

CLIMATE ACTION SUMMER WORKS SCHEME 2026
NEW SCIENCE & TECHNICAL GRAPHICS ROOMS & ASSOCIATED WORKS
AT HALLA LYDIA , ST. DOMINIC'S COLLEGE, CABRA,
DUBLIN 7 D07NX4
ROLL NO: 60731FST

Board of Management of St Dominics College, Cabra
Ratoath Road, Ashdown, Dublin 7.

SITE LIMITATIONS
DOCUMENT

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1.0 INTRODUCTION

1.1 SCOPE OF WORKS:

The works GENERALLY consist of the FOLLOWING:

- Under the Climate Action Summer Works Scheme 2026 , the project includes including the provision of New Science Rooms , Technical Graphics Area , Multi-purpose Room and Toilet Facilities and associated works within the existing Halla Lydia Building.
- Demolish, strip-out, removal and disposal of elements as identified on the drawings, including equipment, services and finishes.
- Identify and seal all potential points of entry for rodents.
- Construct new Science & Technical Graphics Rooms, Toilet Areas, Plant Room etc as per the drawings and specifications
- Re-decorate throughout.
- Commission all Building Services and handover to client in accordance with Department of Education requirements
- Provide new hot, cold and mains water installation including new hot water heater.
- Install new waste pipework
- Install new extract ventilation system
- Review (and upgrade where necessary) the existing electrical installation
- Provide new fitted furniture, presses and appliances
- Install mechanical ventilation

The Main contractor working in or on behalf of the school has a duty to comply with statutory obligations as designated under the Safety, Health and Welfare at Work Act 2005, the Safety, Health and Welfare at Work (General Application) Regulations 2007-2016, and any other relevant legislation such as the Safety, Health and Welfare at Work (Construction) Regulations 2013.

For the purposes of the Contractor's Safety Statement the school will:

- make available the relevant parts of its safety statement and safety file to the Main Contractor working in the school on behalf of the school
- provide to contractors the school's regulations and instructions relating to safety, health and welfare
- be aware of the contractors duty to make available to the school the relevant parts of the contractor's safety statement and risk assessments in relation to the work being carried out.

The safety statement may make reference to further statutory obligations on the school and contractors under the Safety, Health and Welfare at Work Act 2005, the Safety, Health and Welfare at Work (General Application) Regulations 2007-2016, and any other relevant legislation such as the Safety, Health and Welfare at Work (Construction) Regulations 2013.

1.2 PROGRAMME:

1.2.1 SITE POSSESSION / PROGRAMME DATES:

The existing campus comprises several Schools, Convent, Church and Nursing Homes, which will remain operational during the Project. Campus deliveries, planned and reactive maintenance and works by statutory undertakers may all occur during the course of the Project.

Formal structured liaison and Contractor proposals must ensure full awareness of any overlaps or conflicts which may occur as a result of this fact. The PSCS (Project Supervisor Construction Stage) is to take account of the Site Limitations Document in preparing his Health & Safety Plan.

The possession and handover/completion dates are as set-out in the tender form.

Each of the Contractors tendering for this Project shall be required to prepare a detailed logic linked Master Construction Programme for inclusion with their tender submission. This programme shall demonstrate how the proposed handover/completion dates are to be achieved.

The Main Contractor is at liberty to offer earlier completion date/s if they can be achieved within the Site Limitations and in accordance with all relevant Health & Safety Legislation.

1.3 WORKING HOURS AND DELIVERY CONSTRAINTS:

1.3.1 WORKING HOURS:

The Contractor's site access, the size of the onsite storage area and the working area/s available to him shall be restricted to that indicated on the Site Limitations/Phasing Drawings (Reference Appendix C1).

The Contractor shall be allowed access to the site between:

Monday to Friday: 7.00am – 6.00pm; Saturday: 8am – 2.00pm; Sunday: - None

The Contractor shall take note of the local authority recommendations and guidelines in this regard.

1.3.2 DELIVERY CONSTRAINTS:

The Contractor shall make provision for the delivery and removal of all materials and components during the following hours:

Monday to Friday; 7.00am – 6.00pm, Saturday; 8am – 2.00pm, Sunday: -

In this regard the Contractor's attention is drawn to the limitation noted above with regard to the disturbance of the users of the campus. Any deliveries which are likely to disturb the operation of the Campus will require client consent.

No deliveries shall be allowed outside of these hours unless by special agreement with the Project team and/or the Local Authority.

2.0 BUILDING SERVICES & UNDERGROUND SERVICES

2.1 No internal services record drawings for the building are available. The Mechanical, Electrical & Plumbing (MEP) engineering consultants' drawings reflect some elements of the existing Mechanical and Electrical systems. The Contractor shall note that the accuracy of the information available has not been verified. The Contractor is to make every effort to identify and record any and all services that exist on this site and which may be encountered as the works proceed or which may be affected by the works. This is to ensure that no services are affected by the works being carried out by the contractor or by subsequent works. All scans and investigations necessary to confirm the locations and definition of services are to be undertaken by the Contractor, in agreement with the Client and the Project team and/or the Utility Providers/Local Authorities/Adjoining Property Owners as necessary to facilitate the provision of this information.

2.2 The Contractor shall review the available services drawings and shall carry out any site surveys and investigations deemed necessary to verify what services are in existence. The contractor may be required to carry out enabling works to divert services prior to the commencement of the works proper. The contractor shall maintain all services in operation during the course of the contract unless otherwise agreed with the Project team. A comprehensive and coordinated Mechanical and Electrical /Civil Engineering/ Builders Works method statement shall be submitted and agreed with the Project team prior to any service disconnections occurring.

2.3 The Contractor may need to temporarily and/or permanently relocate or extend some services as part of the construction works.

