



**THE UPGRADE & REFURBISHMENT OF 15 HOUSES & ALL  
ASSOCIATED SITEWORKS**

**AT**

**SHANNON VALLEY,  
BALLAGHERREEN,  
CO. ROSCOMMON**



**Comhairle Contae  
Ros Comáin  
Roscommon  
County Council**

**ROSCOMMON COUNTY COUNCIL**

**VOLUME C – PRICING DOCUMENT**

DOCUMENT REF: 2554-VC-PD

JUNE 2026

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## **SECTION 1: TENDER SUM BREAKDOWN**

	<b>Total (€)</b>
<b><u>Section 1: Preliminaries</u></b>	
(--) Preliminaries & Insurances	€
<b><u>Section 2.1: House Type 1 (Units 62-67)</u></b>	
(--) Demolitions & Alterations	€
(19) Substructure	€
(21) External Walls	€
(22) Internal Walls	€
(23) Floors, Galleries	€
(24) Stairs, Ramps	€
(27) Roofs	€
(31) External Wall Completions	€
(32) Internal Wall Completions	€
(--) Airtightness & BER Tests	€
(37) Roof Completions	€
(41) External Wall Finishes	€
(42) Internal Wall Finishes	€
(43) Floor Finishes	€
(45) Ceiling Finishes	€
(47) Roof Finishes	€
(52) Drainage & Refuse Disposal	€
(59) Mechanical Services Installations	€
(69) Electrical Services Installations	€
(73) Culinary Fittings	€
(74) Sanitary Fittings	€
(79) Building Fittings & Furniture	€
<b>Sub-Total for Section 2.C – House Type 1</b>	<b>€</b>
<b>Multiple by Nr.</b>	<b>X 6</b>
<b>Total for House Type 1 (6 nr Dwellings – Units 62-67)</b>	<b>€</b>
<b>Carried Forward</b>	<b>€</b>

**Brought Forward** €

**Section 2.2: House Type 2 (Units 30-31)**

(--)	Demolitions & Alterations	€
(19)	Substructure	€
(21)	External Walls	€
(22)	Internal Walls	€
(23)	Floors, Galleries	€
(24)	Stairs, Ramps	€
(27)	Roofs	€
(31)	External Wall Completions	€
(32)	Internal Wall Completions	€
(--)	Airtightness & BER Tests	€
(37)	Roof Completions	€
(41)	External Wall Finishes	€
(42)	Internal Wall Finishes	€
(43)	Floor Finishes	€
(45)	Ceiling Finishes	€
(47)	Roof Finishes	€
(52)	Drainage & Refuse Disposal	€
(59)	Mechanical Services Installations	€
(69)	Electrical Services Installations	€
(73)	Culinary Fittings	€
(74)	Sanitary Fittings	€
(79)	Building Fittings & Furniture	€

**Sub-Total for Section 2.2 – House Type 2** €

**Multiple by Nr.** X 2

**Total for House Type 2 (2 nr Dwellings – Units 30-31)** €

**Carried Forward** €

**Brought Forward** €

**Section 2.3: House Type 3 (Units 36-37,40-41)**

(--)	Demolitions & Alterations	€
(19)	Substructure	€
(21)	External Walls	€
(22)	Internal Walls	€
(23)	Floors, Galleries	€
(24)	Stairs, Ramps	€
(27)	Roofs	€
(31)	External Wall Completions	€
(32)	Internal Wall Completions	€
(--)	Airtightness & BER Tests	€
(37)	Roof Completions	€
(41)	External Wall Finishes	€
(42)	Internal Wall Finishes	€
(43)	Floor Finishes	€
(45)	Ceiling Finishes	€
(47)	Roof Finishes	€
(52)	Drainage & Refuse Disposal	€
(59)	Mechanical Services Installations	€
(69)	Electrical Services Installations	€
(73)	Culinary Fittings	€
(74)	Sanitary Fittings	€
(79)	Building Fittings & Furniture	€

**Sub-Total for Section 2.3 – House Type 3 (Units 36-37,40-41)** €

**Multiple by Nr.** X 4

**Total for House Type 3 (4 nr Dwellings – Units 36-37,40-41)** €

**Carried Forward** €

**Brought Forward** €

**Section 2.4: House Type 3A (1 nr Dwelling – Unit 39)**

(--)	Demolitions & Alterations	€
(19)	Substructure	€
(21)	External Walls	€
(22)	Internal Walls	€
(23)	Floors, Galleries	€
(24)	Stairs, Ramps	€
(27)	Roofs	€
(31)	External Wall Completions	€
(32)	Internal Wall Completions	€
(--)	Airtightness & BER Tests	€
(37)	Roof Completions	€
(41)	External Wall Finishes	€
(42)	Internal Wall Finishes	€
(43)	Floor Finishes	€
(45)	Ceiling Finishes	€
(47)	Roof Finishes	€
(52)	Drainage & Refuse Disposal	€
(59)	Mechanical Services Installations	€
(69)	Electrical Services Installations	€
(73)	Culinary Fittings	€
(74)	Sanitary Fittings	€
(79)	Building Fittings & Furniture	€

**Sub-Total for Section 2.4 – House Type 3A (1nr Dwelling – Unit 39)** €

**Carried Forward** €

**Brought Forward**

€

**Section 2.5: House Type 3B (1 nr Dwelling – Unit 49)**

(--)	Demolitions & Alterations	€
(19)	Substructure	€
(21)	External Walls	€
(22)	Internal Walls	€
(23)	Floors, Galleries	€
(24)	Stairs, Ramps	€
(27)	Roofs	€
(31)	External Wall Completions	€
(32)	Internal Wall Completions	€
(--)	Airtightness & BER Tests	€
(37)	Roof Completions	€
(41)	External Wall Finishes	€
(42)	Internal Wall Finishes	€
(43)	Floor Finishes	€
(45)	Ceiling Finishes	€
(47)	Roof Finishes	€
(52)	Drainage & Refuse Disposal	€
(59)	Mechanical Services Installations	€
(69)	Electrical Services Installations	€
(73)	Culinary Fittings	€
(74)	Sanitary Fittings	€
(79)	Building Fittings & Furniture	€

**Sub-Total for Section 2.5 – House Type 3B (1nr Dwelling – Unit 49)** €

**Carried Forward**

€

**Brought Forward** €

**Section 2.6: House Type 4 (1 nr Dwelling – Unit 44)**

(--)	Demolitions & Alterations	€
(19)	Substructure	€
(21)	External Walls	€
(22)	Internal Walls	€
(23)	Floors, Galleries	€
(24)	Stairs, Ramps	€
(27)	Roofs	€
(31)	External Wall Completions	€
(32)	Internal Wall Completions	€
(--)	Airtightness & BER Tests	€
(37)	Roof Completions	€
(41)	External Wall Finishes	€
(42)	Internal Wall Finishes	€
(43)	Floor Finishes	€
(45)	Ceiling Finishes	€
(47)	Roof Finishes	€
(52)	Drainage & Refuse Disposal	€
(59)	Mechanical Services Installations	€
(69)	Electrical Services Installations	€
(73)	Culinary Fittings	€
(74)	Sanitary Fittings	€
(79)	Building Fittings & Furniture	€

**Sub-Total for Section 2.6: House Type 4 (1 nr Dwelling – Unit 44)** €

**Carried Forward** €

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**Brought Forward** €

**Section 3: External Works**

(10) Prepared Site	€
(30) Site Enclosures	€
(40) Roads, Paths & Paving	€
(50) Site Services (Mainly Piped & Ducted)	€
(60) Site Services (Mainly Electrical)	€
(70) Site Fittings	€
(80) Landscaping	€

**Sub-Total for Section 3 – External Works** €

**Section 4: Site Development Works**

(10) Prepared Site	€
(40) Roads, Paths & Paving	€
(50) Site Services (Mainly Piped & Ducted)	€
(60) Site Services (Mainly Electrical)	€
(80) Landscaping	€

**Sub-Total for Section 4: Site Development Works** €

**Tender Addendums (if applicable)** €

**Sub-Total (Excluding Value Added Tax)** € \_\_\_\_\_

**Section 5: Performance Guarantee Bond**

(--) Bond €

**Total (Excluding Value Added Tax)** € \_\_\_\_\_

*(Bring to Form of Tender – Volume B Tender & Schedule)*

## **SECTION 2: PRICING DOCUMENT**

**SECTION: NOTES**

***Tenderer's must note the following:***

- 1) The tender shall be deemed to include:
  - a) Labour and all costs in connection therewith
  - b) Materials, goods, and all costs in connection therewith.
  - c) Assembling, fittings, and fixing materials and goods in position. Plant and all costs in connection therewith.
  - d) Waste on materials.
  - e) All cutting and similar labours.
  - f) Establishment charges, overhead charges, and profit.
- 2) Measurements and descriptions following are to be read in conjunction with the Architects / Civil & Structural / Building Services Engineers Drawings & Specifications
- 3) All items in the Pricing Document shall be priced.
- 4) This Pricing Document has been set up and split into the different house types. The Pricing Document per house type is measured as one house type and then on summary page multiplied accordingly per number, to total the 15 Unit Development. Preliminaries, External Works and Site Development Works are separated for the full development. The Contractor is to take care when multiplying and totaling of his pricing document and tender return accordingly.
- 5) The Tenderer is deemed to have visited the site and familiarised themselves with all existing site features for pricing purposes
- 6) The Tenderer shall ensure that he has included for all materials, equipment, and labour costs necessary for the provision of the complete Works to the satisfaction of the Employer.
- 7) All sums given in Tenders must be in euro, to two decimal places.
- 8) Tenderers must not insert additional items in the Pricing Document or make any alterations to the Pricing Document, except where permitted to do so.
- 9) Please note that the measured work in Volume C Pricing Document has been prepared using Exactal/RIB CostX software and subsequently exported to Buildsoft Format (eOx File) for the convenience of the Tendering Contractors. Please note that no liability will be taken for any discrepancies between the PDF & eOx File (i.e Bill References, formats of headings, totals & numbers of house types when exporting, separating the Bond to the summary sheet etc). Due diligence by the tenderer will need to be taken.
- 10) If tender addendums are issued during the tender period, the contractor is to price the tender addendum pricing documents provided and submit these breakdowns as part of their tender submission. Due diligence by the tenderer will need to be taken to ensure these costs are included in the final tender price. If there are numerous tender addendums, ensure the accumulative total is entered and all supporting sheets provided along with the original priced Bill of Quantities.

