

VOLUME A.1 – PROJECT PARTICULARS & PRELIMINARIES

WORKS TO FACADE OF ST JOSEPH'S BUILDING

at

ST.ANGELA'S SECONDARY SCHOOL,
URSULINE CONVENT
BALLYTRUCKLE RD,
CO. WATERFORD.

for

DEPARTMENT OF EDUCATION & YOUTH

MacMinn O'Reilly Mahon
CHARTERED QUANTITY SURVEYORS

**WYSE HOUSE,
ADELPHI QUAY,
WATERFORD.**

JUNE 2026
Job No:- 3868



MacMinn O'Reilly Mahon
CHARTERED QUANTITY SURVEYORS

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VOLUME A.1: PROJECT PARTICULARS

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A. PROJECT PARTICULARS



PROJECT PARTICULARS

DESCRIPTION OF WORKS

The project comprises external refurbishment works to the existing school building, including the careful removal and disposal of existing defective render to the front and side elevations. The works include preparation of the underlying substrate and the application of a new breathable lime render system in accordance with the project specifications.

The works further include the removal and replacement of existing rainwater goods, including gutters, downpipes, brackets, fixings and associated fittings, together with all necessary making good works.

The project also includes the removal and replacement of defective window lintels, including all necessary temporary support works, localised opening-up works, reinstatement, repairs and making good to adjoining finishes.

The Contractor shall carry out all works within a live school environment and shall allow for all necessary protection, access equipment, scaffolding, temporary works, dust suppression, safety measures, hoarding and phasing required to safely complete the works with minimal disruption to school activities.

The works shall include all ancillary and associated works necessary for the proper completion of the project.

NAMES OF PARTIES

Employer

The School Board of Management,
St. Angela's Secondary School,
Ursuline Convent,
Ballytruckle Rd,
Co. Waterford

Proposed Occupier / School Authority:

The School Board of Management,
St. Angela's Secondary School,
Ursuline Convent,
Ballytruckle Rd,
Co. Waterford

Employers Representative / Architect / Design Team Lead / Assigned Certifier:

Carroll Architects
Colbeck street,
Waterford
X91 v972

Civil-Structural Engineer:

Thomas O'Donoghue

Quantity Surveyor:

MacMinn O'Reilly Mahon
Wyse House
Adelphi Quay
Waterford
X91 X6FC



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Mechanical & Electrical Consultant:

N/A

Fire Safety Consultant:

N/A

Acoustic Consultant:

N/A

Landscape Architects:

N/A

DESCRIPTION OF SITE

Location

The site is located in Waterford City adjacent to the People's Park. Refer to Site Location Map and Site Layout Plan.

Boundaries

The site boundaries are delineated on the Architect's drawings, and the Contractor shall confine his operations to the areas as marked.

Access

The Contractor shall confine his operations to within the designated area only and not allow his operatives, machinery or sub-contractors to wander onto any other parts outside the designated area.

Position of the Works

The position of the works is as shown on the Architect's site layout drawing.

Convenience of Adjoining Occupants

The Contractor shall consult the convenience of anybody who may be affected by the works with regard to suitable times for carrying out the works etc. The Contractor shall take all necessary precautions to prevent interference or nuisance to the adjoining occupiers during the progress of the works.

Arrangements for Visiting the Site

The Contractor may visit the site by arrangement as outlined in the Letter of Invitation.

Contract

The Form of Contract will be the Public Works Contract PW – CF6

Time for Completion

The Contractor will be required to complete the works within the time stipulated in accordance with the Conditions of Contract.

Damages

Liquidated and Ascertained damages under the Conditions of Contract will be as set out in Form of Tender document.

Tax Clearance Certificate

It will be a condition for the award of this Contract that the Contractor is able to produce promptly a Tax Clearance Access Number and PPSN/Reference number.