The permanent works are shown on the Engineering Consultants drawings. These works are to be programmed and carried out in strict agreement with the Project team and in accordance with the requirements of the Engineering Consultants.

The Contractor is to operate a system of "checks lists" and authorisation sheets. The Main Contractor shall follow the permit forms set down in the Appendix E. The Main Contractor is at liberty to provide his own standard health and safety forms for such procedures provided that they match or better the information requirements set down on the forms appended to this document. A Service Disconnection Checklist/Method Statement will need to be provided by the Contractor and signed off by the Project Team prior to the disconnection or reconnection of any services.

Any temporary disconnection of services and reconnection of same is to be programmed in consultation with the Project team. Prior to disconnection of a service, a minimum of two weeks advance notice must be given in writing for approval. The Contractor shall be aware of the extreme importance of this procedure given the risk of disruption to campus operations.

2.4 The Contractor shall be aware of the existence of a range of fresh air permavents which are situated around the perimeter of the building. It is imperative that the operation of all fresh air ventilation permavents / intake ducts are maintained during the works; the ducts are to be kept free from dust, debris, smells, fumes etc. at all times.

2.5 The Contractor shall be aware of the existence of 'line of sight' satellite dishes located at roof level and all associated cabling which is routed through the building. It is imperative that the operation of these units is maintained at all times during the works.

2.6 The Contractor shall be aware of the existence of a range of foul extract ducts (SVP's) which are situated at roof level of the existing building. These ducts shall be diverted as necessary in order to ventilate away from the area of work, whilst not interfering with the use of the building or adjoining properties. These works are to be carried out in conjunction with the appointed Building Services Contractors. All proposed works are to be agreed with the Project team prior to commencement of the works.

2.7 The Contractor shall be aware of the existence of Mechanical and Electrical Plant and Equipment in the building. The Contractor shall be responsible for ensuring that the Plant and Equipment is kept free from dust, debris, smells, fumes etc. at all times.

2.8 The Contractor shall be responsible for protecting and maintaining in operation all existing Mechanical and Electrical Systems and their associated Plant and Equipment in the building save as may be agreed between the Contractor and the Project team.

Furthermore, the Contractor shall be responsible for maintaining in operation the following:

- 2.8.1 Fire Detection & Alarm System/s
- 2.8.2 Fire Hose Reels

2.9 The Contractor shall be aware of the existence of a number of electrical/telecom cables/masts/satellite dishes which are currently situated at roof level of the existing buildings, some of which serve adjoining/adjacent properties on Leeson Close. The Contractor shall identify any and all cables in advance of the works. The Contractor is encouraged to review this matter at the earliest possible opportunity so as to avoid any impact on the programme for his works.

2.10 The Contractor shall be aware of the existence of Mechanical and Electrical Plant and Equipment to adjoining properties. The Contractor shall be responsible for ensuring that the Plant and Equipment is kept free from dust, debris, smells, fumes etc. at all times.

2.11 All Mechanical and Electrical plant should be fenced off or protected in a suitable manner prior to the commencement of the works. The fencing or protection should not restrict the flow of air to the equipment. The Contractor shall in conjunction with the Building Services Contractors follow an interim maintenance regime for all existing Mechanical and Electrical equipment which they will be interfering with during the works. This maintenance regime shall be agreed in advance with the Project team.

2.12 The Contractor shall be responsible for the removal and disposal of all redundant Mechanical and Electrical Systems and their associated Plant and Equipment.

2.13 The Contractor shall be responsible for the removal and disposal of the existing generator situated at ground floor level.

3.0 COMMUNICATION DETAILS

3.1 The Contractor is responsible for ensuring that his communications equipment and that of all his (domestic and nominated) subcontractors and suppliers are cleared for use on the site. All such equipment must be licensed by a relevant body. These actions are necessary to avoid the risk of radio or electronic interference with equipment or operations.

4.0 CRANEAGE

4.1 The Contractor shall provide details of his proposed craneage requirements for the construction site as part of his tender submission in the form of a Material Handling Plan. The Contractor must agree the use of cranes with each of his domestic and nominated sub-contractors.

The Contractor is to consider a suitable method of lifting. A comprehensive and detailed method statement shall be issued by the Contractor. As a minimum precaution the Contractor is to give consideration to the double slinging of all components during the lifting process.

5.0 CRASH DECKS

5.1 The Main Contractor shall consider if crash decks and/or robust hoarding/scaffolding protection is required in order to protect the existing Campus /Adjoining Buildings and their occupants during the construction works. In this regard the Main Contractor shall carry-out a detailed Health & Safety Risk Assessment and identify what areas require crash deck and/or robust hoarding/scaffolding protection prior to the commencement of the works.

6.0 DRAINAGE

6.1 The Contractor is to maintain the existing rainwater / stormwater / foul water drainage systems at all times during the works. The Contractor shall take particular care when tying in the temporary/permanent weathering/drainage system/s with the existing rainwater / stormwater/foul water drainage systems. The Contractor is to make provision for providing temporary protection to the roof gutters and downpipes to ensure that they do not become blocked with debris during the course of the works.

6.2 The Contractor shall further make provision for the cleaning out and jetting of all drainage routes (storm, foul etc.) on conclusion of the works and/or during the course of the works if this proves to be necessary in order to ensure that the drainage systems are functioning correctly at all times.

6.3 The Contractor is to satisfy himself of the condition and correct functioning of the existing drainage systems (storm, foul etc.) prior to the commencement of the works. This is to include the local drainage system/s situated in the vicinity of the works.

6.4 The Contractor is to carry out a CCTV survey of the existing drainage network within and outside the site prior to and on completion of the works. The results of these surveys are to be made available to the design team upon receipt.