## **SECTION 1: PRELIMINARIES**

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b><u>PRELIMINARIES &amp; INSURANCES</u></b>				
	<b><u>PRELIMINARIES</u></b>				
	<b>Generally</b>				
A	provide for all costs arising from complying with items in the 'Project Particulars' and 'General Conditions' sections at the beginning of this Pricing Document which are not included elsewhere	1	item		
	<b>CONTRACT</b>				
	<b>Provide for complying in all respects with the 'Agreement' and 'Conditions' of the Public Works Contract for Minor Building &amp; Civil Engineering Works Designed by The Employer Version Ref: PW CF5 V2.9 - 25th November 2025</b>				
	<u>Articles of Agreement</u>				
B	(1) Article 1		item		
C	(2) Article 2		item		
D	(3) Article 3		item		
E	(4) Article 4		item		
F	(5) Article 5		item		
G	(6) Article 6		item		
	<u>Conditions of Contract</u>				
H	(1) The Contract		item		
J	(2) The Law		item		
K	(3) Loss, Damage and Injury		item		
L	(4) Management		item		
M	(5) Contractor's Personnel		item		
N	(6) Property		item		
P	(7) The Site		item		
Q	(8) Quality, Testing and Defects		item		
R	(9) Time and Completion		item		
S	(10) Claims and Adjustments		item		
T	(11) Payment		item		
U	(12) Termination		item		
V	(13) Disputes		item		
W	(14) Covid-19 Mandatory Closure		item		
X	(15) Price Variation		item		
	<u>Schedule: Part 1</u>				
Y	The completed Schedule: Part 1 of the contract is contained in Volume B. Provide for complying in all respects with the schedule & conditions as described:		note		
Z	(A) Employers Representative and Communications (Sub-clauses 4.3 and 4.14)		item		
	<u>Details for sending notices under clause 12 and 13 to the Employer are:</u>				
AA	Mr Vincent Walsh		note		
AB	Roscommon County Council		note		
AC	Housing Department		note		
AD	Áras an Chontae, Roscommon		note		
AE	Co. Roscommon		note		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b><u>PRELIMINARIES &amp; INSURANCES (Continued)</u></b>				
	<u>Details for sending other notices and communications to the Employer are:</u>				
A	Mr Vincent Walsh		note		
B	Roscommon County Council		note		
C	Housing Department		note		
D	Áras an Chontae, Roscommon		note		
E	Co. Roscommon		note		
	<u>Details for sending notices and other communications to the Employers Representative are:</u>		item		
F	Mr Vincent Walsh		note		
G	Roscommon County Council		note		
H	Housing Department		note		
J	Áras an Chontae, Roscommon		note		
K	Co. Roscommon		note		
L	Limitations on the Employers Representative's authority to perform its functions and powers under the contract		item		
M	Maximum adjustment to the Contract Sum for a single change order: €2,000 unless approved by the Employer		note		
N	Maximum cumulative value of adjustments to the Contract Sum for Change Orders in any 3-month period: €10,000, unless approved by the Employer.		note		
P	The Employers Representative shall not make a Change Order causing or contributing to a reduction in safety, scope, quality or usefulness of the Works without the EmployerAs approval		note		
Q	The Employer must agree to reduce retention if the Defects Period is extended		note		
R	The Employers Representative is to consult with the Employer in relation to any adjustment to the Contract Sum before determining the adjustment		note		
S	Where the Employer has appointed a quantity surveyor, the Employers Representative is to consult with the quantity surveyor in relation to any adjustments to the Contract Sum before determining the adjustment		note		
T	The employers representative must not waive any of the employers rights of the contractors obligations under the contract including without limitation sub clause 10.3		note		
U	(B) Documents		item		
V	(C) Project Supervisor		item		
W	(D) Insurance (Clause 3)		item		
X	(E) Performance Bond		item		
Y	(F) Collateral Warranties		item		
Z	(G) Dates for Substantial Completion, Sections, Liquidated damages, Retention		item		
AA	(H) Early Completion		item		
AB	(I) Defects Period		item		
AC	(J) Random Checks for Employment Records		item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b><u>PRELIMINARIES &amp; INSURANCES (Continued)</u></b>				
A	(K) Delay Events, Compensation Events, Programme Contingency, Delay Costs, Adjustments , Programme Contingency, Delay Costs, Adjustments (Sub-clauses 9.3, 9.4, 10.1, 10.6, 10.7)		item		
B	Event Item Nr. 1 - Delay Event/Yes, Compensation Event/Yes		item		
C	Event Item Nr. 2 - Delay Event/Yes, Compensation Event/Yes		item		
D	Event Item Nr. 3 - Delay Event/Yes, Compensation Event/Yes		item		
E	Event Item Nr. 4 - Delay Event/Yes, Compensation Event/Yes		item		
F	Event Item Nr. 5 - Delay Event/Yes, Compensation Event/Yes		item		
G	Event Item Nr. 6 - Delay Event/Yes, Compensation Event/Yes		item		
H	Event Item Nr. 7 - Delay Event/Yes, Compensation Event/Yes		item		
J	Event Item Nr. 8 - Delay Event/Yes, Compensation Event/Yes		item		
K	Event Item Nr. 9 - Delay Event/Yes, Compensation Event/Yes		item		
L	Event Item Nr. 10 - Delay Event/Yes, Compensation Event/Yes		item		
M	Event Item Nr. 11 - Delay Event/Yes, Compensation Event/Yes		item		
N	Event Item Nr. 12 - Delay Event/Yes, Compensation Event/No		item		
P	Event Item Nr. 13 - Delay Event/Yes, Compensation Event/No		item		
Q	Event Item Nr. 14 - Delay Event/Yes, Compensation Event/No		item		
R	Event Item Nr. 15 - Delay Event/Yes, Compensation Event/No		item		
S	Event Item Nr. 16 - Delay Event/Yes, Compensation Event/Yes		item		
T	Event Item Nr. 17 - Delay Event/No, Compensation Event/Yes		item		
U	Event Item Nr. 18 - Delay Event/Yes, Compensation Event/Yes		item		
V	Event Item Nr. 19 - Delay Event/Yes, Compensation Event/Yes		item		
W	Event Item Nr. 20 - Delay Event/Yes, Compensation Event/Yes		item		
X	Event Item Nr. 21 - Delay Event/Yes, Compensation Event/Yes		item		
Y	(L) Payment Particulars		item		
Z	(M) Not Used		item		
AA	(N) Conciliation and Arbitration		item		
AB	(O) Rights in Contractors' Documents		item		
	<u>Model Forms</u>				
AC	MF 1.6 - Performance Bond				
AD	MF 1.7 - Parent Company Guarantee				
AE	MF 1.10 - Appointment of Project Supervisor				

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b><u>PRELIMINARIES &amp; INSURANCES (Continued)</u></b>				
A	MF 1.13 - Rates of Pay and Conditions of Employment Certificate				
	<u>Bond</u>				
B	The Contractor shall enter into a Bond with a surety acceptable to the Employer, should the Employer so require, to guarantee the performance of the Contract. The Bond shall be for an amount equal to a percentage of the expected initial Contract Sum. Refer to Schedule Part 1 for details of the percentage required		item		
C	The Contractor shall enter into a performance Bond for (See Schedule Part 1) of the Contract with an approved insurance company for due performance of the work within the time stipulated for the Contract. The expiry date of the Bond must be a minimum of 450 days after the date of issue of the Substantial Completion Certificate. It is essential that the amount included for the Bond be shown separately in the General Summary Section. The Bond must comply with the Government Contract Committee standard Model Forms.		item		
D	The tenderer invited to provide a Bond shall legally secure the Bond within 10 working days of the date of issue by the Employer of a letter of intent. Should the tenderer fail to provide a Bond within the period stated, the tender may be passed over.		item		
E	The amount included in the tender amount for the provision of the Bond shall, in the event of the Employer deciding not to proceed with the requirement for a Bond, be credited from the tender amount in the calculation of the initial contract sum.		item		
F	The wording of the Bond shall be as per the Model Form published by the Department of Finance for use with the Public Works Contracts.		item		
G	The Bond provider must be regulated within the EU		item		
H	The Bond provider must be an authorised bonding business in accordance with the Procurement Website guidelines for authorised bonding businesses		item		
	<u>Collateral Agreements</u>				
J	See Schedule Part 1 for details of same				