Trade Union Membership, Pension Fund

All workers employed by the Contractor and his Sub-contractors shall be members of a recognised Trade Union. The contractor shall be a fully paid up member of the CIF Pension / Sick Pay Scheme and all payments made in respect of employees must be available for inspection at all times.

Certificate of Standard

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, all in compliance with the Irish Building Regulations, including the Construction Products Regulations.

Workmanship

Workmanship shall comply with the latest Irish Building Regulations for the works involved." (Note, since Brexit, and CE-marking the Irish Building Regulations (and the references within the regulations) are clearly covering the requirements we need to meet.)

Site Safety

The Contractor must comply in all respects with the Health and Safety at Work (Construction) Regulations 2013, a copy of which is available on the website of the Health and Safety Authority.

GENERAL CONDITIONS

Visit Site

The Contractor is recommended to visit the site and ascertain the facilities of access thereto, the supply of labour and materials the district will afford and the general convenience of working.

The Contractor shall be taken to have made himself acquainted with the nature of the works and the character, dimensions, levels and other features of the site, all existing buildings on or adjacent to the site and all other things insofar as they may have any connection with or affect the works.

All the above matters must be taken into account when tendering and no charge for any extra labour or materials will be allowed in consequence of the Contractor's failure to do this.

The contractor should note that not all construction works will be carried out within the boundary of the site. Please refer to Works Requirements documents for all works outside the site boundary.

Programme

The Contractor will be required to submit an approved programme for the whole works to the Employers Representative and update and revise the programme in accordance with the conditions of Contract.

Use or Disposal of any Materials Found on Site

No sand, ballast, gravel coal or other useful material which may be found in the Works shall be removed from the site, nor become the property of the Contractor, nor be used in the Works except upon the express instructions of the Employers Representative, in which case



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the quantity used, if any, shall be measured and valued by the Quantity Surveyors, and such value deducted from the Contract Sum in the form of a Change Order.

Historical Finds

The Employers Representative shall be immediately advised of any discoveries of historical importance. Any object of antiquarian, geological or other interest discovered during the progress of the works shall be handed over to the Employers Representative.

Labour

Only fully qualified and competent tradesmen together with their labourers or helpers shall be employed by the Contractor on the works. Claims for overtime will only be entertained when authorised in writing by the Employers Representative.

Local Labour

Persons engaged upon the work should in so far as practicable and without affecting the efficiency of the works be recruited from the local offices of the National Manpower Service to the extent that the total labour requirement of the contract exceeds the contractor's core workforce. The Contractor must pay the standard rate of wages current in the district and must observe the customary hours and conditions of payment.

Materials

Materials and goods are to be of the best quality and if applicable they shall comply with the Irish, British Standard or Code of Practice or European Standards. All unfixed materials shall be carefully stored in accordance with the best practice and in a suitable position on site.

The Architect may require samples of materials, manufactured articles and executed work to be submitted for approval before their incorporation into the works. Articles not so approved shall be removed if required as directed by the Employers Representative.

Stored

Existing material to be re-fixed in the Works are described in the item as "Stored" and this description includes selecting, cleaning, removing from store to the appropriate location and fixing.

Plugging

The term "plugging" means the provision and fixing of approved proprietary plugs or, at the contractor's discretion, fixing by approved mechanical means.

Irish, British Standards and Codes of Practice and European Standards

All Irish and British Standards and Codes of Practice used in the Specification refer to the version of such standards or codes current at the Designated Date as set out in the contract conditions.

Documents

The Contractor shall carefully examine the drawings and other Contract documents and satisfy himself as to their accuracy and ensure that they cover and embody the proposed works. The Contractor shall properly execute the works whether or not shown on the drawings or specification.

Inspection

The Contractor shall give such notices and provide such facilities which may be required by Statutory Bodies entitled to carry out inspections or examinations of the works. The

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Contractor, before covering up any work shall give the Employers Representative reasonable opportunity to inspect the work already executed.