6.5 The Contractor shall note that no water pumped from the site shall be allowed to discharge into the Campus drainage system. It is suggested that the Contractor makes provision for pumping directly to the local authority drainage systems situated on Leeson Street/ Leeson Close/Kingram Place/elsewhere subject to agreement and discharge license approval from the local authority in advance. The routes of any associated pipework which passes through the Campus shall be agreed in advance with the Facilities Management and Project team.

7.1 **DUST**

- 7.1 The Contractor shall maintain all footpaths and roads etc. affected by the works so that they remain in a safe and tidy condition. This shall include the use of a road cleaning vehicle (or wheel wash) as required to maintain all areas surrounding the site in a clean and presentable state. The grounds of the Campus shall be maintained in a tidy and orderly manner at all times during the construction works. The contractor shall *not* be permitted to drain dirty water into the local drainage system.
- 7.2 All necessary measures must be taken by the Contractor to prevent the spillage or deposit of rubble, dust or other debris on to adjoining properties, roads and the Campus during the course of the works.
- 7.3 Prior to the commencement of the works, the contractor shall submit, for review, a Construction Management Plan which is to include details of the contractor's proposals to mitigate dust generation on the Construction Site.
- 7.4 No diesel engines generators or hoists etc. are to be employed adjacent to the buildings. Locations for such items of equipment are to be agreed in advance with representatives from the Project Team.
- 7.5 The Contractor shall monitor dust levels with particulate meters throughout the construction works and provide test information to the Client and the Project Team on a weekly basis. The location of the particulate meters shall be agreed in advance of the commencement of the works with representatives from Engineers, the Client and the Project Team.
- 7.6 The Contractor shall ensure the continuous air extraction and filtering for a period of 3 to 4 days of any works (or as required) that may give rise to off-gassing from solvents, gases or other chemicals used throughout the construction works. This time period is to be reviewed in accordance with the manufacturer's recommendations for any products used and extended if required.

8.0 **FIRE**

- 8.1 The Contractor shall be responsible for maintaining in operation the existing fire detection and alarm system in the building at all times during the works and until such time as the new fire detection and alarm system is fully installed and commissioned. The existing fire detection and alarm system is to be removed thereafter.
- 8.2 A fire alarm and evacuation protocol which takes account of the existing evacuation plan for the building shall be developed by the Contracting team in order to deal with fire alarm activations. This protocol shall be in keeping with the policies for the existing facility.
- 8.3 The Contracting Team shall make provision for the full testing and witnessing of the Cause and Effect Strategy for the existing installation prior to and on completion of the works.
- 8.4 The Contractor shall replace the smoke detectors in each of the work areas which they intend on accessing with heat detectors prior to the commencement of the works so as to reduce the potential for false activations. The heat detectors shall in turn be replaced with new smoke detectors immediately prior to the completion of the works and the handover of the areas.

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- 8.5 The Contractor shall note that the use of gloves or other protective covers over smoke or heat detectors is not permitted at any time. The Contractor shall be required to maintain the Fire Detection & Alarm System for the building at all times following his occupation of the site. The Contractor shall operate a 'Permit to Disable or Isolate Fire Detection & Alarm System' (Ref. Appendix E) prior to (Pre-removal of Service) and upon completion (Post-removal of Service) of any works which may affect the operation of the existing Fire Detection and Alarm System.
- 8.6 The Contractor shall install heat detection in the newly constructed and/or refurbished space as and when it becomes enclosed. The Contractor shall liaise with the Client's Fire Safety Engineering Consultants in relation to the timing for the installation of the heat detection.
- 8.7 The Contracting Team shall consider the effect on the Cause and Effect Strategy for the existing Campus fire detection and alarm system prior to the commencement of the works and shall notify the Project Team of any changes arising. This should be considered in the context of the Fire Evacuation Protocol for the both the Construction Site and the 'Live' Facility. A fire alarm and evacuation protocol shall be developed between the Client's Fire Safety Engineering Consultants, the Facilities Management Team and the Contracting Team in order to deal with fire alarm activations. This protocol shall be in keeping with the Policies for the existing facility.
- 8.8 The Contractor in consultation with the Project team and the Fire Safety Engineering Consultants shall prepare an overall evacuation strategy for the buildings which shall be implemented in the event of the fire alarm sounding. This evacuation strategy shall be prepared in conjunction with the existing evacuation strategy and fire safety plan. Ref. Appendix A - Emergency Evacuation Procedure.
- 8.9 The Contractor shall note the existence of emergency escape routes in the building. The Contractor shall maintain the operation of the escape routes at all times unless by special agreement with the Project team and the Fire Safety Engineering Consultants.
- 8.10 The Contractor shall be responsible for maintaining 60mins fire compartmentation lines prior to and at all times during the construction works between the construction site/s and all adjoining areas.

The Contractor shall ensure that all openings formed in the existing compartmentation lines to facilitate the installation of new structure or building services etc. for example are fire-proofed as the works progress and no later than the end of each working day.

The Contractor shall be further responsible for carrying-out all necessary rectification works to ensure that 60mins fire separation is in place between the construction site and all adjoining buildings prior to the commencement of the works; this includes the fire stopping of all service penetrations. The Contractor shall engage with a competent and FIRAS approved fire sealing contractor and provide all necessary fire sealing certificates to the Fire Engineer and Project Team prior to the commencement of the works.

- 8.11 It is suggested that the Contractor shall liaise with the local fire services authority and notify them about the project prior to the commencement of the works.

