cost to the Employer.		Item			
B	Where the contract so requires, the Contractor shall provide full builders attendances (opening up, cutting away, marking, chasing and making good on completion) on works being carried out by local authorities and public utility companies such as ESB, Bord Gais, EIR, County/City Councils or Corporations. The Contractor will be required to organise and manage the implementation of such public body works. The Contractor should allow in his tender price and in his programme of works for liaising with such public bodies where so required to progress the works.		Item			
C	Include here for all costs involved in the payment of all local authority fees & charges for the works		Item			
D	The Contractor is to facilitate the works of all ancillary firms involved with the project during the progress of the contract and is to allow the said firms or authorities the reasonable use of any such scaffolding or other plant on the work as they may require for the proper execution of their undertakings on site, together with suitable working space as may be necessary, he is also to provide facilities for unloading and hoisting, suitable storage accommodation as may be required.		Item			
	<u>3.4 OTHER EMPLOYER PROJECTS RUNNING CONCURRENTLY</u>					
E	Concurrent Employer Projects: There shall be a number of other construction projects running concurrently within the grounds of the Hospital, most notably the New Medical Beds Block to front of Hospital campus along The Mall Refer to Health & Safety Site Plan and Project Particulars, for details of these concurrent projects relative to T2 Upgrade works. Notwithstanding that there shall be clear delineation between the sites, the tender should make provision within his tender for regular consultations, logistical meetings and pre-planning that will be necessary within both the employers personnel and other Contractors on adjacent sites throughout these works.		Item			
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	Description	Qty	Unit	Rate	€	c
A	The Contractor will be required to employ and assign to the project a Foreman or Engineer whose duties will be to co-ordinate both internally and externally the mechanical, electrical and related services, and their relationship to, and integration with the building works. To this end it will be part of his duties to liaise with all parties concerned, on both the design and contracting side to ensure a satisfactory resolution of any problems regarding the integration of services into the building. The Contractor shall notify the Employer's Representative, Services Engineer and Civil/Structural Engineer of the name of the person so appointed.		Item			
B	The Contractor will be required to employ and assign to the project a fulltime M&E Services Co-Ordinator to manage the M&E Specialists and to co-ordinate both internally and externally the mechanical & electrical works, and they're integration with the building works. The Contractor shall notify the Employer's Representative & Services Engineer the name of the person so appointed.		Item			
C	Special attention will be required for the building services co-ordination throughout this project . special co-ordination will be required between the Contractor and the Services Co-ordinator as to limit any difficulties that may arise. In addition, particular care is needed in the maintaining of services, at all times, to the existing buildings, and the co-ordination of any shut down periods with the Employer's Representative / Services Engineer.		Item			
	Workpeople Generally					
D	None but fully qualified, experienced and competent workpeople shall be employed on the Works and the Contractor shall furnish such evidence as the Employer's Representative may require as to the qualifications and competence of any work person. The Employer's Representative shall have the power to have dismissed from site any work person who misconducts him/herself or who is incompetent or negligent. The Contractor shall be responsible for keeping all workpeople under his control and within the confines of the site.		Item			
E	Operatives will be required to carry out sample work on site to indicate their expertise. Acceptable operatives should be familiar with and able to handle materials specified and have competence in the various work procedures.		Item			
F	The Contractor, where circumstances dictate, will be required to provide additional training to operatives where their knowledge is lacking.		Item			

Description		Qty	Unit	Rate	€	c
A	Persons engaged upon the Works should in so far as is practicable and without affecting the efficiency of the work be recruited from the local offices of SOLAS to the extent that the total labour requirement of the contract exceeds the Contractor's core workforce. Overtime		Item			
B	Subject to any provision of the contrary contained within the contract none of the works shall be carried out during the night or Sundays without the permission in writing of the ER save when the work is unavoidable or absolutely necessary for the saving of life or property or for the safety of the works in which case the Contractor shall immediately thereafter advise the ER. No overtime shall be worked unless the ER's approval is obtained in writing beforehand. 4 b. Plant, Tools and Vehicles Provide all necessary plant, tools, equipment and vehicles necessary for the proper execution and completion of the work.		Item			
C	a) bringing to site and removing on completion	1	Item			
D	b) maintaining for the duration of the works		Item			
E	c) providing all fuel, maintenance and servicing requirements	1	Item			
F	d) providing access routes and temporary protection to existing surfaces, making good any damage; notably all-weather pitch if used for temporary crane access and material off loading and positioning within the works		Item			

