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Summer Works relating to replacement of existing roof coverings containing asbestos materials to include replacement of roof lights, fascia's, soffits, guttering, downpipes and associated site works at Quignamanger NS, Creggs Road, Ballina, Co. Mayo, F26YX95

Pricing Document - Volume C

Please Note: -

All tenderers are advised to visit the site & carry out thorough surveys in order to determine a full understanding of the work involved i.e. nature of the site, access to site, local amenities/services, all existing buildings and facilities adjacent to site and any other factors which may have any influence on the works. They must take all the above matters into account when tendering and no claims for extras will be allowed in their failure to do this.

Item	Description	Quantity	Unit	Rate	Total
1. Preliminaries	Site establishment and security. Setting out of the works. Temporary fencing, power & water etc. Provision, operation and maintenance for duration of the contract and later removal of all Scaffolding, Construction Signage, lighting, equipment etc for traffic regulations in accordance with specification		Item		
2. Insurance	Insurance of the Works. Third Party Insurance. Employers liability Insurance. Indemnification against injury to work people. Compliance with all Safety, Health and Welfare at work (construction) Regulations.		Item		
3. Demolitions - Pitched Roof	Removal of asbestos containing roof sheeting and disposal to a licenced facility	917	m ²		
	Removal of existing battens and felt.	917	m ²		
	Preparation works to the pitched roof gable walls to allow for build up of tapered roof insulation, covering, flashing etc.	45	m		
4. Demolitions - Flat Roof	Removal of asbestos containing felt and timber straw board. To include disposal to a licenced facility	280	m ²		
	Preparation works to the gymnasium external wall/asbestos fascia slates to allow for flat roof guttering and associated works.	14	m		

5. HSA Notification	HSA Notification; Site specific Method Statement and Risk Assessment and Insurance. Clearance Certification provided by Independent Analyst. Provision of Welfare facilities & Decontamination Unit	1	Item		
6. Proposed Pitched roof	Provide new breathable membrane to support recommendations in S.R. 82:2017.	917	m ²		
	Provide battens and counter battens existing roof to provide a 50mm unobstructed air path between the membrane and the new roof covering.	917	m ²		
	Provide new Locherne Concrete Roof Tile or equivalent to ensure suitability with 50° & 18° pitch roof. Colour to match existing roofs and in full compliance with S.R.82-2017. To include for ridge ventilation, flashings, minimum 150mm upstands, etc. throughout. Each tile requires a corrosion-resistant nail at the head and a mechanical tail/side clip to counter local wind uplift. Minimum headlap of 100mm. Maximum headlap of 140mm	917	m ²		
7. Proposed Flat Roof	Provide Kingspan Thermataper TT46 or equivalent tapered insulation on VCL on OSB timber deck to existing flat roof timber joists. To include for new gutters as shown on the tender drawings.	280	m ²		
	Provide new Alkorplan roof covering or equivalent to specialists detail, mechanically fixed to deck with all laps heat welded. Provide for all flashings, drip profiles, fillets and upstands. Provide adequate falls to outlets. Allow for formation of drainage channels and hoppers with associated flashing to discharge to downpipes.	280	m ²		
	<i>Consideration must be given to the location of existing services at ceiling level and the possibility of the mechanical fasteners penetrating existing electrical or other services.</i>				
8. Rainwater Goods	Provide new seamless rainwater goods to include gutters and downpipes to pitched and flat roof. Allow for all associated flashings and cowls to prevent blockages. To include for new fascia, soffit and all associated works to eaves throughout. Eaves ventilation should be provided throughout.	110	m		
	Provide outlets through the existing parapet walls to direct rainwater to the proposed downpipes.	17	m		

	Existing internal drainage system throughout the flat roof is to be sealed.	1	Item		
	Provide new rainwater downpipes as shown in tender drawings. Allow for works to connect downpipes into the existing system. Domestic Type products should not be used. The design must conform to Part-H Drainage and Wastewater Disposal, including I.S. EN 12056-3:2000.	7	Item		
	Commercial-type leaf guards must be installed on all eaves, gutters, and water outlets on the Flat & Pitch Roof.	110	m		
9. Dome Rooflights	Replace dome rooflights (900x900mm) with new Alkorplan PVC Rooflight or equivalent. Ensure sufficient ventilation is achieved. Allow for all associated supports, flashings and minimum 150mm upstands.	10	Item		
	Replace dome rooflight (900x900mm) with a new manual opening hatch to allow for safe access through proposed roof light to the flat roof. Ensure sufficient ventilation is achieved. Allow for all associated supports, flashings and minimum 150mm upstands.	1	Item		
10. Electric Rooflights	Proposed rooflights shall be removed with the window opening raised to allow for proposed tapered insulation, as per specialists detail. Allow for all associated supports, flashings and minimum 150mm upstands. Allow for all alterations to include make good both internal and external surfaces upon completion.	25	Item		
	Replace rooflights (1200x1200mm) with new electric Velux pivot rooflight or equivalent, to include for wall switch with open/stop/close functionality. Ensure rooflight opens 30° or more to provide sufficient ventilation as per TGD Part F.	24	Item		
	Replace rooflight (1200x600mm) with new electric Velux pivot rooflight or equivalent, to include for wall switch with open/stop/close functionality. Ensure rooflight opens 30° or more to provide sufficient ventilation as per TGD Part F.	1	Item		
11. Making good to water damaged areas	Repair internal water damaged walls and ceilings in affected locations which will include replacing localised plasterslabs, skimming and painting.		Item		
12. Disposal	Demolitions and works waste disposed offsite in a manner approved by Mayo County Council.		Item		

	On completion of the contract and prior to handing over of the project to client a post installation inspection shall be carried out by a certified inspector to ensure compliance with European standards and all other relevant standards and Building Regulations.		Item		
				Sub-Total	
				Vat	
				Total	