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- 8.12 The Contractor shall be responsible for ensuring that access is available for the Fire Service to the perimeter of the proposed site/site compound area.
- 8.13 The Contractor shall be responsible for ensuring that local authority/fire service access is available to all existing fire hydrants (and hose reels) which are situated within the Construction Site. Should it not be possible for the Contractor to facilitate same at all times during the construction works then it will be necessary for the Contractor to arrange with the local authority/ fire service etc. for the extension and/or relocation of the hydrant/s to an accessible location.
- 8.14 The Contractor shall ensure that in the event of a fire all site personnel know and clearly understand the standard routines and procedures to be adopted to minimise danger to life.
- 8.15 The Contractor shall be responsible for ensuring that there is adequate fire protection equipment on site during the construction works in accordance with I.S.EN 3, I.S. 291 and other relevant standards and codes of practice etc.
- 8.16 The Contractor is to carry out fire evacuation drills at a frequency to be agreed with the Fire Safety Engineer and document them.
- 8.17 Hot works rules will apply as necessary. An appropriate hot works approval form system is to be operated by the Contractor. Ref. Appendix E. The Main Contractors own hot works policy must be checked and counter signed prior to works commencing. This hot works policy shall include for a minimum 1hr live watch after completion of all Hot Work.
- 8.18 The Contractor shall co-operate with the requirements of the Clients Fire Safety Engineer/Officer arising from any site inspections which he carries-out at the Campus. Failure to do so could result in the serving of a closure order on the site.
- 8.19 All existing fire-exit routes within and from the Campus are to be maintained at all times, except where it may become necessary to temporarily take particular escape-routes out of operation to facilitate the construction of the works. In such cases, fire-escape routes may only be temporarily taken out of use for pre-specified periods in agreement with the Client's Fire Safety Engineer and the Project Team and with written agreement for same having been obtained in advance of taking the fire-escape routes out of use. Apart from the above noted exception, all Fire exit routes must be kept clear at all times. The Contractor shall be responsible for forming suitable temporary escape routes (internal and external) from the Building as required. This shall include the lighting of all escape routes and the provision of emergency escape lighting (Ref. Section 14.0 and Appendix F). A contingency plan is to be put in place and agreed with the Fire Engineer prior to the commencement of the works in case of an emergency where the contractor needs to vacate a works area quickly.
- 8.20 The Contractor may not burn any rubbish or debris on or near the construction site or adjoining areas.
- 8.21 The Contractor shall note that smoking is prohibited at all times on the construction site and the Campus.
- 8.22 The Contractor shall maintain the required fire integrity of all floors and walls where services penetrate them during and on completion of the construction works. The Contractor is to liaise with the Architect and Fire Safety Engineer to discuss and agree any measures that need to be taken to comply with this requirement.

- 8.23A Fire sealing handbook has been put forward by the Design team to guide the contractor on fire sealing and fire stopping details (Reference Appendix F). The Contractor is to liaise with his Plasterboard Material Supplier and Fire-Proofing Specialist and prepare and issue to the Design Team his set of site specific Fire-proofing and Acoustic Construction Details for use on the Project. The Contractor is to consult with both the Architect and Fire Safety Consultants regarding any fire stopping or acoustic details that present a concern.
- 8.24 The Contractor is to notify the Architect and Fire Safety Engineering Consultants of his preferred fire sealing / fire-proofing contractor/s. All fire-proofing contractors are to be FIRAS approved certified installers. The Fire Safety Engineering Consultants are at liberty to interview the proposed contractor/s prior to their appointment.
- 8.25 Gas must be stored and locked in open cages at night time. The maximum amount of cylinders to be situated within the construction site at any one time is 4no. 21kg cylinders. All torches must have braided hoses, anti flash back valves and all connections are to be the crimped type. The maximum length of hose is 15m and the minimum length of hose is 6m. At the start of each day equipment must be checked with leak detection spray before a torch is lit. This is to be signed off and records kept by the contractor. The service cylinders in use must be on a suitable trolley with pneumatic tyres and must not be man handled. At all times works using torches must be supervised by a fire watchman. One fire watchman is required per torch. This person is to have no other role at the time of torching. Each fire watcher must have the following equipment to hand: 8kg minimum dry chemical extinguisher and 1no. 9litre AFF foam spray. The vessels must meet IS-EN 3 and comply with IS 291. Each fire watcher must also have a 1.8sq.m high specification fire blanket to IS-EN1869.
- 8.26 No gases or flammable materials are to be stored within the existing buildings overnight.
- 8.27 The Contractor shall note that LPC (Loss Prevention Council) approved flame retardant membranes should be used in all dust screens (and temporary weatherings) that separate working areas from adjoining properties and the 'live' campus.
- 8.28 The Contractor is to refer to the following guideline documents (and newer versions of same) before the Construction Works commence and as they proceed:
- Fire Prevention on Construction Sites – The Joint Code of Practice on the Protection from Fire on Construction Sites and Buildings Undergoing Renovation published by Construction Confederation and The Fire Protection Association (Sixth Edition, January 2006)
 - Code of Practice for the Construction of Building – Insurers' Rules for the Fire Protection of Industrial and Commercial Building published by The Loss Prevention Council (LPC)
 - Fire Safety in Construction Work – Guidance for Client, Designer's and those managing and carrying out construction work involving significant fire risks published by the Health and Safety Executive (HSE) UK
- 8.29 The Contractor shall note that fire safety and general health and safety audits may be carried out by the client's independent auditors. It is recommended that the PSCS (Project Supervisor Construction Stage) accompanies the auditors during their inspections. All observations made and advice offered by the auditors are to be given careful consideration by the PSCS who is to immediately advise the Contractor of any actions necessary to bring

the construction project into accordance with all current fire and health and safety legislation. Where the Contractor is found to be in breach of any current fire and health and safety legislation he will be expected to rectify same within a timely fashion and shall be obliged to issue an immediate written response confirming that he has rectified the breach highlighted by the clients independent auditors.