	Description	Qty	Unit	Rate	€	c
	Cranage					
A	Cranage; Crane lift from The Mall to MV and LV Switchrooms (2 Floors over street level). 1Nr Transformer at 5150kg, 1Nr MV Switch at 1000kg and 1nr LV Distribution Board - 3 Nr Sections at 1200Kg; Prov discussions with a crane lift specialist confirm the suitability of The Mall Location for the proposed crane lift; Final Weights of selected condenser units to be communicated by the contractor to the crane lift specialist; Crane lift to take place at weekend early morning at a time of reduced pedestrian and vehicular traffic; all lifting operations involving lifting equipment must be properly planned by a competent person; Appropriately supervised and carried out in a safe manner with non-exhaustive list of information to be provided to PSCS; see Structural Drawings 125-444-003 Site Plan and service drawing 25672-ZZ-Z-ZZZ-DR-VCE-EE-0007 for more details		Item			
	4 c. Scaffolding					
B	a) bringing to site, erecting and removing on completion	1	Item			
C	b) maintaining on site for the duration of the works		Item			
D	Provide all necessary scaffolding and other apparatus for the proper execution and completion of the works and to the satisfaction of the local authority and HSA, including toeboards, rails and netting as appropriate. The Contractor is required to give a written undertaking to the Employer's Representative that only qualified, experienced and competent Scaffolders will be employed upon the works. The Contractor must furnish the necessary evidence to the Employer's Representative prior to the carrying out of scaffolding works. Include for ensuring all inspection certificates in respect of the scaffolding are issued and held on site.		Item			
E	Provide as necessary all general scaffolding required for the execution of the works. Include for protective tarpaulins, dust proof and water proof sheeting on all scaffolding. The Contractor shall also make provision for properly constructed access points (minimum 4nr) within the said scaffolding to facilitate inspection of the Works by the consultants. The scaffolding and the erection of same must comply with BS 5973 or the latest British Standard and all other associated construction regulations and the like.		Item			
F	The Contractor shall ensure that all scaffolding uprights and the like are encased with foam insulation/uPVC pipes to a height not less than 2.0m.		Item			
SUH Transformer Upgrade				To Collection €		
Health Service Executive						
BQ 1/88						

To Collection €

Description		Qty	Unit	Rate	€	c
Programme Updating						
A	If the Contractors programme most recently submitted to the ER does not correspond with actual or reasonably projected progress or the Contractors obligations, the Contractor shall, if so directed by the ER or at monthly intervals submit to the ER a revised programme that complies with the current circumstances on site. If the Contractor asserts that it is not possible to reach substantial completion by the program date, the revised programme shall show substantial completion by the earliest possible date. Neither the programme nor its review shall limit the Contractors responsibility or liability for the delay. If the contractor fails to submit the revised program within 15 working days of a request from the ER, the employer shall be entitled to withhold from the Contractor 15% of any payment to be made to the Contractor until the revised programme is submitted.		Item			
Progress Records						
B	The Contractor or his designated representative shall give the ER monthly progress reports from the starting date until the Contractor has completed all work outstanding on substantial completion of the works. The first report shall cover the period from the starting date up until the end of that month in which it occurs, and each subsequent report shall cover the full calendar month. The Contractor shall give each progress report within 7 days after the end of each month. Each progress report shall be in a form agreed between the Contractor and the ER.		Item			
Progress Meetings						
C	The Contractor or his designated representative shall attend progress meetings which shall be held fortnightly intervals. The Contractor shall inform such specialists, sub-contractors and suppliers as are necessary that their attendance of progress meetings shall be required.		Item			
Progress Meetings, Minutes						
D	The Contractor shall take the minutes of the progress meetings and distribute them to those concerned unless the ER shall subsequently direct otherwise.		Item			
E	The successful tenderer will be required to attend regular co-ordination meetings with and the Consultants to ensure the proper co-ordination, sequencing and quality of the work. T		Item			

Description		Qty	Unit	Rate	€	c
At each meeting, the Contractor shall furnish;						
1. Updated progress reports via a vis programme						
2. Schedule of information required						
3. Schedule of equipment/plant lead-ins						
4. Delivery Schedules						
5. Resource levels support						
6. Detailed Health & Safety Report						
Change Orders						
A	The ER shall have the power to increase or reduce the dimensions or alter the situation or vary the form, quality, character or description of or omit any part of the works or require additional work to be executed by the Contractor. The Contractor shall before commencing any such work or giving effect to any such omissions or deviations obtain a change order in writing signed by the ER. The Contractor will not be permitted to claim " Verbal Order" as a reason for any claim in respect of deviations or extra work. The stipulation in this clause with regard to extra work shall apply equally to any part of the work, the quantities or monetary value of which are described as provisional.		Item			
B	No claim for any extra on the contract due to a change order from the contract shall be entertained unless the change order has been ordered and signed by the ER on a designated change order form and within the timeframe specified under the contract.		Item			
Valuations						
C	At least 3 days before the end of each established Period for interim valuations submit to the Quantity Surveyor details of amounts due under the Contract together with all necessary supporting information. Any variations to the contract must be accompanied by an official Change Order duly signed by the ER prior to consideration being given to including any value within the Interim Valuation.		Item			
D	Submit when applicable, up to date detailed claims and supporting documentation under the following items with each detailed interim account.		Item			
	a) Work Executed					
	b) Unfixed Material on Site					
	c) Price Variation Clause					