Pricing Document

The Pricing Document shall form part of the Contract Documents. The Pricing Document is provided as a schedule of rates and prices for the purpose of tendering and administration of the Contract and does not constitute a Bill of Quantities or provide for the remeasurement of the Works. Preambles and descriptions for materials and workmanship given in any one section are to apply throughout this Bill of Quantities.

Pricing

The Contractor at the time of tendering, must furnish a fully priced pricing document in Euros - € as included in Volume C.

Quantities

Quantities are the responsibility of the contractor.

DEFINITIONS

The Works

The Works shall mean the whole of the works envisaged by this Contract and shall include the work of Specialist Sub-Contractors, Local Authorities and Public Bodies.

Approvals

Or Equivalent: The Phrase "or equivalent" or "equally approved" or "equal and approved" in all tender documentation and drawings shall mean, the material or product named, or a similar product of equal quality and performance, which has been approved by the Architect. No substitution of materials shall be accepted without the architect's prior written approval.

Proprietary Names: Where materials, appliances or fittings of special design, manufacture or description, patented or otherwise, are described by reference to the proprietary names it shall be deemed to include the term "or equivalent".

Written Authorisation: In every case where, on the drawings, in the specification or in the Bill of Quantities, materials, appliances or fittings of special design, manufacture or description, patented or otherwise, are described or the names of the manufacturers or agents are given any departure from the specified articles or material will only be permitted on the written authorisation of the Architect. If no authorisation (which shall not be unreasonably withheld) is obtained, the contractor must supply the articles or materials specified".

Drawings, Sketches

Where the work has not been measured or described in detail, but a reference has been made to a detailed drawing(s) or sketch(es), 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.

Abbreviations

The following abbreviations are used:-

IS - Irish Standard Specification

BS - British Standard Specification

BSCP - British Standard Code of Practice

ARM4 - Agreed Rules of Measurement (Fourth Edition 2009)



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Remuneration/Tenders

No Tenderer will be remunerated for any trouble or expenses incurred in the preparation of his tender.

The lowest or any tender will not necessarily be accepted.

DEFINITIONS

Contract model forms applicable to the contract, are available at www.constructionprocurement.gov.ie. Where 2 or more versions of any of these model forms are posted on the web-site during the tender period, the applicable version is the version on the above web-site 10 days prior to the latest date for receipt of tenders.

Contract Model Forms applicable to the contract:

MF 1.21 - Performance Bond

MF 1.22 - Appointment of Project Supervisor

MF 1.23 - Rates of Pay and Conditions of Employment Certificate.



B. PROJECT PRELIMINARIES



1.1 Preliminary Particulars

Project, parties, consultants and description of the Works

Name, Nature and Location of the Project

Name:- External render at front and side elevation of St Joseph's Building at the Ursuline Convent

Nature:- External render at front and side elevation of St Joseph's Building at the Ursuline Convent

Location :- St Joseph's Building at St. Angela's Secondary School, Ursuline Convent, Ballytruckle, Waterford.

General description of the Works

The project involves the construction of External render at front and side elevation of St Joseph's Building at the Ursuline Convent site works.

Parties and Consultants

Employer:

The School Board of Management,
St. Angela's Secondary School,
Ursuline Convent,
Ballytruckle,
Waterford.

Architect / Design Team Lead:

Carroll Architects
6 Colbeck Street,
Viking Triangle
Waterford.
X91 V972.

Civil-Structural Engineer:

Thomas O'Donoghue

Quantity Surveyor:

MacMinn O'Reilly Mahon
Wyse House
Adelphi Quay
Waterford
X91 X6FC

Mechanical & Electrical Consultant:

n/a

PSDP:

Carroll Architects
6 Colbeck Street,
Viking Triangle
Waterford.
X91 V972.

Fire Safety / DAC Consultant:

Assigned Certifier:

Works by other on Site

None



Description of site

Boundaries of the Site

Refer to Architects Drawings 9907.08 which identify's the boundary of the site and the contractors Works Area

Access to the Site

Access to the site will be off Ballytruckle Road, through the existing School road network

Position of Works on the site

The works are located to St. Angela's Secondary School Building, Ursuline Convent.