8.30 The Contractor shall provide Method Statements for the safe continued operation of all life safety systems during the works and in particular the following:

- Fire Detection and Alarm System
- Emergency Lighting
- Fire Fighting Water Supply
- Fire Service Access

8.31 The Contractor shall liaise with the Fire Safety Consultant at the outset of the works and as the project progresses in relation to the exact location of materials storage areas with the site/site compound/s, with particular respect to minimizing the risk of external fire spread between the site/site compound and other buildings.

8.32 The Contractor shall provide material data sheets for the fire-sealing products being utilised on the Project to the Fire Safety Consultant for review prior to the commencement of the associated construction works.

9.0 GENERAL LIMITATIONS

9.1 The Contractor shall note that the construction works are to be carried out on a "live" School with Nursing Homes and other schools on the same campus.

9.3 The Contractor shall study and take note of the contents of this document and the limitations as set out therein along with all other Contract documentation including the PSDP's Preliminary Health and Safety Plan.

9.4 The Contractor shall visit the site and examine the particulars of the site with reference to these documents and shall satisfy himself/herself that the works can be carried out without additional limitations being incurred. If such concerns arise, the Contractor shall seek clarification on these matters during the tendering process from the Project Team. The Contractor shall comply with these conditions as part of the Construction Works.

The Contractor, in preparing his Master Programme for the works is to plan to avoid disruption to the operation of the existing Facility. 2 days' notice must be given for any work which may affect access to any part of or the operation of any part of the existing Campus. Permission to carry out disruptive work may be given at the Project team's discretion after alternatives have been considered. Client check lists and authorisation sheets which relate to any approvals to be granted for access to and working on the site/ Campus shall be prepared by the Contractor in co-operation with all of his nominated and domestic sub-contractors. In this regard the Contractor shall follow the permit forms set down in Appendix E. The Contractor is at liberty to provide his own standard health and safety forms for such procedures provided that they match or exceed the information requirements set down on the forms appended to this document.

9.6 Where work is being carried out immediately adjacent to areas which are occupied, the Contractor must provide all necessary protection and ensure the safety and privacy of the users at all times.

9.7 All temporary power and water supplies to the Construction Site are to be isolated at the end of each working day. The Contractor may avail of the use of the Client's power and water supplies during the works if there is sufficient capacity to serve same. These supplies must be metered at source so as facilitate the passing of usage bills to the Contractor for these services at various intervals during and upon completion of the Construction Works.

The Contractor shall make provision for taking a separate power supply from the buildings switch room to the construction site. The Contractor shall be required to put suitable measures in place to avoid the overloading of the Client's power supply. The Contractor is encouraged to avail of the power supply in order to limit the use of generators on-site and the resultant noise generated by same at start-up or in-use. The Contractor is advised to ensure that water pumps, site lighting, fire detection and alarm systems etc. are maintained as part of this power supply.

9.8 The Contractor will require intermittent access to client areas however, when such access is necessary, client approval shall be sought in writing one week prior to such access being required to allow the Facilities Management Team to make arrangements for same. The Contractors must wear identification supplied by the contractor, at his expense and said identification should include the name of the employer and be worn at all times. Access to the client areas will be minimised to small areas and will be at the discretion of the Facilities Management Team. Such access will require the production of detailed method statements and a health and safety procedures document for approval in advance. Once approved the agreed procedures must be followed.

9.9 The Contractor's personnel may not use any of the existing facilities within the client areas. Access to the client areas shall be by direct authorisation of the Facilities Management and Project Team only.

9.10 The Client and their agents reserve the right to carry-out accompanied site visits. However, the Contractor shall only take instructions on design variations or otherwise in writing through the *Contract Administrator*.

9.11 The Contractor is to nominate a member of staff who will act as a liaison officer with both the Facilities Management and Project team during the course of the works to ensure that the necessary measures as outlined in this document are being taken and maintained. A daily meeting is to be held between this individual and a client representative to discuss the day's activities and any concern/issues that may exist. If difficulties are encountered the Project Management Team is to be briefed immediately.

9.12 The Contractor shall be required to submit a schedule of all proposed management staff, including off-site and on-site engineering and construction management staff. Curriculum Vitae for all proposed staff must also be submitted. The Contractor must also commit to assigning the agreed team to the project for the full duration of the project. In this regard, the contractor shall submit a programme linked staffing schedule listing positions and names for the full project. The design team reserves the right to interview key staff prior to appointment.

9.13 Where applicable, the Contractor shall notify the Warrantor for the existing roofing membrane on the Campus and of any and all adjoining properties of his intention to carry-out

modifications and tie-in works with the proposed temporary/permanent weather-proofing membrane prior to the commencement of the works.

9.14 The Contractor shall not impact on the operation of the Campus and shall not reduce the corridor widths within the existing building without prior agreement with the Facilities Management Team.

9.15 Where works are required in 'live' Campus areas the contractor may be required to engage in out-of-hours works.

9.17 The Contractor shall comply with any requirements and recommendations setdown by the Client's insurers / insurance brokers; and particularly those setdown following any site visits by the Client's insurers.

9.18 The Contractor shall minimise the visual impact of the works at all times. The Contractor shall put forward proposals for limiting the visual impact of the works as part of his tender submission.

10.0 HOARDING:

10.1 All hoarding is to be robust, stable and vertical. Hoarding is to be capped and trimmed as required to give a clean finish. Hoarding is to be painted to a high standard and maintained in a good condition for the duration of the works. The project requires a high standard of finish to all hoardings.

10.2 A hoarding shall be erected by the Contractor to enclose and secure the proposed ground level compound / storage areas.

10.3 The Contractor shall note from the attached Site Limitations / Proposed Phasing drawings (Ref. Appendix C1) the extent of the site area which he shall occupy with vacant possession in phases.