Description		Qty	Unit	Rate	€	c
d) All claims for extra compensation events which the Contractor deems that he is entitled to.						
e) Off Site Materials covered by a surety guarantee Bond.						
Notices, Generally						
A	Give early notice to the ER before placing foundations, laying drains, filling trenches, pouring reinforced concrete and otherwise proceeding with work that will cover and conceal the type, nature and extent of the said work, to afford the ER an opportunity of investigating, inspecting or testing the work. Approvals given will not relieve the Contractor from full responsibility for the quality of the work throughout. Give reasonable notice to the Quantity Surveyor before covering up work which he requires to be measured.		Item			
Notices, Compensation Events (Dayworks)						
B	Give notice to the ER where he has directed extra work to proceed as a result of a compensation event, where the said works are to be determined on the basis of performing the work on a daywork basis, give supporting daywork evidence in accordance with the contract. Such method of valuing extra works shall be accepted only when the ER has issued written instruction to the Contractor confirming this to be the case. The Contractor shall submit with each claim supporting documentary evidence to fully vouch for the labour, plant & materials being claimed for each event, all in accordance with the provisions of the conditions of contract.		Item			
Notices, Delay Event / Delay & Compensation Events						
C	Give notice to the ER in strict accordance with the provisions of the conditions of contract for all delay events, citing the entitlement being off set against the programme contingency and/or events for which the Contractor feels the has entitlement to both delay and to be paid compensation under the contract.		Item			
Completion Date						
D	Notify the ER in writing of the date on which it is considered substantial completion has been achieved and have that date agreed and certified in writing by the ER.		Item			
Completion Date, Maintenance Instructions						
E	Give the ER at substantial completion two copies of all manufacturers, suppliers or sub-contractors maintenance instructions.		Item			

Description		Qty	Unit	Rate	€	c
Make Good Defects						
A	Make arrangements with the ER and give reasonable notice of the precise dates on which you shall require access to the various parts of the works for the purposes of making good defects in accordance with the provisions of the conditions of contract.		Item			
4 e. Security and provision of clearly identifiable site perimeter and surroundings						
Site Security						
B	Adequately safeguard the site, the works, products, materials, equipment & plant, and any existing buildings affected by the Works from damage and theft. Take all reasonable precautions to prevent unauthorised access to the site, the Works and adjoining property.	1	Item			
Perimeters and Surroundings						
C	Site perimeters and surroundings are shown on the Contract drawings.		Item			
Access Control						
D	The Contractor will be required to ensure that all personnel entering / working on the site at all times wear Photographic I.D. badges also identifying the company they work for and date of issue. All personnel must also wear clean high visibility jackets bearing the name of the company. The Contractor is required notify the ER in advance of all personnel scheduled to work on the site and give to the ER a copy of the signing In and Out register each week.		Item			
4 f. Provision for protection of the public from site operations and arrangements for protection of third parties and visitors to the site in accordance with all statutory requirements						
E	The Contractor shall effect all necessary measures to safeguard members of the public and all other third parties from the risks and perils associated with all construction related site operations.		Item			
4 g. Transport for Workpeople						
F	Provide for all necessary transport for work people including those of sub-contractors to and from site including compliance with Road Traffic Acts and other regulations in this regard, payment of all fees, charges and the like.	1	Item			

	Description	Qty	Unit	Rate	€	c
	4 h. Protection of the Works against Inclement Weather					
A	Protect the works, materials and plant from the weather and make good any damage caused.		Item			
	4 i. Water for the Works					
B	Provide clean, fresh water for use on the works, pay all charges in connection therewith, provide all temporary storage, plumbing services, pipes, connections, taps, hoses, valves, stand pipes etc. and clean away and make good on completion.		Item			
	4 j. Temporary Lighting, Power & Fuel for the Works					
C	Provide a separately metered electricity supply and provide all equipment for lighting and power for the works and make temporary arrangements for distributing about the site. Ascertain independently the available voltage, type of supply, location of supply point(s) and pay all costs. No generators / noisy plant or equipment are to be used on site due to close proximity of nearby residences.		Item			
D	Provide all necessary power and fuel for the Contractor's plant and include for all connections, installation and running costs.		Item			
E	The Contractor shall provide all temporary fuel for plant, machinery and building services commissioning in order to complete his own works and that of all Sub-contractors and others Employed Direct, clear away on completion and make good. Where supply is taken from the existing supplies, the connection shall comply with all current regulations, legislation and health & safety requirements. The Contractor shall pay for all costs in association with establishing charges, running costs, commissioning costs and de-commissioning costs.		Item			
SUH Transformer Upgrade Health Service Executive						<i>To Collection €</i>
BQ 1/94						

Description		Qty	Unit	Rate	€	c
4 i & j. Use and Metering of Existing Utilities						
A	The Contractor may (subject to HSE agreement) be permitted to connect to existing utility services subject to each utility being metered individually and that the metering system proposed has been approved by the ER. The metering system, connections, etc proposed must be in accordance with all current regulations, legislation and health & safety requirements. The meter reading for each relevant utility shall be jointly read, recorded and agreed by the Contractor and the Employer not later than 10 days before an application for payment by the Contractor. The amount due from the Contractor to the Employer (on presentation of Invoice) should be the number of units consumed in the billing period multiplied by the full cost per unit of the particular utility including VAT, to be paid within 30 days. If the Contractor fails to honour a valid invoice the Contract terms shall permit that the ER can deduct the amount so due from any monies owed or which may become due to the Contractor.		Item			
4 k. Temporary roads, hard standings, crossing and similar items						
B	Provide and maintain temporary roads, site amenities hard standings, and crossings, complete with adequate temporary drainage, on and adjacent to the site as necessary for the execution of the works and reinstate areas disturbed on completion to the satisfaction of the Architect.		Item			
4 l. Temporary accommodation for the use of the Contractor & Specialists						
C	Provide suitable temporary storage sheds, sanitary accommodation and other buildings required		Item			
D	Provide suitable dedicated room for first aid, including necessary equipment and fittings as necessary		Item			
Hereunder is set out the Joint Industrial Council for the Construction Industry guidelines on site conditions:						
E	Toilet facilities. There shall be provided at least one sanitary convenience for every 20 workers on site. Each convenience shall be connected with an effective flushing system and shall be situated in an enclosed structure which conforms to paragraph 4 of the J.I.C. Each sanitary convenience shall be sufficiently ventilated and so positioned as to secure privacy and fitted with a door fastening on the inside		Item			