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b><u>PRELIMINARIES &amp; INSURANCES (Continued)</u></b>				
	<b><u>OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE EMPLOYER</u></b>				
	<b><u>Items for convenience of pricing</u></b>				
	<u>Site visit</u>				
A	the Contractor is strongly recommended to visit the site prior to submission of his tender and to ascertain all necessary information affecting his tender particularly as regards location, access, ground formation and conditions, local conditions, the extent of existing services and the risk of damage thereto, the conditions under which the works will require to be carried out, regulations, sources of labour and material supply etc; he must take all these matters into account when tendering and no charge will be allowed in consequence of his failure to do this for the proper execution of the Contract; he is to make any appointment to visit the site by arrangement with the person identified in the Project Particulars section of this document		note		
	<u>Access to and possession or use of the site</u>				
B	access to and from the site will be via the existing housing estate		item		
C	provide for keeping the site roads and paths not properly occupied by the contractor free and safe for neighbouring houses at all times		item		
D	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		item		
E	allow for all costs associated with access to the site by the Contractor's workforce, employees, sub-contractors, suppliers etc. and others whom require access to the site; provide necessary safe routes for both pedestrian and vehicular traffic; include for all necessary adjustment and maintenance of these routes to ensure the safety of all; include all making good work to areas disturbed		item		
F	the site must not be used for any purpose other than carrying out the works		item		
G	Contractor to note Site Compound outlined on site plan; Contractor to make provisions for level surfacing for access and site facilities and storage; secure perimeter security fencing and gateway; upon completion of project removal of all items and make good to surrounding areas; complete		item		
	<u>Boundaries of Site and Limitations of Working Space</u>				
H	allow for working generally within the site boundaries except where the work necessitates working outside the curtilage of the site boundaries in connecting the services to the Local Authority or other Utility Network Service Provider or supplier		item		
J	the contractor shall include for all additional insurances, watching, lighting, barriers, hoardings, traffic management and the like where work is required to be carried out beyond the boundary of the site		item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b><u>PRELIMINARIES &amp; INSURANCES (Continued)</u></b>				
A	The Contractor is to include for all liaising and consultation with neighbours prior to any works taking place and prior to removal of existing site fencing, works to dividing party walls. Contractor to include for all remedial works and making good any neighbouring gardens affected by the works <u>Order of Work</u>		item		
B	the works are to be carried out in such a manner that the neighbouring dwellings are free from any obstructions during the entire duration of the contract; include for all costs associated with the phasing of the works generally; include for all costs associated with phasing, temporary hoarding, provision of builders compound, temporary access, existing services live etc.		item		
C	liaising with Architect, PSDP and Employer on an ongoing basis to agree, implement and maintain a safe environment for all <u>Temporary fencing, hoarding, screens, gantries, etc. for all phases of the works</u>		item		
D	provide, maintain, adapt and relocate as necessary all temporary hoarding as required to prevent unauthorized access to the works or phases of the works by neighbouring properties and the public at large; include for all adjustments and extensions to hoarding where necessary; hoarding shall be minimum of 2.4m high, of solid structure and of a continuous sheet nature (i.e. cannot see through); note the foregoing are minimum requirements and it shall remain the contractors express responsibility to ensure the safety of all persons and property affected in any way by the works		item		
E	the final location/relocation of all hoarding and Contractors respective working area shall be agreed with the Architect before erection/relocation of same		item		
F	provide and maintain all temporary fencing, fans, planked footways, guardrails, gantries and the like on or about the site (including identifiable site perimeters) as may be necessary for protecting the public, for the proper execution and phasing of the works and for meeting the requirements of any Local or other Authority, including all necessary lighting <u>Position of the Works</u>		item		
G	allow for all costs in connection with the setting out and positioning of the buildings and associated works <u>Limitations of working hours</u>		item		
H	subject to any provision to the contrary contained in the contract, none of the works should be carried out prior to 8.00am each day or during the night or Sunday without permission of the Architect save without permission of in writing of the Architect save when work is unavoidable or absolutely necessary for the saving of life or property or for the works in which case the contractor shall immediately advise the Architect; all works to be generally between 8am and 6pm Monday to Saturday		item		
J	any limitations imposed by the Local Authority or Garda Siochana must be adhered to in full		item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b><u>PRELIMINARIES &amp; INSURANCES (Continued)</u></b>				
	<u>Temporary accommodation and facilities for the use of the Employer's Representative and Clerk of Works</u>				
A	provide for a temporary office for the use of persons acting on behalf of the Employer; the office shall have a floor area of not less than 17m <sup>2</sup> of sound construction, both weatherproof and draught proof with adequate ventilation, heating, lighting, boarding floor and lockable door; furniture shall comprise of a drawing board and tee square, drawing bench with lockable drawers, chairs.; provide necessary attendance		item		
	<u>Adjacent or abutting buildings and convenience of occupants</u>				
B	allow for consulting the convenience of anybody who may be affected by the Works with regard to suitable times for carrying out works, making deliveries etc and include all necessary costs associated in complying with this requirement		item		
	<u>Services on and over the Site</u>				
C	the contractor shall make himself aware of the presence and location of existing under ground services and over ground services; he shall allow all costs associated with contacting and arranging with the network service provider to identify 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 and protecting the established route lines and markings for the necessary duration of the works or the phasing of the works as applicable; he shall take all necessary steps to avoid interference or damage to these services during the execution of 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		item		
	<u>Maintenance of existing live services</u>				
D	provide for protecting and maintaining all services on or over the site		item		
E	provide for carrying out on site and adjoining lands a survey, prior to commencement of construction work, to establish the existence of uncharted services and record same		item		
F	provide for obtaining surveys and Liaising with the service providers in relation to the diversion of existing service lines as required		item		
G	the Contractor shall take notice that the known live services set out on the Service drawings. In cases where a temporary interruption to live services is unavoidable, the Contractor shall agree any such interruption with the ER in advance, in writing, in respect of the timing and period of the disruption, and shall adhere strictly to the terms of such agreement		item		
H	include for providing all necessary work associated with any temporary re-positioning and housing of services plant and equipment such as boilers, electrical cabinets, stats, valves etc.		item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b><u>PRELIMINARIES &amp; INSURANCES (Continued)</u></b>				
A	provider for maintaining flows of all temporary diversions in drainage, watermains and service runs for the duration of the project, removing temporary facilities and reinstating disturbed ground on completion		item		
B	the Contractor shall in all events ensure that the works are programmed, supervised and carried out in a way to prevent the risk of accidental interruption to live services <u>Maintenance of specific temperature and humidity levels</u>		item		
C	provide for the maintenance of specific temperatures and humidity levels necessary for the proper installation of goods or application of finishes and to dry out the building <u>Service Providers</u>		item		
D	Contractor to include in their costs dealing with Property Button in terms of connections and any cost up until handover of project will be covered by contractor		item		
E	Contractor to include in their costs all associated co-ordination and liaison with ESB for connections etc; complete		item		
F	Contractor to include in their costs all associated co-ordination and liaison with Uisce Eireann (Irish Water) for connections etc; complete		item		
G	Contractor to include in their costs all associated co-ordination and liaison with Telecoms provider for connections etc; complete <u>Method Statement</u>		item		
H	provide and maintain a detailed Safety Method Statement for the works satisfying all current statutory requirements and legislation		item		
J	the Contractor is required to submit an initial 'Programme' and 'Method Statement' outlining his approach to the construction of the Project		note		
K	the Contractor shall include in the Method statement for a Traffic Management Plan for the duration of the works which will endeavour to cause minimum interference to the local community <u>Programme and Phasing of the Works</u>		item		
L	provide for agreeing a site organisation and management programme for the works with the local authorities before commencement of the works		item		
M	provide for all temporary site hoarding associated with phasing		item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b><u>PRELIMINARIES &amp; INSURANCES (Continued)</u></b>				
A	when requested by the E.R., the successful contractor shall prepare and provide within 7 working days, a detailed programme of work from start on site to practical completion in bar chart format. The programme shall contain details of the resources needed for each phase of the programme. It shall also take account of all holiday requirements. This programme will be frequently reviewed during the course of the Contract and the Contractor must keep it fully up to date at all times. The Contractor shall provide for issuing one copy of the programme and all revisions thereto to each firm of the Design Team		item		
B	provide and update when necessary the construction programme in bar chart format		item		
	<u>Safety Statement</u>				
C	provide for the production of an up to date Safety Statement satisfying the requirements of current legislation		item		
	<u>Bill of Quantities : Method of Measurement</u>				
D	the Bill of Quantities has been prepared in accordance with the general principles of Agreed Rules of Measurement ARM 4), as agreed between the Construction Industry Federation and The Society of Chartered Surveyors. Notwithstanding the provision of A.R.M., the drawings from which each element is measured are not listed separately with each element measured. There are amendments to ARM for compliance with the GCCC and these are included in Appendix 1.		item		
E	In the measured work all items unless otherwise specifically mentioned, are the nett measurement of the items described when finished in the works. In pricing the Contractor must make such allowances as he thinks fit to cover the necessary waste, laps etc.		item		
F	the measured work shall not be used for ordering materials. The Contractor is required to take his own measurements on Site and from the drawings for the quantities required for the ordering of materials		item		
G	Elements, (59) and (69) have been measured using ARM 4 Supplement 2; contractors should include for all costs associated with the supply and installation of all plant, equipment, fittings etc included on the Services Engineers Drawings including ducting, cables, pipes etc		item		
	<u>Bill of Quantities : Pricing</u>				
H	the contractor at the time of tendering, must furnish the Bill of Quantities fully priced in ink in the currency of the European Monetary Union - the Euro (EUR).		item		
J	unpriced items shall be deemed to be included in priced items in the Bill of Quantities		item		
K	lump sum adjustment - if the Contractor makes a lump sum adjustment in the summary of his tenders this adjustment will be dealt with strictly in accordance with Clause 15.2.2 "Assessment of Tenderers" published in the Liaison Committee Practice Notes 2006		item		
	<u>Bill of Quantities : Quantities</u>				