10.4 The hoarding at the entrance to the Construction Site is to be made robustly secure and is to be provided with a lockable door or turnstile by the Contractor. The Contractor shall give consideration to the use of a localised security alarm.

11.0 HOT WORKS

11.1 Hot works rules will apply as necessary. An appropriate hot works approval form policy is to be operated by the Main Contractor for all hot work activity. Reference Appendix E. This is to be Site Specific and Activity Specific. The Main Contractors and each of the relevant subcontractor's hot works policies must be checked and counter signed prior to works commencing. This hot works policy shall include for a minimum 1hr fire watch (without exception) after completion of any Hot Work.

12.0 LANDSCAPING

12.1 The Contractor shall be required to protect the existing landscaping, trees, shrubs etc. situated to the south of 1-2 Leeson Close as necessary. Where trees, shrubs etc. are

temporarily relocated the Contractor shall ensure that sufficient topsoil material is provided both in the temporary and permanent locations.

13.0 **LIGHTENING PROTECTION**

13.1 The Contractor shall make provision for co-ordinating the installation of a lightening protection system should the craneage requirements dictate that a lighting protection system is required. This work should be undertaken and maintained by a certified lightening protection contractor engaged by the Contractor until the award of the Main Contract.

14.0 **LIGHTING (SITE)**

14.1 The Contractor shall make provision for providing adequate site lighting for the period of the works and shall ensure that such lighting does not affect, interfere with or shine into any of the client areas and neighbouring properties. The Contractor shall also ensure that said lighting does not dazzle the users of the general vehicular or pedestrian access routes on or adjoining the site. Fluorescent type light fittings are only to be used on site. High heat output lighting such as halogen lights or similar are not permitted. All site lighting conditions and modifications to be carried out to the existing site lighting layout are to be agreed with the Facilities Management and Project team prior to the commencement of the works. The Contractor shall note that all Emergency & Escape lighting requirements are to be in accordance with I.S.3217 (Reference Appendix F).

14.2 The Contractor is to manage the use of the site compound areas setdown on the Site Limitations drawing. The Contractor shall note that these areas are to be shared between all domestic and nominated subcontractors.

14.3 Prior to the commencement of the works, the contractor shall submit, for approval, a Construction Management Plan. The Construction Management Plan is to set down the measures which will be taken to compensate for the loss of light in certain areas as a result for example of the erection of solid hoardings.

15.0 **NOISE (ACOUSTICS) & VIBRATION, NUISANCE**

15.1 The Contractor shall issue a noise, dust and vibration mitigation strategy as part of his tender submission.

15.2 The Contractor must not disrupt or cause any inconvenience to the occupiers of neighbouring properties.

15.3 The Main Contractor shall control noise levels in accordance with *BS 5228:1997 - Noise and Vibration Control on Construction and Open Sites*. This is to avoid noise disturbance on the Campus and at any adjacent facility.

15.4 The Contractor is to limit and control noise levels. The Contractor is to ensure that noise levels resulting from the works when measured in a similar manner and at similar locations to those levels established prior to construction works are *not exceeded by more than 5 dB(A) at L_{Aeq} 15 Minutes*. Alternatively the Contractor is to ensure that noise levels resulting from the works do not exceed *65 dB(A) at L_{Aeq} 15 Minutes*. The Main Contractor

shall notify and agree the limits with the Client and the Project Management Team in advance of any works which are likely to exceed the dB level threshold.

- 15.5 If noise and vibration levels exceed the agreed criteria the Contractor shall cease works and not resume until he can demonstrate to the Project team that he can conform to the agreed criteria. The results of the noise and vibration testing are to be made available to the Project Team on an on-going basis.
- 15.6 Noise levels shall not exhibit tonal or impulsive characteristics (Ref. EPA, Guidance Note for Noise in Relation to Scheduled Activities – NG4)
- 15.7 As part of the noise mitigation strategy the Contractor shall implement a noise control policy on-site which prohibits shouting, whistling, singing, radios, mobile phones etc.
- 15.8 The Contractor shall submit with his tender a method statement detailing the noise, dust and vibration mitigating measures for the works.
- 15.9 The Contractor shall ensure that the access to the Site is unobstructed at all times and that there is no interference with or obstruction of any vehicles using the Site in order to gain access to other premises.
- 15.10 The Contractor shall at all times co-operate with and not interfere with or obstruct any other contractor engaged by the Employer to perform other works on or in the vicinity of the Site.
- 15.11 The Contractor shall ensure that the Works and any part of the site upon which the Works are carried out shall be kept secure at all times.

16.0 DUST CONTROL:

- 16.1 The Contractor shall carry out a risk assessment for each individual work area in order to assess the risks and mitigating measures that are to be taken during the construction process. A combined risk assessment shall be produced. The contractor shall submit an initial risk assessment for review to initiate this process.

17.0 SCAFFOLDING / EDGE PROTECTION

- 17.1 The Contractor shall be required to maintain and tag all scaffolding situated on the construction site under Health and Safety Legislation. The location of scaffolding should not impede access to manholes, fire hydrants or any other services which may require maintenance by the Facilities Management Team/Utility Providers/Local Authorities during the construction works period. Similarly the location of any scaffolding should not impede access to any adjacent access stairs to/from the building or the existing emergency exit routes from the building.
- 17.2 The Contractor is advised that the Campus shall be accessible to its users at all times. The contractor shall put in place adequate edge protection and systems to ensure that the risk of falling objects, materials or debris is eliminated along the routes of these access ways. The protection provided should deal with the risk of accidental falls and also wind/weather conditions. Outline proposals must be set down in the Contractors tender package to show how this protection is to be provided. The Contractors approach

to resolving this issue will have to be agreed with the Project team prior to the commencement of the works on site.