	Description	Qty	Unit	Rate	€	c
A	Washing facilities. There shall be provided in each toilet (which conforms with the provision of paragraph 4 of the J.I.C.) one wash hand basin for every 20 workers on site. Each wash hand basin shall be permanently secured to the wall of the structure in which it is situated and shall be permanently connected with a water supply of hot and cold water. There shall also be provided an adequate supply of soap and towels or other suitable materials for cleaning and drying.		Item			
B	Drying room. A separate facility shall be provided for the storage of clothing when not in use, having adequate facilities for drying such clothing when wet. The area of drying room space provided shall not be less than 2 square feet for each worker on site and the drying room shall be adequately heated and ventilated.		Item			
C	Canteen. A canteen or a number of canteens shall be provided which can comfortably accommodate the entire work force on site. In no case shall the total floor area of canteen space available to the work force be less than ten square feet for every worker on site. The canteen facilities shall allow adequate means of escape in the event of fire for the number of people accommodated therein. It shall have sufficient number of windows so as to provide adequate supply of daylight, and shall have adequate heating and ventilation. Effective fluorescent lighting which can be switched on from the inside shall also be fitted. It shall also be fitted with sufficient number of tables and chairs having regard to the number of workers on site.		Item			
D	Design and construction of toilet, wash room, drying room and canteen. Every toilet, wash room and drying room shall be properly constructed of sound and suitable materials so as to exclude draughts and the seepage of rain and dampness to the buildings. The floor level of every such structure shall be as to prevent the inflow of water. The inside walls and floors of every such structure shall be constructed of, or finished in a smooth (non slip as required) impervious material and shall be so designed as to facilitate thorough and effective cleaning and maintenance of the structure in a clean and hygienic condition.		Item			
	Maintenance of temporary accommodation					
E	Every canteen, toilet, wash room and drying room shall be maintained in a serviceable, clean and hygienic condition at all times. A person or where circumstances require it, a number of persons employed on the site shall be assigned specific responsibilities for the regular cleaning of the canteen, toilets, wash room and drying room as often as it is necessary to comply with the provisions as stated.		Item			

	Description	Qty	Unit	Rate	€	c
	4 m. Temporary storage areas including suitable and separate storage for dangerous materials or substances					
A	Suitable sheds for the use of the workpeople and the storage of materials shall be provided by the Contractor, maintained during the progress of the Works and removed on completion, the site thereof being made good.		Item			
B	The Contractor's storage huts and the like are to be positioned within the site.		Item			
	4 n. Temporary telephones and fax for the use of the Contractor					
C	Provide for the installation of a telephone and fax and pay all fees, charges and bills in connection therewith.		Item			
	4 o. Traffic regulations					
D	Provide for complying with all road traffic regulations affecting the works.		Item			
	4 q. Welfare facilities for work people to be in compliance with the fourth schedule of the Safety Health and Welfare at Work (Construction) Regulations					
E	The Contractor is to provide temporary toilet, wash room and canteen facilities and the like during the course of the works and these must be kept clean at all times and maintained in a proper manner.		Item			
	4. r Safety Health and Welfare at Work provisions (for each building/site unit under the project) including items for the following:-					
	1. The operation of the requirements of the Safe Pass and Constructions Skills Certificates Schemes					
F	The Contractor shall comply in all respects with the operation of the "Safe Pass" and "Construction Skills Certificates Schemes".		Item			
	2. Safety Officers and all safety supervisors, first aiders, inspectors and certifiers required					
G	The Contractor shall include for a competent person or persons to carry out the duties of Safety Officers and all safety supervisors and first aiders required.		Item			
H	The Contractor shall provide everything necessary to comply in all respects with the requirements of the Health and Safety Inspectors and Certifiers.		Item			

Description		Qty	Unit	Rate	€	c
3. Tests and certificates on plant and equipment						
A	The Contractor shall include for providing all tests and certificates necessary for plant and equipment operating on the site.		Item			
4. Safety signs and signals						
B	The Contractor is to ensure that sufficient supplies of safety signs and signals are present on site. The Contractor shall include for maintaining and keeping these sign and signals in a clean and operable condition throughout the contract period.	1	Item			
5. Provision of Personal Protective Clothing and Personal Protective Equipment						
C	The Contractor is to ensure that sufficient supplies of personal protective equipment, e.g. safety helmets to BS EN 397, steel toe-cap boots to BS EN ISO 20345 and personal protective clothing, e.g. reflective vests/visibility jackets to BS EN ISO 20471, Eye Protection to BS EN 166, Ear Protection to BS EN 352-1 & 2, and Hand Protection to BS EN 388, 407, 420 & 511. The Contractor must ensure that such PPC and PPE is kept clean and in a hygienic condition at all times and is worn by all site staff and personnel at all times. The Contractor should ensure adequate supplies of extra PPC/PPE is available on site and in readiness for use by the visiting HSE personnel/consultants/sub-contractors, etc.	1	Item			
D	Operatives shall be required at all times to wear personal protective clothing and personal protective equipment appropriate for the task at hand and to carry out such tasks with the appropriate equipment and procedures required to the Health and Safety Regulations and the safety of others.		Item			
6. Provision and maintenance of Emergency routes and exits and designated personnel responsible for emergency procedures						
E	The Contractor is to ensure that operatives and other personnel are made aware of the location of Emergency routes and exits from the site and associated buildings, and the Contractor is required to provide designated personnel responsible for emergency procedures.		Item			
7. Energy distribution installations						
F	The Contractor is to provide for ensuring that all temporary lighting and power for the works is installed and maintained in a safe manner.		Item			