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b><u>PRELIMINARIES &amp; INSURANCES (Continued)</u></b>				
A	quantities are rounded to the nearest whole unit except where this procedure would cause an entire item to be eliminated. In this instance such an item is given as a whole unit where the unit of billing is the metre and as one hundredth of a unit where the unit is a tonne <u>Bill of Quantities : not a "Design Document"</u>		item		
B	this document is not a "Design Document" within the meaning and intent of the Safety, Health and Welfare at Work (Construction) Regulations 2013 and does not purport to instruct the Contractor as to the manner and methods to be employed in the construction of this project. This information is to be ascertained from Design Drawings and Specification. <u>Dimensions</u>		note		
C	figured dimensions are to be followed in preference to dimensions scaled from the drawings (if any discrepancies are apparent clarification from the E.R. is required). Whenever possible dimensions are to be taken on the Site or from the building. Before any work is commenced by domestic sub-contractors dimensions must be checked on the Site and / or building and agreed with the Contractor, irrespective of the comparable dimensions shown on the Drawings. The Contractor will be responsible for the accuracy of all dimensions <b>GENERAL OBLIGATIONS</b> <u>Protection of Adjoining Property</u>		item		
D	The Contractor shall provide everything that may be necessary for the protection and safety of the adjoining properties while carrying out the works. Particular attention will be required to existing adjoining buildings, walls and fences, trees etc during the course of the work.		item		
E	The Contractor shall be held solely responsible for the safety of the adjoining buildings and the safety of all temporary work and after removal make good all work disturbed. The Contractor will be required to liaise with representatives of adjoining properties in conjunction with the Employers Representative to ensure that the impact on the adjoining buildings and occupants is kept to a minimum at all times.		item		
F	Protection of existing retained Trees to be in accordance with the Landscape Architects details <u>Dilapidation Survey</u>		item		
G	The Contractor will be required to prepare a dilapidation survey of the existing retained buildings/walls/public spaces/adjacent structures bounded and affected by the proposed works. This survey which will include copies of photographs etc. will be to the satisfaction of the clients, design team and will be copied to all relevant parties for record purposes. <u>Protection of all new works during the project</u>		item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b><u>PRELIMINARIES &amp; INSURANCES (Continued)</u></b>				
A	The Contractor's attention is drawn to the necessity to provide adequate protection to all new works, all new glazing, plastering, all new ceilings, new concrete finished floors, tiled floors and walls, painted walls and ceilings, mechanical and electrical plant, equipment, fixtures and fittings, paving to entrance areas, joinery internally and externally, drainage pipework and gullies etc. <b>General Conditions</b> <u>Local labour</u>		item		
B	persons engaged upon the works should insofar as practicable and without affecting the efficiency of the Work be recruited from the local FAS Office to the extent that the total labour requirement of the Contract exceeds the Contractor's core work force <u>Trade Union Membership, Pension Schemes</u>		item		
C	all workers employed by the Contractor and his sub-contractors shall be members of a recognised Trade union		item		
D	it be a condition for the award of this Contract that the lowest acceptable tenderer 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 <u>Tax Clearance Certificates</u>		item		
E	it will be a condition for the award of this Contract that the most economically advantageous tenderer must be able to produce promptly on request a tax clearance certificate and a C2 certificate (in the case of a non-resident a statement from the Revenue Commissioners will be required) <u>Expense and Acceptance of Tender</u>		item		
F	the Employer does not bind himself to accept the lowest or any tender and no Contractor will be re-numerated for any trouble or expense incurred in preparing his tender. Acceptance of a tender is subject to the sanction of the Employer		item		
G	(a) The Employer does not bind himself to accept the lowest or any tender and no Contractor will be remunerated for any trouble or expense incurred in making up his tender.		item		
H	(b) No tenderer will be remunerated for any trouble or expenses incurred in the preparation of this tender.		item		
J	(c) The Employers reserve the right to open all or any of the Tenders & Bill of Quantities <u>Certificate of Standard and Workmanship</u>		item		
K	allow for complying with the requirements as follows:				
L	all materials and goods are to be the best quality and if applicable they must comply with the latest Irish Standard (IS), British Standard (BS), German Standard (DIN) or Code of Practice (CP); where possible Irish materials must be used		item		
M	all works, materials and workmanship required under this Contract shall be in compliance with the requirements of the Specifications and the Standards referred to therein		item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b><u>PRELIMINARIES &amp; INSURANCES (Continued)</u></b>				
A	products / materials shall either be certified as complying with the latest relevant Irish Standard Specifications and shall bear the Irish Standard mark or shall be certified to a national standard of another member state of the European Union which provides an equivalent guarantee of safety and suitability - certification to be by the National Standard Authority of Ireland		item		
B	workmanship shall comply with the latest Irish or British Codes of Practice for the work involved <u>Safety, Health, and Welfare at Work (Construction) Regulations, 2013 (SHW Regs)</u>		item		
C	refer to the Project Particulars section of this Pricing Schedule which fully details Health & Safety requirements and conditions		note		
D	include for complying with the Health, Safety and Welfare at Work Acts and Regulations current at the date of tender		item		
E	the term temporary works shall mean all temporary works of every kind required for the construction and completion of the works; it shall include temporary works to support and ensure the stability of the partially completed permanent works and of adjoining structures and lands, as well as such matters as trench shoring, scaffolding, propping, working platforms, gangways, access stairs and landings.		note		
F	the Contractor shall be responsible for the design of Temporary Works and the E.R. / Consultant Engineer shall be responsible for the design of the Permanent Works.		note		
G	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 the Regulations.		item		
H	refer to PSDP documentation for and adhere to all requirements as set out within these documents		item		
J	include for procuring and ensuring that the insurance cover required to be obtained and maintained by the contractor, pursuant to Clause 3 of the main contract, shall provide indemnity in respect of any claim for bodily injury or property damage which the contractor may incur by reason of the performance of the functions and duties of the Project Supervisor for the Construction Stage of the project		item		
K	include for preparation and submission of 3 no. copies of the Safety and Health File to the Employer (included in general summary)		note		
L	include for providing assistance to the appropriate member of the design team and to relevant sub-contractors in preparing "As Built" drawings for inclusion in the Safety File both hard and soft copies		item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b><u>PRELIMINARIES &amp; INSURANCES (Continued)</u></b>				
A	include for work beyond that already drawn or specified which is required to allow the Contractor to complete the Works in compliance with the regulations ( included in general summary)		note		
B	the Contractor will take all precautions necessary and as recommended by the Health and Safety authorities to contain any likely spread of Aspargillas during the construction work		item		
	<u>Proprietary Names, Manufacturer Names and Type</u>				
C	in any case where trade names, manufacturers reference type or marks are used in the tender documents they are deemed in every case (whether specifically mentioned or not) to be accompanied by the words "or equivalent"		item		
D	the term "or equivalent" shall mean that any alternative item proposed is at least equal in performance, quality and workmanship to the specified item. If the Contractor proposes to use an alternative item, the Architect must give his approval to this item and if the Architects approval is not obtained, the Contractor must supply the item originally specified		item		
	<u>Site Safety</u>				
E	the Contractor shall comply in all aspects with the Safety, Health and Welfare at Work (Construction) Regulations 2013; the contractor shall provide for all costs as a subsequence of complying with the Safety, Health and Welfare at Work (Construction) Regulations and Acts current at the date of tender		item		
F	the Contractor shall provide, prior to commencement of the Works (and any costs associated therewith) as follows :				
G	a copy of Form of Notice (Form CR1) to be served on the Minister of Labour in pursuance of Regulations 5 and 12		item		
H	company Safety Statement		item		
J	names of Contractor's staff responsible for all on-site and off-site safety personnel, health and welfare personnel, inspectors, certifiers and for first aid		item		
K	site layout plan showing facilities (offices, canteen, drying room, toilets, washroom), material storage, temporary parking, crange positions, security fencing (including type) etc		item		
L	the Contractor shall include for enforcing and ensuring that all sub-contractors and suppliers comply with the Regulations and the requirements of the Project Supervisor (Construction Stage)		item		
M	the Contractor shall include for enforcing and ensuring that all domestic sub-contractors and suppliers comply with the operation of requirements of Safe Pass Scheme and Construction Skills Certificate Schemes		item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b><u>PRELIMINARIES &amp; INSURANCES (Continued)</u></b>				
A	Contractor shall include for enforcing and ensuring they are compliant and that all domestic sub-contractors and suppliers are compliant with Regulations and requirements in regard to safety signs, signals and for tests and certificates on contractors, sub-contractors and all hired plant and equipment		item		
B	Contractor shall include for providing, enforcing and ensuring use of Personal Protective Clothing and Personal Protective Equipment for his employees and others that may require access to site and that they are compliant with Regulations and also that all domestic sub-contractors and suppliers are compliant with Regulations in regard to use of Personal Protective Clothing and Personal Protective Equipment and to provide Personal Protective Clothing and Equipment to any personnel that may require them so as to ensure their health and safety on site and during progress of work		item		
C	Contractor shall include for provision and maintenance of emergency routes, plans and exits; provide for designated trained personnel responsible for emergency procedures on site and at all times work is being carried out on site		item		
D	Contractor shall include for provision of all necessary fire detection and fire fighting systems on or about site and to ensure that they are checked and maintained at all times work is being carried out on site		item		
E	Contractor shall include for provision of all necessary energy distribution systems on or about site and to ensure that they are checked and maintained at all times work is being carried out on site		item		
F	contractor is to include in his tender for complying with all restrictions and obligations imposed upon him in Preliminary Health and Safety Plan prepared by PSDP and issued as part of Tender Documentation		item		
G	Contractor to determine safe method of demolition and to alert the architect of any temporary works design required; Contractor to allow for all temporary works and design to be signed off by Engineer		item		
H	Contractor to notify Health & Safety Authority of commencement of works		item		
J	All works to be in compliance with the Safety, Health & Welfare at Work Acts & (Construction) Regulations		item		
K	Successful contractor to be appointed Health & Safety Project Supervisor for the construction phase on foot of approval of their competency		item		
L	Contractor to note Preliminary Health & Safety Plan and provide Site Specific Health & Safety Plan <u>Building Control (Amendment) Regulations S.I. 9 of 2014 and S.I. 105 of 2014</u>		item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b><u>PRELIMINARIES &amp; INSURANCES (Continued)</u></b>				
A	Roscommon County Council shall act as Assigned Certifier. It shall be a term of contract that Main Contractor shall appoint a person from within its own team to act as designated person with responsibility for management, collating and maintaining of quality assurance and quality control documentation and Contractor's and Sub-Contractor's design documentation and Contractor's completion documentation, Ancillary Certificates, etc., arising by operation of Building Regulations to include S.I. 9 and S.I. 105 of 2014. This person will be required to liaise closely with Assigned Certifier and others on a best endeavors basis to attain objectives of Building Regulations. for avoidance of doubt any requirements of Contractor arising under S.I. 9 of 2014 are deemed to be included in contract sum.		item		
B	Inspection Schedule; Standard Local Authority Clerk of Works inspection regime will be progressed during the works. The Contractor is to include all associated costs regarding the co-ordination of all inspection visits <u>Use or Disposal of any material found on site</u>		item		
C	no sand, ballast, gravel, coal or other useful material which may be found in the Works shall be removed from the site, nor shall it become the property of the Contractor, nor be used in the Works except upon the express instructions of the ER, in which case the quantity used, if any, shall be measured and valued by the Quantity Surveyor, and such value deducted from the Contract Sum. <u>Historical finds</u>		item		
D	the ER 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 ER <b><u>GENERAL FACILITIES AND OBLIGATIONS</u></b> <b>General Facilities And Obligations</b> <u>Setting out</u>		item		
E	the Contractor shall provide all labour, instruments, tapes, chains, pegs, dumpy levels, theodolite, laser levels, metric staff etc necessary and shall set out the works to the approval of the E.R.		item		
F	the Contractor shall establish a bench mark on site for the duration of the Contract. The bench mark shall be related to the Ordnance Datum. The permitted deviation in level between the master bench mark and the Ordnance Datum shall be +/- . The location of the bench mark shall be agreed with the Engineer <u>Specifications</u>		item		
G	the contractor must include for any work and the carrying out of any duties as set out within the Civil and Structural, Mechanical, Electrical and Architectural Specifications. <u>Supervision and co-ordination of the works</u>		item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b><u>PRELIMINARIES &amp; INSURANCES (Continued)</u></b>				
A	provide sufficient and competent staff for all on and off site supervision and co-ordination for the proper execution of the works		item		
B	the Contractor shall provide a competent Site Agent who shall be constantly present during the works, with power to act in the Contractors absence and for all purposes as his general agent		item		
C	the Contractor shall provide a mechanical and electrical services co-coordinator on site prior to commencing on site until practical completion of the works. The co-coordinator shall be experienced in all aspects of mechanical and electrical services and shall be responsible for liaising with the services installation contractors, agreeing and co-ordinating builder's work requirements, co-ordination of services installations, preparation of information schedules in connection with the services installation contractors, agreeing programmes and organising the commissioning and testing of the installations <u>Plant, tools and vehicles</u>		item		
D	provide all plant, tools, vehicles, moulds, profiles and other apparatus for the use of domestic trades for the proper execution of the works, including all costs in respect of bringing to site, maintaining on site and removing on completion <u>Scaffolding</u>		item		
E	allow and include all costs in respect of bringing to site, erecting, all necessary ongoing adjustments and removing on completion all general scaffolding and other apparatus for the use of all trades for the proper execution of the works, include for ensuring all test and certificates in respect of the scaffolding or equipment are issued and held on site by the necessary Contractors agent <u>Craneage</u>		item		
F	provide all craneage for the use of contractors for proper execution of the works, including all costs in respect of bringing to site, maintaining on site and removing on completion <u>Materials</u>		item		
G	provide a secure materials lock up and secure compound area within the curtilage of the site. This compound is to be adequately protected from trespass, unauthorised entry, damage and theft. Provide necessary watching and lighting for the security, access and movement within the compound area.		item		
H	materials are to be stored in a tidy manner. Separate different materials and protect them from dirt, physical damage, reaction with other materials, marking, staining, micro-organisms, mildew, fungus, vermin etc. Do not store materials in ways which may cause damage to the Works or to the materials or endanger the safety of people or property		item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b><u>PRELIMINARIES &amp; INSURANCES (Continued)</u></b>				
A	provide all necessary equipment and protection to enable the handling and storage of materials in accordance with the manufacturers recommendations. Do not use materials which have been stored for a period in excess of the manufacturers recommended shelf life <u>Site administration and security</u>		item		
B	provide for all on and off site management		item		
C	provide all watching, protective lighting, barriers, fencing and everything else necessary to safeguard the works (including materials and plant) against damage and theft		item		
D	the Contractor, or a responsible official from his organisation shall attend progress meetings which will be held at agreed intervals. The Contractor or his agent shall inform all suppliers and sub-contractors as are necessary that their attendance at progress meetings shall be required. <u>Existing Levels</u>		item		
E	the Contractor shall signify in writing his agreement to the correctness of the existing ground levels, as indicated on the drawings, before commencement of the works and before the existing ground levels are disturbed.		item		
F	if the Contractor is of the opinion that the existing ground levels vary from those shown on the drawings he shall immediately seek instructions and clarification from the ER. Failure by the Contractor to comply with this requirement will be taken to indicate there is no divergence between the existing levels and those shown on the drawings. Unilaterally prepared records will not be accepted after the completion of excavation works concerned.		item		
G	unilaterally prepared records will not be accepted after the completion of excavation works concerned <u>Transport for work people</u>		item		
H	provide for transporting all workmen and site personnel to site <u>Temporary works generally</u>		item		
J	provide, maintain, adapt, remove and make good after removal all necessary temporary works and temporary services <u>Protecting the works from inclement weather</u>		item		
K	provide for covering and protecting the works and materials as necessary against inclement weather and for making good any damage occasioned thereby <u>Temporary Protection of internal finishes</u>		item		
L	provide for temporary protection of all internal finishes <u>Water for the works</u>		item		
M	provide clean water for the works and pay all fees and charges in connection therewith <u>Lighting and power for the works</u>		item		
N	provide all necessary temporary lighting and electric power required for the works and pay all fees and charges in connection therewith		item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b><u>PRELIMINARIES &amp; INSURANCES (Continued)</u></b>				
	<u>Temporary roads, hard standings, crossings, etc.</u>				
A	provide and maintain temporary roads, hard standings and crossings, complete with adequate temporary drainage, on and adjacent to the site as necessary for the execution of the works and reinstate areas disturbed on completion to the satisfaction of the Employers Representative		item		
	<u>Temporary accommodation for use of the Contractor</u>				
B	provide suitable temporary sheds, offices, mess rooms, sanitary accommodation and other buildings required		item		
C	provide suitable dedicated room for first aid, including necessary equipment and fittings as required		item		
D	Hereunder is set out the Joint Industrial Council for the Construction Industry guidelines on site conditions:				
E	toilet facilities. There shall be provided at least one sanitary convenience for every 20 workers on site. Each convenience shall be connected with an effective flushing system and shall be situated in an enclosed structure which conforms to paragraph 4 of the J.I.C. Each sanitary convenience shall be sufficiently ventilated and so positioned as to secure privacy and fitted with a door fastening on the inside		item		
F	washing facilities. There shall be provided in each toilet (which conforms with the provision of paragraph 4 of the J.I.C.) one wash hand basin for every 20 workers on site. Each wash hand basin shall be permanently secured to the wall of the structure in which it is situated and shall be permanently connected with a water supply of hot and cold water. There shall also be provided an adequate supply of soap and towels or other suitable materials for cleaning and drying.		item		
G	drying room. A separate facility shall be provided for the storage of clothing when not in use, having adequate facilities for drying such clothing when wet. The area of drying room space provided shall not be less than 2 square feet for each worker on site and the drying room shall be adequately heated and ventilated.		item		
H	canteen. A canteen or a number of canteens shall be provided which can comfortably accommodate the entire workforce on site. In no case shall the total floor area of canteen space available to the workforce be less than ten square feet for every worker on site. The canteen facilities shall allow adequate means of escape in the event of fire for the number of people accommodated therein. It shall have sufficient number of windows so as to provide adequate supply of daylight, and shall have adequate heating and ventilation. Effective fluorescent lighting which can be switched on from the inside shall also be fitted. It shall also be fitted with sufficient number of tables and chairs having regard to the number of workers on site.		item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b><u>PRELIMINARIES &amp; INSURANCES (Continued)</u></b>				
A	design and construction of toilet, wash room, drying room and canteen. Every toilet, wash room and drying room shall be properly constructed of sound and suitable materials so as to exclude draughts and the seepage of rain and dampness to the buildings. The floor level of every such structure shall be as to prevent the inflow of water. The inside walls and floors of every such structure shall be constructed of, or finished in a smooth (non slip as required) impervious material and shall be so designed as to facilitate thorough and effective cleaning and maintenance of the structure in a clean and hygienic condition. <u>Use of existing utility supplies</u>		item		
B	the Contractor is permitted to use existing utility services incl. water subject to each utility service being metered individually with metering system to ER's approval <u>Temporary telephone, email and fax for the use of the Contractor</u>		item		
C	provide for the installation of a direct telephone line, fax and broadband and pay all fees and charges in connection therewith		item		
D	facilities provided on site by the contractor should include for appropriate hardware and software to receive and print minimum A3 size drawings from the design team in both 'pdf' and 'CAD' format <u>Personal Protective Equipment for use by Employer and Design Team</u>		item		
E	site equipment of high visibility jackets, helmets and any other equipment deemed required under contractors health and safety proposals, equipment for 10 No. people to be provided. <u>Traffic regulations</u>		item		
F	provide for complying with all traffic regulations affecting the works <u>Commencement Notice</u>		item		
G	provide for completing and submitting to the Local Authority the commencement notice not less than 14 days and not more than 21 days before commencement on site, following consultation with the Employers Representative <u>Measurement Notice</u>		item		
H	give sufficient notice to the Employers Representative before covering up work that may require measurement <u>Completion Notice</u>		item		
J	give at least four weeks notice to the Employers Representative of substantial completion of the whole or phased sections of the works if applicable <u>Disbursements arising from the employment of work people</u>		item		
K	provide for all labour insurance and other costs arising from the employment of work people <u>Maintenance of roads, etc.</u>		item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b><u>PRELIMINARIES &amp; INSURANCES (Continued)</u></b>				
A	provide for maintaining and making good damage, if any, to roads, paths services and other property, public or private, caused by or attributable in any way to the execution of the works and for indemnifying the Employer against loss, damage, claim or proceedings by any Local Authority, statutory undertaking, or others		item		
B	allow for washing down all plant, trucks, equipment, machinery etc. prior to exiting the confines of the site to ensure no dust, excavated material, construction materials etc. are deposited on the public roadway outside the site		item		
C	allow for daily sweeping, washing down and cleaning of all public roadways effected in any way by the works		item		
	<u>Waste management</u>				
D	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 ER		item		
E	works to be progressed in a manner that will minimise waste production. All waste sent off site for recovery or disposal shall only conveyed by an authorised waste contractor to an authorised disposal site		item		
F	provide for preparing a Waste Management Plan prior to commencement which shall include for the segregation of all wastes into recyclable, biodegradable and residual wastes. The Plan shall also detail the types of waste, quantities involved, the authorised waste contractors and authorised disposal site proposed for this contract		item		
	<u>Drying the works</u>				
G	provide and maintain the necessary equipment, fuel and attendance for drying and controlling the humidity of the works		item		
H	the contractor will be responsible for ensuring that the concrete floor slabs are sufficiently dry and at the correct moisture content to allow the laying of floor finishes throughout the buildings; the contractor shall be deemed to have included all necessary equipment and plant to ensure that the floor finishes are installed in the right conditions within the contract period		item		
	<u>Work beyond the boundary of the site</u>				
J	provide, where work is described as being beyond the boundary of the site or in the public highway, for adequate watching and lighting, traffic signaling, temporary barricades, walking platforms and warning notices sufficient to ensure the safety of all persons, and removing same on completion, giving notice to the Local Authority, paying their fees and charges and carrying out the work to their satisfaction		item		
K	provide also for maintaining in working order all services, conduiting, telephone cables etc. and for making good any damage occasioned thereto by reason of these works to the satisfaction of the Authority concerned		item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b><u>PRELIMINARIES &amp; INSURANCES (Continued)</u></b>				
	<u>Contractors use of permanent heating system</u>				
A	on completion the E.R. may allow the Contractor to arrange with the heating contractor for use of the system to dry out and control humidity; the Main Contractor shall meet all costs (including fuel) and maintain, repair and make good damage, disturbance and wear and tear caused by its use to the E.R.'s satisfaction; use of the system does not affect or diminish the Contractors obligation to maintain suitable temperature and humidity		item		
	<u>Temporary fencing, hoarding, screens, gantries, etc.</u>				
B	provide and maintain all temporary fencing, hoardings, fans, planked footways, guardrails, gantries and the like on or about the site (including identifiable site perimeters) as may be necessary for protecting the public, for the proper execution of the works and for meeting the requirements of any Local or other Authority, including all necessary lighting		item		
	<u>Control of noise, pollution and all other statutory obligations</u>				
C	provide and maintain all temporary guardrails and the like to floor, stair and roof edge protection on or about the site as may be necessary for protecting the personnel about the site, for the proper execution of the works, including all necessary safety nets and lighting		item		
	<u>Control of noise, pollution and all other statutory obligations</u>				
D	provide for all precautions in keeping dust to a minimal acceptable level and ensuring dust generated on site is prevented from traveling to areas outside the site		item		
	<u>Protection of the works</u>				
E	provide for taking all precautions necessary to prevent nuisance from noise, smoke, rubbish, water or any other cause		item		
	<u>Project Board; Work Beyond the Site Boundary</u>				
F	allow for protecting all the work in bringing the works to completion		item		
	<u>Project Board; Work Beyond the Site Boundary</u>				
G	provide for the erection of a project board incorporating the name of the Employer, the Project, the Design Team Consultants and the Main Contractor only (no sub-contract signage is permitted); include for erecting the project board within the first week; project board to be located at selected location near entrance to site off public road; include for all necessary fixtures, fittings, maintenance during the project and for removal upon completion (Board Size approximately. 2 x 4m painted to selected colour full oil paint system)		item		
	<u>Defects Period</u>				
H	provide for maintaining the works for 12 months after the issue of the Certificate of Substantial Completion in accordance with the Conditions of Contract		item		
	<u>Works after substantial completion</u>				