- 17.3 The Contractor shall note that the area immediately adjacent to the proposed site/site compound (Construction Zone) will be in use at all times.
- 17.4 The Contractor shall provide all necessary edge protection during the course of the Construction Works. Prior to the commencement of the works the Contractor shall provide adequate protection as to minimise the risk of damage to the existing and adjoining buildings and particularly the integrity of the roofs (and their associated structure) of adjoining properties.
- 17.5 The hoarding to the base of the scaffold/s is to be made robustly secure and is to be provided with a lockable door/s. The Contractor is to give consideration to the use of a localised security alarm on the lockable door which is to be linked to the building's security alarm system.
- 17.6 The Contractor is to ensure that the construction site and its associated compound area are made safe at all times and particular care is to be taken with regard to inclement weather and high winds. All materials are to be tied down as necessary. In accordance with Health and Safety Legislation all scaffolding is to be checked and signed off following inclement and adverse weather conditions.

18.0 SECURITY / ACCESS CONTROL

- 18.1 The Contractor shall ensure that the site area is secure on the close of each day's work. Particular care is to be taken in securing any scaffolding. This is to be made secure and inaccessible at night through the use of a lockable door.
- 18.2 The Contractor shall note that the existing CCTV Cameras situated around the perimeter of the Building are to be maintained in-use at all times during the Construction Works. It is suggested that the Contractor liaise with the Client/local Gardaí with regard to the presence of the Construction Site and any security issues arising for the Campus prior to the commencement of the works.

19.0 STRUCTURE

- 19.1 The Contractors temporary works Engineers shall liaise with the Structural Engineering Consultants to ensure that the existing structures are not overloaded or compromised at any time during the Construction Works. The Contractor shall sign-off on the temporary works design certificate for each temporary works situation in accordance with the Health & Safety (Construction) Regulations. The Main Contractor shall present information on the design of all temporary works to the Structural Engineering Consultants atleast one working week prior to the commencement of any temporary works.
- 19.2 Temporary loading of the existing structure or existing roofs shall not be allowed and if vital shall only be by agreement with the design team and in particular with the Structural Engineering Consultant.

20.0 SUBMITTAL INFORMATION

- 20.1 Prior to the commencement of the construction works, the Main Contractor shall submit, for approval, a Construction Management Plan and Method Statements for the Works.
- 20.2 The Construction Management Plan shall include but is not limited to the following:
 - 20.2.1 A Full Construction Programme
 - 20.2.2 A Fire Safety Plan
 - 20.2.3 A Co-ordinated Site Compound Drawing, An Hours of Operation Schedule
 - 20.2.4 Details of Crash Decks and/or robust hoardings/scaffolding protection to be Provided
 - 20.2.5 A Traffic Management Plan
 - 20.2.6 Details of Noise, Dust and Vibration Control Measures to be taken
 - 20.2.7 Flood & Water Ingress Mitigation Measures to be taken
 - 20.2.8 Waste Disposal Management Plan
 - 20.2.9 Demolition Control Document
- 20.3 A Method Statement which covers the extent of works being carried-out must be submitted as the Project proceeds.

The contractor shall issue an initial Method Statement schedule including the above items and any additional items deemed necessary to carry-out the works as part of his tender submission.

21.0 TRAFFIC MANAGEMENT

21.1 GENERAL:

The Contractor shall include in his Construction Traffic Management Plan a detailed master programme showing all deliveries and removals. This programme of deliveries and removals shall be issued to both the Facilities Management and Project team for co-ordination purposes and shall be updated in advance on a weekly basis.

The Contractor shall maintain the area of the proposed site compound in a good state of repair for the duration of the works and shall undertake to maintain the area as and when required. A photographic survey of the proposed site compound shall be carried out by the Contractor prior to the commencement of the construction works. The condition of the proposed site compound and in particular the area situated at the interface of the proposed site compound entrance and the pedestrian footpath must be reviewed and maintained by the Contractor on a daily basis.

The Contractor shall review the access and egress route/s from the proposed site compound areas and shall develop a traffic management plan which ensures the health and safety of users of pedestrians and vehicular traffic in the area, whilst facilitating the use of the proposed site compound areas during the works. The Contractor shall be aware of the pedestrian and vehicular interface on the Campus. The Contractor is at liberty to offer an alternative arrangement to that suggested which meets with all health and safety and operational requirements.

Access to the site shall be controlled by the Contractor. The Contractor shall ensure as part of his Construction Traffic Management Plan that:-

- a. The client shall be given minimum 2 days prior notice of any special deliveries to the Campus.
- b. A full-time member of the Contractors staff shall have overall responsibility for the management of Construction traffic for the site at all times. This person shall be responsible for controlling the entry and exit of construction traffic to the site. The Contractor/Project Supervisor Construction Stage (PSCS) shall carry-out a Health and Safety Risk Assessment for any deliveries to the proposed site compound.
- c. The Contractor shall be responsible for ensuring that the arrival and departure of delivery trucks and other construction vehicles at the proposed site compound areas will be carefully and safely managed at all times.
- d. The Contractor shall note that banksmen/spotters will be required in order to assist delivery trucks and other construction vehicles in entering and existing the proposed site compound areas. The banksmen/spotters shall ensure that all construction vehicles are only allowed to enter and exit the proposed site compound area when it is safe to do so and when there is no potential for conflict with pedestrians, the general public and other road users.
- e. The Contractor shall provide banksmen/spotters with red flags. A minimum of two banksmen/spotters with red flags shall accompany delivery trucks and all other construction vehicles when they are entering or leaving through the proposed site compound areas.
- f. The entrance gates to the proposed site compound areas shall be secured at all times. Adequate signage should be erected on the approach to the entrance gates. The entrance gates shall be kept locked and secured at all times outside of construction hours.
- g. The Contractor shall be responsible for ensuring that suitable signage is erected at the proposed site compound areas construction entrance/exit in order to fore warn delivery trucks and other construction vehicles about the presence of pedestrian routes.
- h. The Contractor shall note that the width of the proposed site compound is limited. Therefore it may only be possible for one truck or other construction vehicle to be situated in the proposed site compound areas at any one time.
- i. It is the responsibility of the Contractor to control the flow of traffic from/to the proposed site compound area while ensuring that there are no construction vehicles

related to the site queuing on adjoining nearby streets. The Contractor shall not be allowed to obstruct or prevent the smooth flow of traffic on any approach routes.