Description		Qty	Unit	Rate	€	c
8. Temporary Fire detection and fire fighting systems						
A	The Contractor is to provide necessary fire detection and fire fighting systems, including maintaining in a safe manner and removal upon completion of the works. The Contractor shall ensure unhindered access is maintained to all existing buildings for Fire and other Emergency response vehicles. All existing fire hydrants and the like shall also be maintained throughout.		Item			
9. Maintenance of appropriate working conditions and work stations						
B	Provide for daily maintenance to ensure that temporary offices, workstations, messrooms and sanitary accommodation for the use of the Contractor are kept hygienic, clean and in a tidy manner.		Item			
10. Provision and maintenance of on site traffic routes						
C	Provide for the identification and maintenance of on-site traffic routes including the provision of adequate watching and lighting; temporary barricades, walking platforms and warning notices sufficient to ensure the safety of all persons and removing same on completion		Item			
11. Provision of first aid equipment and first aid room as appropriate						
D	Provide for first aid equipment and a first-aid room to be located in either separate temporary accommodation or in temporary accommodation already deemed necessary, as appropriate, for the Contractor's own use and for use by sub-contractors or others on site.		Item			
<u>General Health & Safety Site Requirements</u>						
These are generic rules for the general guidance of the Main Contractor and must be developed by the main contractor to become Site Specific Rules for the project in hand:						
1. All site visitors, personnel and contractors should be required to comply with the Main Contractors Health & Safety policy and the specific Construction Stage Safety and Health Plans.						
2. All other Sub-Contractors should be required to provide evidence of their Health & Safety Policy and procedures to the Main Contractor prior to start of work. This information should be incorporated in the Health & Safety Plan by the Project Supervisor Construction Stage. A monthly report will be submitted as to the status of each sub-contractors submissions and adherence to procedures.						

Description	Qty	Unit	Rate	€	c
3. All risks identified in the Preliminary Safety and Health Plan and in the Safety, Health and Welfare at Work (Construction) Regulations 2013 are to be individually identified and addressed by the Main Contractor. 4. Method statements and Safety statement are to be reviewed and revised as necessary on an ongoing basis to take into account any new issues, which arise during the course of any revision. Revisions, which could affect SHW matters are, to be raised at site meetings. 5. All site personnel and Safety and Health personnel should be advised on an ongoing basis of any revisions to the Safety Plan by the PSCS. 6. Standard and proof of adequate training of personnel on site is to be included in the Safety, and Health Plan prepared by the PS CS. 7. Smoking is not permitted within either the designated working areas. 8. Eating and drinking should not be allowed in the designated working area. 9. Main Contractor should ensure that a suitable person is appointed to attend all hot work operations and be supplied with a suitable fire-extinguishing appliance. Hot work must finish at least one hour before completion of work on site for that day to ensure that the workplace is left in a safe condition. 10. Collective protective measures such as nets and mobile elevated platforms must be considered by the Main Contractor during the erection of the roofwork. 11. The Main Contractor will take sufficient adequate steps to control dust during the construction stage and this is to be noted in the Safety and Health Plan and to be reviewed at the site meetings. 12. The Main Contractor should ensure that all excavations are supported in accordance with the requirements for the Safety Health and Welfare at Work (Construction) Regulations 2013. 13. The Main Contractor is to ensure that all relevant Safety, and Health Regulations are adhered to at all times. 14. Personnel or sub- contractors with unsatisfactory safety record, procedures shall not be allowed on the site unless evidence of improvement and training to achieve same is obtained.					