Attention shall be drawn to

the works are being carried out in a live school environment. Hoarding must be erected separating the works from the public areas.

Prior to commencing works, the Contractor is to undertake a survey of the external condition of properties and roads adjoining the site and take whatever record are necessary (photographic survey etc.). This is to be used as a basis for signing off on the condition of these buildings on completion of the contract

the contractor shall make himself aware of the presence and location of existing services. More generally, he shall allow all costs associated with identifying all services locations on or about the site; he shall make all reasonable effort to establish and mark-out these routes for the general safety of all operatives on the site, he shall allow for maintaining the established route lines and markings for the necessary duration of the works as required; he shall take all necessary steps to avoid interference or damage to these services during the works; he will be deemed to have included here or make the necessary allowance in his rates for working in and around and maintaining live these services.

An preliminary health and safety file is included in the tender documentation

A site visit can be arranged by contacting the Employer's Representative. The school must be informed in advance.

Drawings and Other Documents

THE TENDER DRAWINGS are those which accompany this Pricing Document at Tender Stage, and as listed hereafter.

Architects Drawings

9907.05 - GF & FF Plan

9907.06 - SF & Roof Plan

9907.07 - Elevations

9907.08 - Site Location map

Architectural Specification

Civil & Structural Drawings

n/a

Electrical Drawings

n/a

Drawings and Documents not forming Part of the Contract

Any drawings issued which are not included in Schedule A do not form part of the contract.

Surveys

Surveys carried out on the site are included in Volume D

1.2 Contract

1. Conditions of Contract and Agreement

The form of contract shall be the PW-CF6 Short Form of Contract v1.15 25-11-2025

Provide for complying in all respects with the Articles of Agreement and Conditions of Contract as described as follows:-

- (1) This Contract
- (2) The Site, starting and completing the Works
- (3) The Works
- (4) The Price and payment
- (5) Representations and communications



- (6) Contractor's Personnel
- (7) Pay and condition of employment of workers
- (8) Loss and damage to the Works
- (9) Indemnity for claims and damage
- (10) Insurance
- (11) Property
- (12) Termination
- (13) Ethics in Public Office
- (14) Project Supervisor for the Construction Stage
- (15) Law, jurisdiction and disputes
- (16) Covid-19 Mandatory Closure
- (17) Limit on Liability
- (18) Price Variation

2. Schedule and / or Appendices to the conditions of Contract

The Appendix to the Articles of Agreement and Conditions of Contract:-

Appendix 1 to Clause 18

Definitions

Appendix 2 to Clause 18

Permitted increases and permitted decreases for materials and fuel

3. Model forms and other supplemental forms/additional documentation associated with Conditions of Contract

Standard documents/forms associated with the use of the Conditions of Contract

MF 1.21 Performance Bond

MF 1.22 Appointment of Project Supervisor

MF 1.23 Rates of Pay and Conditions of Employment Certificate

4. Contractor's liability for risk or injury to persons and property, and for damage to the Works

the contractor is to carry all liability for risk or injury to persons and property, and for damage to the Works in accordance with the contract

5. Contractor's insurance in respect of Contractor's liability

Particulars and extent of insurance required including limitations and permitted exclusions by reference to relevant clauses/ terms in the Conditions of Contract/ schedule/ appendices. The Employer shall indemnify the Contractor against:

Clause 10

the contractor to include for insurance to cover "Liability and indemnity for damage to persons and Property"

the contractor to include for insurance to cover "damage to persons and property"

the contractor to include for insurance to cover "All Risk"

10. Statutory authorities'/service utilities' fees and charges

Connection Fees to be paid by the client

11. Performance bonds

Not required

12. Parent company guarantees

Not required

13. Collateral warranties

Not Required

14. Ancillary certification under BCAR

Ancillary certifiers & ancillary completion certificates

The Builder shall co-ordinate the work of all sub-contractors, to ensure the provision of all test certificates, Declarations of Performance back-up documentation and confirmations to the relevant Ancillary Certifiers or their designated inspectors.