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b><u>PRELIMINARIES &amp; INSURANCES (Continued)</u></b>				
A	any works to be carried out after substantial will only be done with the prior consent of the employer; the contractor will comply with all security and general 'house keeping' arrangements required by the employer <u>Commissioning, Records and Schedules</u>		item		
B	provide for all costs in complying with the Conditions of Contract		item		
C	provide for all costs associated with the provision of record drawings detailing location and depths of all site service ducts including Foul Water, Surface Water, ESB, Site Lighting Telecom, Oil, Gas etc. All drawings should be provided to the client in Hard and Soft Copy format. <u>Commissioning, Records and Schedules</u>		item		
D	provide for all costs in complying with the Conditions of Contract		item		
E	provide for all costs associated with the provision of record drawings detailing location and depths of all site service ducts. Hard and soft copies of these site services are to be provided. <u>Progress Photographs</u>		item		
F	provide progress photographs of the Works taken from locations on or about the site as directed. Take 3 photos of each room and 20 of the building works generally at one month intervals; take 20 photographs at one month intervals for external works. Provide 2 prints of each photograph for the ER, one conventional and one digital. (Permission to be sought from the Employer prior to doing so) <u>Record Drawings</u>		item		
G	the Contractor shall make accurate records of those part of the works which will become hidden by the further progress of the works as may be directed by the ER and such records shall be checked and verified by the ER while the Work is open for inspection. Such records shall be entered by the Contractor on prints of drawings which will be made available to him free of charge for this purpose and amplified by him with supplementary dimensioned sketches and such records shall be completed and certified as aforesaid and handed to the ER as soon as practicable		item		
H	allow for assisting and making accurate records of the works as constructed for the relevant members of the design team to record and incorporate on their drawings and specifications for inclusion in the safety file <b>Tests</b> <u>Concrete tests</u>		item		
J	making concrete cubes for testing	50	nr		
K	test concrete cubes (to be carried out by an approved authority) and circulate the test results to the Engineer <u>Intumescent Paint</u>	50	nr		
L	provide for testing intumescent paint as specified including 2 visits by independent experts		item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b><u>PRELIMINARIES &amp; INSURANCES (Continued)</u></b>				
	<u>Samples</u>				
A	contractor to include for providing samples of all materials, proposed works, finishes and fittings as measured in this document before installation. The time table for production of samples is to be in accordance with the ER's wishes, but generally 4 weeks prior to incorporation into the works. Sizes of sample panels etc should be a minimum of 1.00 Sq.m. where applicable		item		
B	notwithstanding the contractors general obligations to provide samples, the following samples will be specifically required - all exposed finishes, all repaired finishes, ironmongery; sanitary ware; taps for sinks; light fittings; joinery; doors; fitted furniture; blinds, non-slip flooring; signage; handrails and balustrades, paving slabs; external windows and doors, brickwork, blockwork, tarmac, and aco slot drains.		item		
	<u>Road Opening Licenses</u>				
C	The Contractor is to include for all Road Opening Licenses required for the works on the public footpath and roadway, including all associated administration costs and completions of same		item		
	<u>Final Clean for Handover</u>				
D	Contractor to include for full clean and fogging of each dwelling upon completion	15	nr		
	<u>Airtightness Tests</u>				
E	Contractor is to include for carrying out an air tightness test on each house. Required result is air permeability rate (Q50) of not greater than 4 cubic metres per hour per square metre of exposed envelope area, to allow an entry into the DEAP software for adjusted result of air permeability test in AC/H adj of not greater than 0.2.	15	nr		
	<u>Building Energy Rating (BER) Certificate</u>				
F	Contractor is to provide certificates to each house; to confirm u-values of materials used to M&E Engineers to provide BER certificate on completion of construction - minimum acceptable BER rating is A2.	15	nr		
	<b><u>MEASUREMENT NOTES</u></b>				
	<b>Generally</b>				
	<u>Information</u>				
G	For a detailed description of materials and workmanship, contractors are to refer to the E.R's and Engineers specification documents		note		
H	All works are measured from the relevant E.R.'s Drawings and Specification together with Engineers Drawings and Specification. Contractor to refer to these for full details of specification. Should contractor identify any discrepancies between Pricing Schedule description and relevant Drawings or Specification he should seek clarity from Architect immediately		note		
	<u>Site/Buildings Visit</u>				