Description	Qty	Unit	Rate	€	c
15. The Contractor shall observe all legislation with regard to littering.					
16. The Main Contractor shall ensure that all cables, loose wires etc. and other trip hazards are avoided and set up procedures to prevent same.					
17. Work must not commence until the Safety and Health plan (Construction) is in place for each of the Sub-Contractors.					
18. The PSCS should issue a method statement for distribution of Health & Safety related information and revisions to Health & Safety plan to Sub-Contractors and any other parties whose health and safety may be affected.					
19. The PSCS shall advise all parties, whose health and safety may be affected of the emergency arrangements for dealing with and minimising the effects of injuries, fire and other dangerous occurrences.					
20. The Main Contractor shall minimise noise and vibration as far as is reasonably practicable.					
21. For any statement, reference, report, legislation, the more onerous conditions will apply.					
<u>Safety & Health Plan</u>					
Site specific Safety and Health Plan to be implemented by the Project Supervisor Construction Stage Following items (list is not exhaustive) should be addressed in the Health and Safety Plan:					
The Preliminary Safety and Health Plan					
1. Description of Project					
- Project Description and programme details					
- Details of client, designers, Project Supervisor Design Process and other consultants					
- Extent and location of existing records and plans.					
- Arrangements for communicating with Designers, PSCS and other as appropriate.					
2. Clients Considerations and Management Requirements					
- Structure and organisation					
- Safety Objectives for the project and the arrangements for monitoring and review					
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Description	Qty	Unit	Rate	€	c
- Permits and authorisation requirements - Emergency procedures - Site rules and other restrictions on contractors, supplied and the others, e.g. access arrangements to those parts of the site which continue to be used by the client - Activities on or adjacent to the site during the works - Arrangements for liaison between parties - Security arrangements					
3. Environmental Restrictions and Existing On-Site Risks					
- Safety hazards, including; > Boundaries and access, including temporary access > Adjacent land uses > Existing storage of hazardous materials > Location of existing services- water, electricity, gas, crc > Ground Conditions > Existing structures - stability, or fragile materials - Health hazards, including; > Asbestos, including results of surveys > Existing storage of hazardous materials > Contaminated land, including results of surveys > Existing structures hazardous materials > Health risks arising from client activities					
4. The Safety & Health Plan for the Construction stage					
a. Description of the project					
> Project description and programme details > Details of client, Project Supervisor Design Process and Project Supervisor Construction Stage, designers, main contractor and other consultants > Extent and location of existing records and plans					

Description	Qty	Unit	Rate	€	c
> Arrangements for communicating with Contractors, PSDP and others as appropriate b. Communication and Management of the Work > Management structure and responsibilities > Safety and health goals for the project and arrangements for monitoring and review of safety and health performance > Arrangements for; regular liaison between parties on site > consultation with workforce > the exchange of design information between the Client, Designers, Project, Supervisor for the Design Process, Project Supervisor Construction Stage and Contractors on site > Handling design changes during the project > the selection and control of contractors > the exchange of safety and health information between contractors > security, site induction, and on-site training > welfare facilities and first aid > the production and approval of risk assessments and method statements > the reporting and investigation of accidents and other incidents (including near misses) c. Site Rules d. Fire and Emergency Procedures 5. Arrangements for Controlling Significant Site Risks a. Safety Risks > services, including temporary electrical installations > preventing falls > work with or near fragile materials > control of lifting operations > dealing with services (water, electricity and gas)					

Description		Qty	Unit	Rate	€	c
> the maintenance of plant and equipment > poor ground conditions > traffic routes and segregation of vehicles and pedestrians > storage of hazardous materials. > dealing with existing unstable structures > accommodating adjacent land use > other significant safety risks. b. Health Risks > manual handling > reduce noise and vibration > removal of asbestos > dealing with contaminated land > use of hazardous substances > other significant health risks 4 s. Disbursements Arising from the Employment of Workpeople; Labour Costs A Workers: None but qualified and competent staff shall be employed on the works and the Contractor shall furnish such evidence as the Architect may require as to the qualifications and competence of any work person. The Architect shall have the power to have dismissed from site any workperson who misconducts himself or who is incompetent or negligent. The Contractor shall be responsible for keeping all work persons under his/her control and within the confines of the site. B Provide for all costs in respect of complying with the Construction Industry Pension/Sick Pay Scheme within the terms of the Industrial Relations Acts 1946 to 2015. The Contractor shall prove that he is a member of the CIF/CEF and will be making the necessary contributions on behalf of those employed on this site in accordance with the Acts as listed here under or their equivalent in Northern Ireland. Provide evidence of same to when requested with weekly records of those employed on the site and their affiliation registration number from either of the foregoing Bodies: Social Welfare Acts. C Sectoral Employment Order (Construction Sector) 2024						
			Item			
			Item			
			Item			
SUH Transformer Upgrade Health Service Executive				To Collection €		
BQ 1/104						

	Description	Qty	Unit	Rate	€	c
A	Sectoral Employment Order (Mechanical Engineering Building Services Contracting Sector) 2018		Item			
B	Sectoral Employment Order (Electrical Contracting Sector) 2021		Item			
C	Conditions of Employment Acts		Item			
D	Insurance (Intermittent Employment) Act		Item			
E	Holiday (Employees) Act		Item			
F	Redundancy Payments Acts		Item			
G	Industrial Training Acts		Item			
H	Factories Act, Building (Safety, Health and Welfare) Regulations		Item			
J	Travelling time, Expenses, Fares, Transport		Item			
K	Guaranteed Time		Item			
L	Non Productive overtime and other overtime expenses		Item			
M	Incentive and bonus payments		Item			
N	CIF Sick Pay & Pensions Schemes		Item			
P	Country money		Item			
Q	SOLAS Levy		Item			
R	Employemnt Equality Act		Item			
S	Industrial Relations Act 1946-2015		Item			
T	National Minimum Wage Act 2000		Item			
U	Working Rule Agreement		Item			
V	Safety Policy on site		Item			
	<u>Labour Returns</u>					
W	Give the Employers Representative each week a daily return of the number and description of trademen and general labourers employed on the works including those employed by sub-contractors listed seperately. Keep full and proper records in accordance with clause 5 of the contract and keep available for inspection by the Employer.		Item			