- j. The Contractor shall operate a permit system for all construction vehicles accessing the proposed site compound. The Contractors traffic control officer shall be responsible for controlling this system. Details of all construction vehicles that enter and exit the proposed site compound must be recorded and made available to the Facilities Management and Project team on a daily basis.
- k. The Contractor shall keep a record of the names of all construction personnel on-site and of their employers at all times and make same available to the Client and the Project Team on a daily basis.
- l. All construction vehicles entering or exiting the proposed site compound area are to be restricted to a speed limit of 5km/hr.
- m. The Contractor shall note that no Contractor car parking (save for that made possible through the Contractors use of the proposed site compound areas) is permitted on the Campus. The Contractor shall be responsible for making his own car parking arrangements.
- n. The banksmen/spotters who accompany trucks as they enter or exit the proposed site compound area shall ensure that any construction material spillages are rectified immediately.
- o. The Contractor shall be responsible for ensuring that at all times throughout the construction works no members of the public are allowed to walk into the Site Compound Area/s.
- p. The Contractor shall, under no circumstances, block or present an obstacle to the smooth flow of traffic in the area unless by express agreement with the local authority.
- q. Under no circumstances is the Contractor or any of his employees, subcontractors or suppliers permitted to use the main entrance to the School building unless by express agreement with the Facilities Management and Project team.

22.0 WASTE MANAGEMENT

- 22.1 Prior to the commencement of works the Contractor shall submit for approval, a plan containing details of his proposals for the management of waste (and, in particular, contaminated and recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of the waste. Any waste company used as part of the works must be licensed by the Environmental Protection Agency. The method of disposal of all site waste is to be provided to the Client and Project Team.

23.0 WEATHER-TIGHTNESS & HEAT-LOSS

- 23.1 The Contractor shall be responsible for maintaining the weather-tightness and thermal insulation properties of all existing and adjoining buildings from the time of his appointment until the completion of the works.
- 23.2 Waste materials must not be allowed to accumulate on the Construction Site and 'clean-as you go' working practices will be required to be implemented so as to minimize the risk of damage to the weathering materials.
- 23.3 The Contractor shall be responsible for ensuring that there is no standing water within the Construction Site. This is to limit the potential for the ingress of water into all existing and adjoining buildings during the works. Also ref. section 6.5 of this document.
- 23.4 The Contractor shall put forward a proposal as to how he intends on implementing any temporary weathering required prior to the commencement of the works.
- 23.5 Where the Contractor is carrying out demolition/ coring works adjacent to existing weathering materials and associated flashings etc. or at existing floor levels he shall employ a method of coring/cutting which shall keep to an absolute minimum the water generation as a result of the exercise (low water lubricant/ cooling coring process). This is to be agreed with the Project Team. The contractor shall ensure that the area under consideration is adequately bunded and/or tanked to restrict the dispersion of water to other floor levels in the building or near existing weathering materials and associated flashings etc.

24.0 WELFARE

- 24.1 All Contractor services including site offices, toilets and canteen services are to be provided by the Contractor. The contractor's personnel shall not access the client areas unless under the direction of the Facilities Management and Project team.
- 24.2 The location of the Contractor's temporary toilet suites including their aspect and type is to be agreed with the Project team prior to their delivery to site. The Contractor shall make allowance for connecting these facilities into the existing local foul water drainage system. Should this not be possible the Contractor shall be responsible for removing this waste off-site.
- 24.3 The Contractor shall submit a detailed proposed site/site compound drawing to the design team which shall include a schedule of site services for agreement prior to mobilisation on-site. The Contractor may be able to make connections to the existing stormwater, foul water and mains water services on the Campus. The Contractor shall make allowance for connecting to these systems. Permanent power supplies may be made available, subject to agreement with the Project Team and/or the ESB. Alternatively, the Contractor shall make allowance for providing his own power supplies to the construction site.

25.0 SPECIAL LIMITATION – ASBESTOS SURVEY REPORTS

- 25.1 The Contractor shall make arrangements for the carrying-out of a Demolition/Refurbishment Asbestos Survey Report in advance of the commencement of the works. The Contractor shall carry-out his own health and safety checks and risk assessments in relation to the presence of asbestos prior to the commencement of the works.
- 25.2 In accordance with the recommendations of the PSDP the Contractor shall arrange for the safe removal and disposal of all asbestos and asbestos containing products in advance of the commencement of any demolition works.

26.0 SPECIAL LIMITATION – EXISTING STRUCTURE

- 26.1 The Contractor shall make contact with the Structural Engineers with regard to the temporary loadings of all existing structures. All temporary works design is the responsibility of the Contractors' Temporary Works Engineer. A temporary works design which takes account of all existing and adjoining properties should be put in place prior to the commencement of the works.

27.0 SPECIAL LIMITATION – DILAPIDATION SURVEYS

- 28.1 The Contractor shall be responsible for carrying-out dilapidation surveys of all work areas prior to the commencement of the works. The extent of these surveys is to be agreed.

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