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b><u>PRELIMINARIES &amp; INSURANCES (Continued)</u></b>				
A	The Contractor is required to visit the site and ascertain the nature of work involved in this section. No charge for extra labour, plant or material will be allowed in consequence of the Contractors failure to do this		note		
B	The Contractor is required to make himself aware of the presence and location of all services remaining in and around the existing buildings and shall take all necessary precautions to avoid interference or damage to these services during the execution of the works. The Contractor shall make due allowance in his rates for working in and around and maintaining live these services as necessary. Any damage caused shall be made good at the Contractors own expense		note		
	<u>Demolitions &amp; Alterations</u>				
C	Prices for demolitions and alterations shall include for getting out, basketing out if necessary, filling onto lorries, removing from site and disposal by Contractor including payment of any fees		note		
D	The Contractor must provide any requisite shoring, needling and strutting or other supports to walls, floors, roofs etc. necessary for the full protection of the existing buildings remaining		note		
E	Notwithstanding that this Bill of Quantities is measured in accordance with the Agreed Rules of Measurement (ARM4), certain works are structured in a manner that best describe the quality and quantity of works to be carried out to the existing building		note		
F	The Contractor is to include for all liaising with Neighbours prior to any works commencing; in particular works to shared boundary and party walls; the contractor is to include for all remedial works and making good to all party walls, roofs, gardens where works are required complete		note		
	<u>Disposal of Material</u>				
G	All materials as described to be 'disposed' are to be disposed offsite in strict accordance with the local authority regulations; including for all tipping charges if applicable		note		
	<b><u>(07) INSURANCES</u></b>				
	<b>Generally</b>				
	<u>Provide for the following</u>				
H	take out and maintain Public Liability and Employers Liability Insurance against injury to persons and property as required by the Conditions of Contract		item		
J	take out and maintain All Risks Insurances in the joint names of the Employer and Contractor for the full value of the works and ancillary items as required by the Conditions of Contract		item		
	<u>Provide for all costs in respect of all work people for</u>				
K	insurance under Workmen's Compensation, Employer's Liability, Pay Related Social Insurance, Unemployment, Widows and Orphans Pensions and Fatal Accidents Acts and other Statutory Acts in force affecting the works at the date of tender		item		
L	pensions		item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b><u>PRELIMINARIES &amp; INSURANCES (Continued)</u></b>				
A	annual and public holidays		item		
B	industrial training levies		item		
C	traveling time, expenses, fares and transport		item		
D	payment of clerical work (including bereavement leave and check off)		item		
E	guaranteed time		item		
F	redundancy and sick pay scheme		item		
G	pay related benefit scheme		item		
H	non-productive time and other expenses in connection with overtime		item		
J	incentive and bonus payments		item		
K	registering with the Department of Social Welfare within one month of engagement, all employees whose employment commences on or after 1st January, 1989 or Sub-Contractors whose engagement commences after 1st January, 1990; provide also for notifying all Sub-Contractors that they are legally bound to notify the Department of Social Welfare of any person engaged to perform any service either with him or on his behalf whether under a contract or any other arrangement made or to be made by him		item		
	<b><u>COVID-19 COMPLIANCE</u></b>				
	<u>It is the responsibility of the Contractor to provide all necessary resources and allowances to comply with all current Covid-19 compliance. This includes, but not limited to, complying with the 'The Return to Work Safely Protocol' by the Irish Government and the 'Construction Sector C-19 Pandemic Standard Operating Procedures' by the CIF. The following requirements are deemed to be included in their tender price, compliance with the Protocol:</u>		item		
L	1) Site infrastructure and welfare facilities such as toilets; canteens; isolation spaces; access, egress and circulation routes must meet the standards set out in the Protocol.		item		
M	2) Cleaning to the standard required in the Protocol.		item		
N	3) Covid-19 supervisor role(s) as necessary to meet the requirements of the Protocol.		item		
P	4) Covid-19 PPE where necessary to meet the requirements of the Protocol.		item		
Q	5) Social distancing to meet the requirements of the Protocol.		item		
	<b><u>GENERALLY</u></b>				
R	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b><u>PRELIMINARIES &amp; INSURANCES (Continued)</u></b>				
<b>COLLECTION</b>				
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Page 1/10:				0
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Page 1/17:				0
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Page 1/19:				0
Page 1/20:				0
Page 1/21:				0
Page 1/22:				0
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<b>PRELIMINARIES &amp; INSURANCES</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