Description		Qty	Unit	Rate	€	c
SOLAS safe Pass and SOLAS Construction Skills Certificate Scheme						
A	The Contractor shall include for all costs as appropriate for the provision of the training specified in the third schedule (Safety Awareness Registration Scheme) and the fourth schedule (Construction Skills Certificate Scheme) of all persons under their direct control on a construction site in compliance with their duties under the Safety, Health and Welfare at Work (Construction) Regulations 2013.		Item			
B	The Contractor shall provide for all costs necessary to ensure persons under their direct control on the site who are required to do so have been issued with a current registration card in accordance with regulations of the Safety, Health and Welfare at Work (Construction) Regulations 2006/2013.		Item			
4 t. Maintenance of Public and Private Roads						
C	Maintain and keep clean all public and private road (including temporary roads), footpaths, kerbs, etc. and keep the approaches to the site clear of mud. The Contractor is to make good any damage caused by his own or any Sub-Contractor's or Supplier's transport at his own expense and pays all costs and charges in connection therewith.		Item			
D	The Contractor shall clean by brushing and hosing all walkways and roadways used by his crews and vehicles (or those of Utility Companies) at least once per day and / or as often as necessary to keep the roadways free of dirt, dust and mud. The Contractor will supply his own hoses and connections to water supply points approved by the Local Authority / Employer.		Item			
E	The Contractor shall ensure that no damage is caused to roadways adjacent to the job site due to the delivery of materials, the execution of the works, or the removal of rubbish. All vehicles entering or leaving the site carrying loads which constitute a potential dust or dirt nuisance such as aggregate, sand, gravel, soil or the like shall be secured so that no materials shall leave the vehicle.		Item			
F	The Contractor shall be responsible for keeping all roadways adjacent to the job site free from dirt, dust or other materials, which are due to his own, and all other operations and safeguard the Employer from any liability resulting therefrom. The Contractor is expected to take reasonable care to ensure that all vehicles entering or leaving the job site are free of mud on the wheels or tracks, and the loads are secure. Allow for provision of water supply, power hose, brushes and designated machinery wheelwash at site egress point.		Item			

Description		Qty	Unit	Rate	€	c
4 u Removing rubbish, protective casings and coverings and cleaning the works on completion						
Removing rubbish etc.						
A	The Contractor shall keep the site clean and tidy and make arrangements for the regular removal from the site of all rubbish, protective casings and coverings etc. arising from his own or any of his Sub-Contractors operations both as it accumulates from time to time and on completion.	1	Item			
Cleaning the works on completion						
B	Provide for clearing the building on completion, inside and out, removing stains and touching up paintwork and polished work, washing all floors and glass and leaving the whole of the works clean and fit for immediate occupation to the satisfaction of the Employer's Representative.	1	Item			
4 v. Compliance with waste managements statutory requirements						
C	The Contractor shall comply with the EC (Waste Directive) Regulations 2011 (Notably Article 27), Waste Management (landfill levy) Regulations 2013, Waste Management Licensing Regulations 2004 and other pertinent statutory landfill and waste management regulations. Regulations apply to wastes delivered for disposal at landfill sites, including C & D wastes. C & D Waste which is used in landfill site engineering.		Item			
D	The Contractor shall liaise with the Environment Section of relevant Local Authority to agree a location for the proper and safe disposal of all waste and excavated materials resulting from the proposed works.		Item			
4 w. Drying the works						
E	Allow for drying out the works as necessary to facilitate the progress and satisfactory completion. The sub-contractor responsible for the permanent heating installation may allow that facility to be used, if and when the progress of the works so permits, allow for obtaining such approval, metering and paying all fuel and running costs. Otherwise provide for temporary equipment, fuel and attendance to facilitate drying out of the various parts of the works.		Item			
Maintenance of specific temperature and humidity levels						
F	Provide for all necessary equipment, fuel and attendance for controlling and maintaining the specific temperature and humidity level of the works as and when required.		Item			

	Description	Qty	Unit	Rate	€	c
	4 x. Temporary fencing, hoardings, gates, doors, screens, fans, planked footways, guardrails, gantries, floor, stair, roof edge protection, and protection of openings, safety nets and similar items					
A	Provide and maintain all necessary temporary fencing, fans, planked footways, guardrails, gantries and the like for the proper execution of the works, for the protection of workmen, artists, tradesmen and the public, and for meeting the requirements of any local or other authority and alter, shift and adapt from time to time as necessary.		Item			
	4 y. Control of noise, pollution and compliance with statutory obligations					
B	The Contractor shall comply with all statutory regulations governing the control of noise and pollution.		Item			
C	The Contractor is obliged to comply with the British Standard 5228 Noise Control on construction and open sites Part 1, Part 2 and Part 4 and Code of Practice for basic information and procedures for noise control.		Item			
D	The Contractor is obliged to comply with British Standard 6187 Code of Practice for Demolition.		Item			
	4 z. Protection of the works					
E	Provide for protecting the completed works from any damage whatsoever including providing, maintaining and subsequently removing any necessary protective casings or the like sufficient to leave the works clean, undamaged and fit for immediate use to the satisfaction of the Architect. The Contractor shall make good or pay for the making good of any work which may suffer from want of such casing and protection.		Item			
F	The Contractor shall note that prior to fit-out works any new staircase required to be used for access to the works is to be protected using 3mm protex / hardboard with taped joints to the entire staircase risers, threads and landings, also to 1500mm height against walls. A temporary kickboard, balustrade and handrail is to be provided to such stairs. Allowance should be made for maintaining protection during the work and removal thereafter.		Item			
	In accordance with the rules of ARM 4 Preliminaries Clause 4, protection items for all building should be priced against the Trade Sections listed hereunder:					
G	Demolitions and Alterations		Item			
H	Excavation and Earthwork		Item			