The Builder shall coordinate the work of the Ancillary Certifiers and ensure that Ancillary Completion Certificates are promptly provided when requested by Assigned Certifier via the Contract Administrator/ Employer Representative, for all specialist sub-contract works

Post Tender and prior to the issue of the Commencement Notice and subsequently as the works proceed, the Builder shall coordinate the notification of inspections and records with the Assigned Certifier and the Ancillary Certifiers in accordance with the Inspection Notification Framework

The forms of Ancillary Completion Certificate to be used are to be as included in the Tender Documentation, or if not included, they must be in a form which is acceptable to the Architect.

1.3 Employer's requirements – Obligations and Restrictions/Limitations imposed on Contractor

1. The Site

Access to and Possession or use of the site

The contractor is to ensure the public road is reinstated as necessary to its original condition at the outset of the works

Provide for keeping the existing public access roads and paths free and safe for access at all times.

Provide for performing the work in such a manner as to cause the minimum interference with the occupants and normal routine of adjoining occupiers during the execution of the work

The site must not be used for any purpose other than carrying out the works

The contractor shall restrict his operations for the works within the confines set out in Architect's site plan.

Any works to be carried out outside these confines can only be done so with the consent of the Employer's representative.

Any spillage of excavated material, concrete or any other material on the public roadway, driveways shall be immediately removed

A programme of SITE CLEANLINESS shall be instituted by the Contractor and shall apply to all site personnel including sub-contractors and suppliers

2. Works to be carried out outside the site

Not required

3. Working area

The contractor will shall confine his operations within the limits of the builder's compound/ access routes shown on the Architect's site plan Drawings 9907.08

4. Limitation on operations with respect to adjoining property/boundaries

Not required

5. Working time

The Contractor will be responsible for determining working hours required to meet the programme, taking account of his duty to avoid nuisance or disturbance to occupants. The hours of construction sites shall be restricted to 7.00am to 6.00pm, Monday to Friday and 8.00am to 2pm on Saturdays by agreement with the client. No work permitted on Sundays or Bank Holidays

6. Noise, dust control, vibration and other environmental/health related obligations

limitations on works related to noise levels or other environmental/health related restrictions

7. Material found on the site – use and disposal

Not required

8. Temporary structures required by Employer

Project Board

Not required

Temporary Name Boards and Advertising Rights

Advertisements shall not be displayed on the site without the consent of the Architect

9. Maintaining and protecting existing services on, under and over the site

Provide for protecting and maintaining all services on or over the site owned by the employer

Provide for protecting and maintaining all services on or over the site owned by third parties

10. Execution or completion of the Works

Not required

11. Maintenance of temperature and humidity levels



In accordance with the tender drawings and specification

12. Construction related temporary accommodation and facilities for the use of Employer

Not required

13. Temporary voice and data services for use of Employer

Not required

14. BIM requirements

n/a

15. Provision of services of Project Supervisor Construction Stage under Safety Health & Welfare at Work (Construction) Regulations

Safety

The Contractor must comply in all respects with the Health and Safety at Work (Construction) Regulations 2013, a copy of which is available on the website of the Health and Safety Authority.

The Contractor shall include for complying in full with the Safety, Health and Welfare at work Act, 2005 and the Safety, Health and Welfare at Work (Construction) Regulations 2013

The Contractor shall be appointed by the client under a collateral agreement to the main contract as Project Supervisor for the Construction Stage in respect of the project pursuant to the Safety Health and Welfare at Work (Construction) Regulations 2013. The contractor shall include all costs for the provision of the services of Project Supervisor for the Construction Stage pursuant to Regulations 6 and 7 of the regulations

The Contractor shall include for the Project Supervisor for the Construction Stage giving notice to the National Authority for Occupational Safety and Health prior to the commencement of work on site in accordance with the First Schedule of the Safety, Health and Welfare at Work (Construction) Regulations, 2013

The Contractor shall include for any costs associated with the Project Supervisor for the design stage's Preliminary Health and Safety Plan

16. Additional supervision and co-ordination requirements

Attendance on Archaeologist

None

Monitor Groundworks - Archaeologist

None

17. Documents to be provided by Contractor

Construction Management Plan

Construction of the development needs to be in accordance with a Construction Management Plan. The Plan shall outline the proposed management of the works including construction practice, noise management and waste disposal.