**SECTION 2.1:** HOUSE TYPE 1 - 3 BED SEMI DETACHED  
(UNITS 62-67)

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(--) DEMOLITIONS &amp; ALTERATIONS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
C	3. The Contractor is deemed to have visited the site to ascertain the nature and extent of the work		note		
D	4. All Items of demolition are deemed to include removal off site of all arising materials, unless otherwise stated		note		
	<b><u>DEMOLITIONS AND ALTERATIONS: Demolitions</u></b>				
	<b>Demolition of external blockwork wall at bay window; complete; down to existing foundation level; in preparation for new blockwork wall (measured elsewhere); including blockwork, insulation; wall ties and the like; all existing surfaces to be made good and removal, disposal of any debris off site and any temporary weathering required for protection of existing building whilst works are being carried out; temporary propping to be provided to roof structure and existing floor slab exposed; allowing working space and making good floor slab upon completion; all in accordance with TA Group's drawings and specifications</b>				
	<u>Demolishing parts of structures</u>				
E	Demolition of external wall; 350mm thick; approx 7300mm high down to existing foundation level	32	m2		
	<b>Demolition of internal blockwork wall; complete; in preparation for new blockwork wall (measured elsewhere); all existing surfaces to be made good and removal, disposal of any debris off site; temporary propping to be provided if required; all in accordance with TA Group's drawings and specifications</b>				
	<u>Demolishing parts of structures</u>				
F	Demolition of internal blockwork walls; 100mm thick; approx 2450mm high	13	m2		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(--) DEMOLITIONS &amp; ALTERATIONS (Continued)</b>				
	<b>Demolition of internal timber studwork wall; complete; in preparation for new studwork wall (measured elsewhere); all existing surfaces to be made good and removal, disposal of any debris off site; temporary propping to be provided if required; all in accordance with TA Group's drawings and specifications</b>				
	<u>Demolishing parts of structures</u>				
A	Demolition of internal walls; 100mm thick; approx 2450mm high	42	m2		
	<b>Removal of chimney blockwork down to below roof level; all existing surfaces to be made good and removal, disposal of any debris off site; chimney ope to be blocked off at top; all in accordance with TA Group's drawings and specifications</b>				
	<u>Demolishing parts of structures</u>				
B	Removal of Chimney	1	item		
	<b>DEMOLITIONS AND ALTERATIONS: Alterations</b>				
	<b>Cutting expansion joint at front, rear and side gable walls to install Helifix bar at 450 vertical centres at each side of the expansion joint; including all associated cutting, helifix bars and all accessories; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Cutting</u>				
C	Helifix (or Equal and approved) bar; each side of expansion joints	13	m		
	<b>Forming opening in existing internal blockwork wall; complete; in preparation for new internal door to be fitted (measured elsewhere); all existing surfaces to be made good and removal, disposal of any debris off site and any temporary propping required whilst works are being carried out; all in accordance with TA Group's drawings and specifications</b>				
	<u>Cutting</u>				
D	Openings in existing structures; walls; forming opening of approx 1600mm wide x 2100mm high	1	nr		
E	extra; forming opening above door ope for new steel beam; 2030mm wide	1	nr		
	<b>Forming opening in existing flooring; complete in preparation for the preparation of a new staircase to be fitted (elsewhere measured); all existing surfaces to be made good and removal, disposal of any debris off site and any temporary propping required whilst works are being carried out; all in accordance with TA Group and Roscommon County Councils drawings and specifications</b>				
	<u>Cutting</u>				
F	Openings in existing structures; floors; forming opening of approx 250mm wide x 1100mm wide	2	nr		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(-- ) DEMOLITIONS &amp; ALTERATIONS (Continued)</b>				
	<b>Forming temporary opening in existing concrete floor; complete in preparation for the preparation of new pipework for Mechanical &amp; Electrical installations (elsewhere measured); contractor is to saw cut the concrete slab and insulation layer; include for re-installation of new insulation and concrete floors on completion of works; floors to be made good after chasing for pipework with sand/cement fill and finished with Larsen (or equal and approved) SLC100 Self Leveling Flooring Compound; leave areas ready for new floor finishes (by client); all existing surfaces to be made good and removal, disposal of any debris off site; all in accordance with TA Group and Roscommon County Councils drawings and specifications</b>				
	<u>Cutting</u>				
A	Forming new opening in ground floor; approx 50mm wide	25	m		
B	extra over for reinstatement as outlined above	25	m		
	<b>Removal of existing External Rainwater Goods; including associated first fixings, second fixings etc; complete in preparation for new rainwater goods (elsewhere measured); all existing surfaces to be made good and removal, disposal of any debris off site and any temporary propping and support required whilst works are being carried out; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
C	existing gutters	13	m		
D	existing downpipes	21	m		
E	existing SVP's	8	m		
	<b>Removal of existing Fascia &amp; Soffit; including associated first fixings, second fixings etc; complete in preparation for new (measured elsewhere); all existing surfaces to be made good and removal, disposal of any debris off site and any temporary propping and support required whilst works are being carried out; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
F	existing fascia	14	m		
G	existing verge	17	m		
H	existing soffit	31	m		
	<b>Removal of existing External Doors; including associated screens, doors, any frames, second fixings etc; complete in preparation for new doors to be fitted (elsewhere measured); all existing surfaces to be made good and removal, disposal of any debris off site and any temporary propping and support required whilst works are being carried out; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
J	Existing Front Door; approx 1500mm wide x 2100mm	1	nr		
K	Existing Rear Door; approx 1000mm wide x 2100mm	1	nr		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(--) DEMOLITIONS &amp; ALTERATIONS (Continued)</b>				
	<b>Removal of existing Internal Doors; including any frames, second fixings etc; complete in preparation for new doors to be fitted (elsewhere measured); all existing surfaces to be made good and removal, disposal of any debris off site and any temporary propping and support required whilst works are being carried out; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing Doors; to Blockwork</u>				
A	Existing Internal Doors; approx 1000mm wide x 2100mm	3	nr		
	<u>Removing Doors; to Timber Studwork</u>				
B	Existing Internal Doors; approx 1000mm wide x 2100mm	8	nr		
	<b>Removal of existing External Windows; including glazing; any frames, second fixings etc; complete in preparation for new windows to be fitted (elsewhere measured); including all associated temporary supports, fixings and weatherings; all existing surfaces to be made good and removal, disposal of any debris off site; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
C	Existing window; approx 600mm wide x 1100mm	2	nr		
D	Existing window; approx 1250mm wide x 1250mm	4	nr		
E	Existing window; approx 1500mm wide x 1200mm	2	nr		
	<b>Removal of existing roof trusses; as per roof layout; complete in preparation for new roof trusses (elsewhere measured); including all associated temporary supports, fixings and weatherings; all existing surfaces to be made good and removal, disposal of any debris off site; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
F	Existing roof trusses	6	nr		
	<b>Removal of existing roof tiles; including first fixings, second fixings; battens; felt etc; complete; in preparation for new roof tiles (elsewhere measured); including all associated temporary supports, fixings and weatherings; all existing surfaces to be made good and removal, disposal of any debris off site; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
G	Existing roof tiles	98	m2		
H	extra for removal and replacement of existing valley board; once roof tiles removed; including all associated supports and fixings	6	m		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(--) DEMOLITIONS &amp; ALTERATIONS (Continued)</b>				
	<b>Removal of existing external plaster to blockwork; allow for hacking off existing plaster in areas where required; complete in preparation for plaster and paint finish (elsewhere measured); all existing surfaces to be made good and removal, disposal of any debris off site; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
A	Existing external plaster	15	m2		
	<b>Removal of existing plaster board ceilings; including first fixings, second fixings etc; complete in preparation for new plasterboard ceilings (elsewhere measured); all existing surfaces to be made good and removal, disposal of any debris off site; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
B	Existing plasterboard ceilings	125	m2		
	<b>Removal of existing floor boards to first floor; including first fixings, second fixings etc; complete in preparation for new floorboard and floor finishes (elsewhere measured); all existing surfaces to be made good and removal, disposal of any debris off site; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
C	Existing floorboards	63	m2		
	<b>Removal of existing floor finishes to ground floor; including associated fixings, bedding and ground; complete; in preparation for new floor finishes (elsewhere measured); all existing surfaces to be made good and removal, disposal of any debris off site; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
D	Existing Floor Tiles	35	m2		
	<b>Removal of existing wall finishes; including associated fixings, bedding and ground; complete; in preparation for new wall finishes (elsewhere measured); all existing surfaces to be made good and removal, disposal of any debris off site; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
E	Existing Wall Tiles	10	m2		
	<b>Removal of existing window boards to all window opes; including first fixings, second fixings etc; complete in preparation for new window boards (elsewhere measured); all existing surfaces to be made good and removal, disposal of any debris off site; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
F	Existing window boards	9	m		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(--) DEMOLITIONS &amp; ALTERATIONS (Continued)</b>				
	<b>Alterations to existing fireplace; block up ope with 13n/mm2 blocks and plastered; flue to be cleared of any debris prior to blocking up; making good to surrounding surfaces; including removal of debris off site, adjustments to wall if required, making good to surrounding surfaces to match existing finishes and any temporary supports required; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Building Up</u>				
A	existing fire place	1	item		
	<b>Cleaning works to remove existing stains to external walls; including all controlled measures, protection against neighboring properties; left ready to receive new finishes; all in accordance with TA Group's drawings and specifications</b>				
	<u>Cleaning Surfaces</u>				
B	washing; power washing	151	m2		
C	chemical treatment; moss treatment	151	m2		
D	extra over for removal of vegetation to eaves and perimeter of building; prior to commencement of works	1	item		
	<b><u>GENERALLY</u></b>				
E	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(--)</b> DEMOLITIONS & ALTERATIONS (Continued)				
<b>COLLECTION</b>				
Page 2/1:				0
Page 2/2:				0
Page 2/3:				0
Page 2/4:				0
Page 2/5:				0
Page 2/6:				0
<b>(--)</b> DEMOLITIONS & ALTERATIONS				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(19) SUBSTRUCTURE</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
C	3. The Contractor is deemed to have created working space when demolishing existing bay window, temporary propping and supports and making good to floor slab and roof upon completion		item		
	<b><u>BRICKWORK AND BLOCKWORK: Brickwork/Blockwork</u></b>				
	<b>Standard ordinary quality concrete solid blocks; blocks shall be concrete masonry units conforming to BS6073; minimum 13N/mm<sup>2</sup>; 440 x 215 x 100; All masonry construction shall conform with IS325 and IS EN 1996; sand for mortar shall comply with BS1200; cement shall be in accordance with IS EN 197-1; all in accordance with TA Group's drawings and specifications</b>				
D	<u>Walls in trenches; built off existing foundations</u> 350mm thick <b>Thermal blocks; to abutment with concrete slab; all in accordance with TA Group's drawings and specifications</b>	4	m <sup>2</sup>		
E	<u>Walls in trenches</u> 100 thick <b><u>BRICKWORK AND BLOCKWORK: Ancillaries to Brickwork/Blockwork</u></b> <b>Forming cavities; austenitic stainless steel vertical twist dovetailed type wall ties with clips for insulation positioned every 750mm (min) horizontally; 450mm vertically ; built in as work proceeds; 110mm Unilin ECO360(TC: 0.021W/mK) or similar approved cavity insulation board in cavity walls; fixed in strict accordance with manufacturers instructions; all in accordance with TA Group's drawings and specifications</b>	1	m <sup>2</sup>		
F	<u>Between new walls</u> 150mm wide <b>Damp proof courses; 100mm laps; bedded in gauge mortar; all in accordance with TA Group's drawings and specifications</b>	4	m <sup>2</sup>		
G	<u>Damp proof courses</u> not exceeding 225mm wide; horizontal	4	m		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(19) SUBSTRUCTURE (Continued)</b>				
	<b><u>ROOFING, CLADDING AND WATERPROOFING; Mastic Asphalt and Non-Metal Flexible Sheet Coverings</u></b>				
	<b>Reinforced Radon Barrier; Monarflex RMB 400 or similar approved; laid in strict accordance with the manufacturers instructions; laid across rising walls and sealed to existing membrane; any punctures in barrier should be patched with same; no allowance on measurement for laps; all in accordance with TA Group's drawings and specifications</b>				
	<u>Damp proofing/Gas proofing</u>				
A	stepped; exceeding 300mm wide; wrapping up and around rising wall	4	m2		
	<u>Sundries</u>				
B	jointing new to existing finishes; sealing new radon to existing	4	m		
	<b><u>GENERALLY</u></b>				
C	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(19) SUBSTRUCTURE (Continued)</b>				
<b>COLLECTION</b>				
Page 3/1:				0
Page 3/2:				0