	Description	Qty	Unit	Rate	€	c
A	Concrete Work		Item			
B	Steelwork		Item			
C	Metalwork		Item			
D	Electrical Installations		Item			
	Record drawings					
E	The Contractor shall make accurate records of those parts of the works which will become hidden by further progress of the works as may be directed by the Employer's Representative and such records shall be checked and verified by the Employer's representative while work is open for inspection. Such records shall be entered by the Contractor on prints of drawings which will be made available to him free of charge for this purpose and amplified by him with supplementary dimensioned sketches and such records shall be completed and certified as aforesaid and handed to the Employer's Representative as soon as practicable.		Item			
F	Allow for assisting and making accurate records of the works as constructed for the relevant members of the design team to record and incorporate on their drawings and specifications for inclusion in the safety file		Item			
	Fire Prevention					
G	Take all necessary precautions to prevent personal injury, death, and damage to the Works or the property from fire. Comply with Joint Code of Practice 'Fire Prevention on Construction Sites' published by the Building Employers Confederation, the Loss Prevention Council and the National Contractors' Group.		Item			
H	Smoking will not be permitted on the site except in designated areas which must be carefully controlled, equipped with fire fighting equipment and receptacles for the safe disposal of smokers materials and inspected to guard against risk of fire.		Item			
	Burning On Site					
J	Burning of materials arising from the work will not be permitted.		Item			
	Water					
K	Prevent damage from storm and surface water (items for keeping the site and excavations free of water are given elsewhere).		Item			

	Description	Qty	Unit	Rate	€	c
	Weather					
A	Prevent damage from the elements, including all temporary covering up, closing up, weatherproofing and the like		Item			
	Dust & Noise					
B	Dust & Noise: Prevent dust & noise nuisance by all means possible to nearby buildings. [Refer to Prelims section 2.5 n)2 & 2.5 n)8]		Item			
C	Dust & Noise: The works are to take place on a live Acute Hospital campus, the control of noise, dust and vibration is essential. The contractor shall be expected to prepare method statements and implement control measures to minimise these effects. All works within a live hospital area will require HSE Works permit (see info pack). Method Statements will be required to be signed off by Design team. A schedule of required permits to be submitted by main contractor for approval prior to commencement. A Schedule to identify a date for sign off which must be submitted a minimum of 4 weeks in advance of the works commencing on site. A permit to work shall be issued 2 weeks in advance of the works commencing. A record of permits shall be retained by the HSE. Windows of adjacent compartments shall be sealed for the duration of the works or until advised by infection control. For Small localised works in existing hospital the use of Alupods may be acceptable. The fire integrity of all compartment walls and floors shall be maintained for the duration of the works. The contractor shall be responsible for fire detection & fire safety within the works area and all detection systems shall link to the main hospital. Contractors method statement to include for measures to control Aspergillosis. Please refer to Aspergillosis document included in the Appendix 3- info pack.		Item			
	Moisture					
	Prevent the work from becoming wet or damp where it may cause damage. Dry out the works thoroughly. Control the drying out and the humidity of the works and the application of heat to prevent:					
D	- Blistering and failure of adhesion		Item			
E	- Damage Due to trapped moisture		Item			
F	- Excessive movement		Item			
	Waste					
G	- Remove rubbish, debris, surplus materials and spoil regularly and keep the site and works clean and tidy.		Item			

	Description	Qty	Unit	Rate	€	c
A	- Remove all rubbish, dirt and residues from voids and cavities in the construction before closing in.		Item			
B	- Ensure that non-hazardous material is disposed of at a tip approved by a Waste Regulation Authority.		Item			
C	- 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.		Item			
	Existing Building, Features, Trees or Planting					
D	All existing buildings, trees, planting, fences, gates, walls, power lines, services/utilities and other site features, (which are to remain in position during the execution of the works) shall be protected from damage by site operations, and make good any damage to existing features resulting from the works. Remove shrubs, trees and planting only as indicated by the Employers Representative, grub up roots and remove from site. Fill in voids left by removal of roots with hardcore or soil as appropriate to be obtained off site. Protect all planting to be retained.		Item			
	Work at Completion					
E	Make good all damage consequent upon the work. - Remove all temporary markings, coverings and protective wrappings unless otherwise instructed. - Clean the works thoroughly inside and out including all accessible ducts and voids, remove all splashes, deposits, efflorescence, rubbish and surplus materials consequent upon the execution of the work. - Cleaning materials and methods to be as recommended by manufacturers of products being cleaned, and to such that there is no damage or disfigurement to other materials or construction. - Obtain COSHH dated data sheets for all materials used for cleaning and ensure they are used only as recommended by their manufacturers. - Touch up minor faults in newly painted/repainted work, carefully matching colour, and brushing out edges. Repaint badly marked areas back to suitable breaks or junctions. Adjust, ease and lubricate moving parts of new work as necessary to ensure easy and efficient operation, including doors, windows, drawers, ironmongery, appliances, valves and controls.		Item			
	Provision of First Aid Kit					
F	The Contractor shall provide a fully equipped first aid kit on site for the duration of the construction works and shall ensure that it is fully fitted out at all times.		Item			

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