Bill of Quantities / Schedule of Rates

The Contractor at the time of tendering, must furnish a fully priced pricing document in Euros - € as included in Volume C.

Programme of Works

Provide a detailed realistic programme for the works to permit effective monitoring of the works by the Architect.

Submission of this programme will not relieve the contractor of his obligations to notify and apply in writing for instruction, as required by the Conditions of Contract

Programme, Copies to the Employer's Representative

Provide 2nr paper copies and electronically (PDF Format) of the programme for the Employer's representative within one week of the date of the issue of the Letter of acceptance. Keep one further copy available for inspection in the site office

Programme, Updating

Provide for the cost of all reviews and updates of the programme when the most recent version submitted does not correspond with actual or reasonably projected progress or the Contractor's obligations and when so directed by the Employer's Representative. Provide two hard copies and one digital copy of the revised and updated programme to the Employer's representative



Progress Reports

The Contractor is required to take photographs of the site at a minimum of two agreed locations on a weekly basis and issue these photos with the progress report. The Contractor is required to take two photos at each of the ten locations. All photos should be in digital format.

18. Approval procedure for materials/suppliers/subcontractors

Approval

The Contractor shall provide and deliver samples of products, finishes and materials to the Architect's office for approval by the Design Team or at the offices of an approved testing authority as may be directed within the agreed timeframe.

Samples are to be retained on site for the duration of the Works and are to be available for reference to all relevant construction workers, management, ER, Client and design team. Protection to be provided to prevent water or mechanical damage. Samples to be kept clean.

Any costs incurred for work carried out or materials procured without the scheduled approvals is at the Contractor's expense.

All samples to be labelled with Manufacturer name, product name, Ref, and colour.

19. Site progress meetings and any other meetings notified by Employer and/or Contract Administrator

Progress Meetings

Provide an up-to-date progress report immediately prior to each site meeting.

20. Cost management measures in addition to those required by the Conditions of Contract

Valuation of proposed instructions

The contractor is to provide a breakdown of all costs for any proposed instruction within 20 days of the instruction being issued; Values are to be agreed in accordance with the contract

vouching time and material works

In accordance with the contract during the execution of compensation events to be valued on the basis of costs of performing the work, give to the Employer's Representative at or before the end of the week following that in which the work has been executed, vouchers in support of applications for payment under the Conditions of Contract. These vouchers shall give: Description of the work done. Operative's names and trade. Quantities of materials used, prices of materials used including invoices and receipts Details of plant used

progress payment applications

in accordance with the contract

payment for unfixed materials

In accordance with the contract

labour and plant returns

In accordance with the contract

price variation documentation

N/A

records supporting valuation of

compensation events

in accordance with the contract

any other cost management measures

n/a

21. Noxious weeds

Not Required

22. Maintenance and protection of existing features, manmade or natural, on site

n/a

23. Maintain, protect and reinstate existing roads, pavings, green areas or buildings provided for the temporary use of Contractor where so provided

Proposed Site Compound Area



The area given over to the contractor for their site compound area must be returned to its original condition at the end of the project

24. Restrictions on site compound and on site storage

The contractor will restrict his site compound to the areas shown on the Architects Drawing 9907.08

25. Use of Employer's service utilities

The contractor is not permitted to use any of the employers utilities without consent and should allow in his tender price for this.

26. Liaising with Employer's personnel

n/a

27. Liaising with utility providers contracted by Employer

n/a

28. Employer specific security requirements

n/a

29. Setting out the Works

n/a

30. Specific protection measures for the work not at the discretion of Contractor

All existing windows, eills and doors to be adequately protected with plywood sheeting during work

31. Arrangements for the handover of the site on completion of the Works

Notwithstanding any statutory duty to retain same, in advance of project completion, the Builder shall issue to the Assigned Certifier a copy of all inspection records retained by the Builder during the course of the project.

32. Arrangements for the compilation, provision and handover of operations and maintenance manuals

In accordance with the Architects specification

The Builder shall ensure all tests and certificates for materials, components and assemblies listed required in the Architects specification

33. Other obligations and restrictions/limitations

not required

1.4 Contractor's General Facilities and Obligations

1. Supervision and co-ordination of the Works

provide sufficient and competent staff for all on and off site supervision and co-ordination for the proper execution of the Works. The proposed team shall be as outlined in the Suitability Assessment Questionnaire response, unless otherwise agreed.

2. Plant Tools and Vehicles

Provide all plant, tools, vehicles, moulds, profiles and other apparatus for the use of domestic trades for the proper execution of the works

Bringing to site and removing on completion

Maintaining on site for the duration of the works

3. Scaffolding and the like

Provide and maintain all general scaffolding for the works

4. Site administration

Allow for all on and off site management costs including the following:

- full time supervision on all Contractor's on site activities
 - Contractor's Representative with full authority to act on behalf of the Contractor
- Allow for holding site meetings when required by the Architect; attend site meetings

5. Security for the Works

Allow for all on and off site management costs including the following:

Provide all watching, protective lighting, barriers, fencing and everything else necessary to safeguard the works (including materials and plant) against damage and theft

6. Clearly identifiable site perimeters and surroundings



The site boundaries are delineated on the Architect's drawings, and in particular, the Proposed Site Layout (Drawing Nr.9907.08 Site Layout). The Contractor shall confine his operations to the areas as marked.

7. Protection of the public, other third parties and visitors to the site

The Contractor shall take all necessary precautions to protect the public from site operations and make arrangements for the protection of third parties and visitors to the site, in accordance with all statutory requirements.

8. Transport for workpeople

Provide all necessary transport to and from site as required

9. Protecting the Works from Inclement Weather

Provide for covering and protecting the works and materials as necessary against inclement weather and for making good any damage occasioned thereby. In particular, the contractor's attention is drawn to his responsibility to provide all necessary temporary roof protection, which should make provision for the phased nature of the roof works. The contractor must also provide temporary weathering between new and existing finishes.

10. Water for the works

Provide clean water for the Works including the works of all Sub-Contractors, form temporary connections, provide services for distribution about the site and storage and pay all fees and charges in connection therewith

11. Temporary lighting and power for the works

Provide all necessary temporary lighting and electric power required for the Works including the works of all Sub-Contractors and install all temporary wiring for distribution about the site, fittings, meters, etc. and defray the cost of all current consumed and pay all fees and charges in connection therewith

12. Temporary roads, hardstandings, crossings and similar items.

Provide and maintain temporary roads and hardstandings complete with adequate temporary drainage on and adjacent to the site as necessary for the execution of the Works including the works of all Sub-Contractors, reinstate the ground on completion to the original standard. Obtain sanction for, provide and maintain temporary cross overs to public footpaths, light same if and when required and pay all fees and charges in connection therewith

13. Temporary accommodation for use of the contractor

Provide suitable temporary sheds, offices, mess rooms, sanitary accommodation and other buildings required for the use of the contractor. Supply electricity for heating and lighting and keep the accommodation clean during progress of the Works.

14. Temporary storage areas

Provide all necessary temporary storage areas, including suitable and separate storage for dangerous materials or substances

15. Temporary voice and data communications for use of Contractor

provide for the installation of a telephone, internet and email facilities and pay all fees, charges and bills in connection there with.

16. Traffic regulations

The contractor shall acquaint himself with all traffic regulations affecting the Works and shall comply therewith and shall be responsible for the observance of this condition by his Sub-Contractors
Provide for all necessary County Council licenses required for the completion of the works.

17. Welfare facilities for workpeople

Provide canteen, toilet, wash room, drying room and other facilities as may be required to facilitate the proper execution of the works. These 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, to be in compliance with the fourth schedule of the Safety Health and Welfare at Work (Construction) Regulations

18. Safety, Health and Welfare at Work provisions

i. The operation of the requirements of the SAFE PASS and CONSTRUCTION SKILLS CERTIFICATES SCHEMES



- ii. Safety Officers and all safety supervisors, first aiders, inspectors and certifiers required
- iii. Tests and certificates on plant and equipment
- iv. Safety signs and signals
- v. Provision of Personal Protective Clothing and Personal Protective Equipment
- vi. Provision and maintenance of emergency routes and exits and designated personnel responsible for emergency procedures
- vii. Energy distribution installations
- viii. Temporary fire detection and fire fighting systems
- ix. Maintenance of appropriate working conditions and work stations
- x. Provision and maintenance of on-site traffic routes
- xi. Provision of first aid equipment and first aid room as appropriate
- xii. other requirements

The contractor shall at once dismiss from the Works any person employed by him found bringing or leaving upon the site or the premises spirituous liquors, explosives, weapons or any tools, implements, or material capable of use as such except for the Contractor's legitimate purpose. The Contractor shall at once dismiss from the Works any person employed by him on the Works, who shall, in the opinion of the Architect, misconduct himself or be incompetent. He shall produce such evidence as the Architect shall require as to the fitness of any person so employed for this work. The Contractor shall keep all work people, including those employed by Sub-Contractors, within bounds

19. Disbursements arising from the employment of work people

Provide for all labour insurance and other costs arising from the employment of work people

20. Maintenance of public and private roads

Provide for maintaining and making good damage, if any, to roads, paths, services and other property, including grassed areas, public or private caused by or attributed in any way to the cartage of plant, materials or personnel, or the execution of the Works by either the Contractor or any Sub-Contractor and for indemnifying the Employer against loss, damage, claim or proceedings by any local authority, statutory undertaking, or others

21. Removing Rubbish, Protective Casings and Cleaning

Provide for all costs associated with complying with on site management statutory requirements

Provide for removing from the site from time to time as necessary and on completion of the Works all rubbish, debris, surplus materials, protective casings, etc. and also on completion clean the Works internally and externally to the satisfaction of the Architect

The Contractor should also allow for keeping the existing roads and paths clear of mud and builders rubbish, etc. including washing down from time to time as may be necessary to the entire satisfaction of the Architect

22. Cleaning the Works on completion

The contractor should allow for cleaning the works on completion

23. Compliance with waste management statutory requirements

Provide for preparing a Construction and Demolition Waste Management Plan (RWMP), as set out in the Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects (2021)

24. Drying the Works

Provide and maintain the necessary equipment, fuel and attendance for drying and controlling the humidity of the works

25. Temporary Works

Provide and Maintain

- i) Hoardings
- ii) Walkways
- iii) gates / doors
- iv) fencing
- v) screens / partitions
- vi) roofs
- vii) fans
- viii) planked footways



- ix) guardrails
- x) Floors
- xi) Stairs
- xii) Roof Edge Protection
- xiii) opening protection
- xiv) safety nets
- xv) Similar items

Provide for sound secure fence in accordance with the Architect's Specification to secure the contractor's compound from the existing training centre, including checking the integrity of the fence daily.

26. Statutory environmental controls

Provide for taking all precautions necessary to prevent nuisance; per Planning Clause 7 from

- i) Noise
- ii) Pollution
- iii) Vibration
- iv) Dust

27. Protection of the Works

Allow for protecting all the Works in bringing the Works to completion including the works of all sub-contractors