<b>(19) SUBSTRUCTURE</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(21) EXTERNAL WALLS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>CONCRETE WORK: Precast Concrete</u></b>				
	<b>Precast Concrete Cills; pre-tensioned; standard or stock pattern units; including 25mm insulation backing; dpc turned up at back and sides; concrete backing; formwork; rebated, sunk, weathered, throated, projecting 75mm beyond the wall face; all in accordance with TA Group's drawings and specifications</b>				
	<u>Window Cills</u>				
C	300mm deep x 150mm thick; reinforced with 3nr bars; fair finish exposed surface	4	m		
D	extra over for removing existing cill and replacement with precast concrete 300mm deep x 150mm thick; reinforced with 3nr bars; fair finish exposed surface; including all works to blockwork and patching up as necessary upon completion	3	m		
	<b><u>CONCRETE WORK: Composite Construction</u></b>				
	<b>Level Access threshold unit; Aco Drainage Channel or equally approved; stainless steel grill type to be agreed; radon membrane wrapped and sealed; installed as per manufacturers instructions; all in accordance with TA Group's drawings and specifications</b>				
	<u>Thresholds; Level Access</u>				
E	1,000mm wide	1	nr		
F	1,500mm wide	1	nr		
	<b><u>BRICKWORK AND BLOCKWORK: Brickwork/Blockwork</u></b>				
	<b>Standard ordinary quality concrete solid blocks; blocks shall be concrete masonry units conforming to BS6073; minimum 13N/mm<sup>2</sup>; 440 x 215 x 100; all masonry construction shall conform with IS325 and IS EN 1996; sand for mortar shall comply with BS1200; cement shall be in accordance with IS EN 197-1; all in accordance with TA Group's drawings and specifications</b>				
	<u>Skins of cavity walls</u>				
G	100mm thick	37	m <sup>2</sup>		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(21) EXTERNAL WALLS (Continued)</b>				
	<b><u>BRICKWORK AND BLOCKWORK: Ancillaries to Brickwork/Blockwork</u></b>				
	<b>Forming Cavities; Austenitic Stainless steel vertical twist dovetail type wall ties; clips for insulation positioned every 750mm min horizontally and 450mm min vertically; additional ties to be used at opes and jambs; all in accordance with TA Group's drawings and specifications</b>				
	<u>Forming cavities; between new walls</u>				
A	150mm wide	20	m2		
	<b>Proprietary insulated cavity closers; Kingspan Thermabate or equivalent; installed as per manufacturers instructions; all in accordance with TA Group's drawings and specifications</b>				
	<u>Closing cavities</u>				
B	150mm wide; vertical; jambs	28	m		
C	150mm wide; horizontal; heads	12	m		
D	150mm wide; horizontal; cills	4	m		
E	150mm wide; horizontal; eaves	2	m		
F	150mm wide; raking; verges	5	m		
	<b>Party Wall Cavity Barrier; to existing blockwork; including breaking out pockets of blockwork in existing walls for the installation of the proprietary firestop at party wall; ARC T Barrier Masonry with Integral DPC Code TBM; suitably sized for cavity on site; minimum 50mm overlap with party wall leaf (Party Wall Cavity Barrier) or equal approved; fitted in strict accordance with the manufacturers instructions; making good to blockwork upon installation and ready for plastering (measured elsewhere); supply and install a continuous vertical DPC in the wall to be fitted between the firestop slab and the inside face of the outer leaf; all in accordance with TA Group's drawings and specifications</b>				
	<u>Fire insulation</u>				
G	vertical; 150mm wide cavity	6	m		
	<b>Cavity Barrier to blockwork; installation of the proprietary firestop at eaves level of the blockwork wall; ARC (or equal and approved) Cavity Stop Sock Fire Barrier- CSS150 - 150mm Lt Blue to top of entire cavity; suitably sized for cavity on site; fitted in strict accordance with the manufacturers instructions; making good to blockwork upon installation; supply and install a continuous vertical DPC in the wall to be fitted between the firestop slab and the inside face of the outer leaf; all in accordance with TA Group's drawings and specifications</b>				
	<u>Fire insulation; existing block walls</u>				
H	horizontal; 150mm wide cavity	22	m		
	<u>Fire insulation; new block walls</u>				
J	horizontal; 150mm wide cavity	4	m		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(21) EXTERNAL WALLS (Continued)</b>				
	<b>BRC bed joint reinforcement "GBF 30 W150" or equivalent; placed at 450mm c/c horizontally; installed as per manufacturers recommendations; all in accordance with TA Group's drawings and specifications</b>				
	<u>Joint Reinforcement</u>				
A	100mm wide blockwork; external mortar cover 20mm minimum	9	m		
	<b>Movement joints; 12mm wide; filling joint with 18mm flexible closed cell polyethylene; allow For Proprietary Bead And Flexible Sealant; all in accordance with TA Group's drawings and specifications</b>				
	<u>Designed joints; existing block walls</u>				
B	12mm wide; 350mm deep; vertical; all to Architect's approval	13	m		
	<b>Damp proof courses; 150mm laps; bedded in gauge mortar; all in accordance with TA Group's drawings and specifications</b>				
	<u>Damp Proof Courses</u>				
C	horizontal; not exceeding 225mm; external leaf of cavity walls	4	m		
D	horizontal; not exceeding 225mm; backing to cills	4	m		
E	vertical; not exceeding 225mm; return in blockwork	5	m		
F	Horizontal; Cavity tray stepped across cavity over all openings	6	m		
	<b>Sundries; creating ventilation openings; all in accordance with TA Group's drawings and specifications</b>				
	<u>Ventilation openings</u>				
G	125 x 125mm; through 350mm blockwork cavity walls	11	nr		
	<b>Sundries; Recesses for Services Connections; ESB Meter cabinet to be installed max 2m from front of house and between 1.0m-1.2m from F.G.L; complete with Precast concrete lintel to head with stepped DPC over and proprietary uPVC service box with associated door and ducting; all in accordance with TA Group's drawings and specifications</b>				
	<u>Recesses</u>				
H	built in uPVC service meter boxes; complete including associated builders work, removal and replacing any existing, creating opes, new boxes, ducting, sealants etc; ESB	1	item		
J	built in uPVC service meter boxes; complete including associated builders work, removal and replacing any existing, creating opes, new boxes, ducting, sealants etc; Telecoms	1	item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(21) EXTERNAL WALLS (Continued)</b>				
	<b><u>WOODWORK: Ironmongery, Accessories &amp; Sundries</u></b>				
	<b>Cavity Wall Insulation; 110mm Unilin ECO360 (TC: 0.021W/mK) or similar approved cavity insulation; thermal conductivity 0.021W/mK; including corner boards and all ancillary detail components as required; to be supplied and fitted strictly in accordance with the manufacturers recommendations; a vertical DPC is to be fitted between the insulation and the inner face of the outer leaf at all internal &amp; external corners; include associated accessories, such as meter box board insulation, insulated hockey sticks, and insulated cavity tray channels, and service void channels are used as necessary; all in accordance with TA Group's drawings and specifications</b>				
	<u>Thermal Insulation</u>				
A	Vertical; 150mm thick; exceeding 300mm wide <b>Provide Air-Tight Seal including adhesives to all penetrations &amp; abutments ceilings / ground floor slab etc as required to the internal leaf of the external walls; all in accordance with TA Group's drawings and specifications</b>	19	m2		
	<u>Sundries</u>				
B	Airtightness Sealing as described above	1	item		
	<b><u>STEELWORK: Steelwork</u></b>				
	<b>Proprietary Insulated Steel Lintels; Steelite or equivalent; to suit 350mm Cavity Wall; fitted in strict accordance with manufacturers instructions; including all associated fixings, bedding; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Lintels</u>				
C	1930mm long (incl. 150mm bearing each end)	2	nr		
D	Extra over for row of masonry mesh reinforcement for full length of front and back wall above lintels	1	item		
	<b><u>GENERALLY</u></b>				
E	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(21) EXTERNAL WALLS (Continued)</b>				
<b>COLLECTION</b>				
Page 4/1:				0
Page 4/2:				0
Page 4/3:				0
Page 4/4:				0
<b>(21) EXTERNAL WALLS</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(22) INTERNAL WALLS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>CONCRETE WORK: Precast Concrete</u></b>				
	<b>Precast concrete lintels; pre-tensioned; standard or stock pattern units; 100x65mm; bedding and jointing in cement-lime mortar (1:1:6); all in accordance with TA Group's drawings and specifications</b>				
	<u>Lintels</u>				
C	1365mm long (incl 200mm bearing each end)	2	nr		
D	1455mm long (incl 200mm bearing each end)	1	nr		
	<b><u>BRICKWORK AND BLOCKWORK: Brickwork/Blockwork</u></b>				
	<b>Standard ordinary quality concrete solid blocks; blocks shall be concrete masonry units conforming to BS6073; minimum 13N/mm<sup>2</sup>; 440 x 215 x 100; all masonry construction shall conform IS325 and IS EN 1996; sand for mortar shall comply with BS1200; cement shall be in accordance IS EN 197-1; all in accordance with TA Group's drawings and specifications</b>				
	<u>Walls</u>				
E	100mm thick	7	m <sup>2</sup>		
	<b><u>BRICKWORK AND BLOCKWORK: Ancillaries to Brickwork/Blockwork</u></b>				
	<b>Party Wall Fireproofing; to top of existing blockwork party wall; firestop to be fitted between battens on top of roofing membrane; firestop approx 25mm between top of party wall and underside of roofing membrane; roof battens to be saw cut at mid point of party wall and battens to be replaced where necessary; Cavity barrier of wire reinforced mineral wool (50mm min) or fire resisting board in boxed eaves; fitted in strict accordance with the manufacturers instructions; making good to blockwork upon installation and ready for plastering (measured elsewhere); supply and install a continuous vertical DPC in the wall to be fitted between the firestop slab and the inside face of the outer leaf; all in accordance with TA Group's drawings and specifications</b>				
	<u>Fire insulation</u>				
F	horizontal; 215mm wide blockwork party wall	12	m		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(22) INTERNAL WALLS (Continued)</b>				
	<b><u>FLOOR, WALL AND CEILING FINISHINGS: Stud Partitions</u></b>				
	<b>Timber stud partitions; comprising of double 100 x 44mm C16 softwood head and sole plates; 100 x 44mm vertical C16 softwood studs at 400mm centres; 100 x 44mm horizontal noggings at 900mm centres vertically; 100mm thick mineral wool acoustic insulation fixing between studs; 12.5mm Gypsum Wallboard or equal and approved to both sides; fixing screws to softwood; all joints taped and filled; all in accordance with TA Group's drawings and specifications</b>				
	<u>Partitions</u>				
A	2500mm high	14	m		
B	angles to partitions	2	nr		
C	abutments to other finishes	8	nr		
D	forming single door openings	4	nr		
E	three-way intersections	2	nr		
F	ends to partitions	1	nr		
G	extra over; moisture resistant board	26	m2		
	<b>Timber stud partitions; comprising of double 100 x 44mm C16 softwood head and sole plates; 100 x 44mm vertical C16 softwood studs at 400mm centres; 100 x 44mm horizontal noggings at 900mm centres vertically; 100mm thick mineral wool acoustic insulation fixing between studs; 12.5mm Gypsum Wallboard or equal and approved to one side; fixing screws to softwood; all joints taped and filled; all in accordance with TA Group's drawings and specifications</b>				
	<u>Partitions to Party Wall</u>				
H	2400mm high	8	m		
J	abutments to other finishes	6	nr		
K	extra over 50mm shadow gap	8	m		
L	2500mm high	9	m		
M	abutments to other finishes	8	nr		
N	extra over; moisture resistant board	6	m2		
P	extra over 50mm shadow gap	9	m		
	<b>Timber stud partitions; comprising of double 100 x 44mm C16 softwood head and sole plates; 100 x 44mm vertical C16 softwood studs at 400mm centres; 100 x 44mm horizontal noggings at 900mm centres vertically; 100mm thick mineral wool acoustic insulation fixing between studs; 12.5mm Gypsum Wallboard or equal and approved to one side; fixing screws to softwood; all joints taped and filled; all in accordance with TA Group's drawings and specifications</b>				
	<u>Partitions to Service Cavity Walls</u>				
Q	2500mm high	8	m		
R	abutments to other finishes	4	nr		
S	angles to partitions	2	nr		
T	extra over; moisture resistant board	18	m2		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(22) INTERNAL WALLS (Continued)</b>				
	<b><u>STRUCTURAL: Steelwork</u></b>				
	<b>Information</b>				
	<u>Note</u>				
A	allow for touching up paintwork on completion, the Contractor should include for all such work in this item including all necessary scaffolds etc. associated with this requirement		item		
B	fully detailed fabrication drawings must be submitted to the Engineer for approval within the specified time; no fabrication shall commence until approval of these shop drawings is granted and all comments incorporated; allow for the production of hard and soft copy shop drawing production		item		
C	an allowance of 10% has been included on steel members for fittings; the Contractor is to satisfy himself as to the adequacy of this allowance and include for any increase/ decrease in tonnage <b>Fabricated weldable steel; to Eurocode 3 EN 1993, EN 1090-1; hot rolled sections, grade S355JR; welded fabrication and bolted site connections; primed before erection with an approved epoxy primer; as per Engineer's Specification; TA Group's drawings and specifications</b>		item		
	<u>Fabricated members; Universal Beams</u>				
D	UB; member profile less than 25kg/m; 178x102UB19 <b>Proprietary Insulated Steel Lintels; Steelite or equivalent; to suit 100mm Blockwork Wall; fitted in strict accordance with manufacturers instructions; including all associated fixings, bedding; complete; all in accordance with TA Group's drawings and specifications</b>	0.08	t		
	<u>Lintels</u>				
E	2030mm long (incl. 150mm bearing each end)	1	nr		
	<b><u>GENERALLY</u></b>				
F	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(22) INTERNAL WALLS (Continued)</b>				
<b>COLLECTION</b>				
Page 5/1:				0
Page 5/2:				0
Page 5/3:				0
<b>(22) INTERNAL WALLS</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(23) FLOORS, GALLERIES</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>WOODWORK: Structural and First Fixings</u></b>				
	<b>Carcassing; Softwood; sawn unless otherwise stated; structural grade; tanalised; including necessary overlaps; all in accordance with TA Group's drawings and specifications</b>				
	<u>Carcassing</u>				
C	225 x 44; C18; floor joists; 400mm centres	32	m		
D	225 x 75; C18; trimmers	15	m		
E	Extra for treating ends of joists preservatives	13	nr		
F	225 x 44; C18; solid bridging to floor joists; 1200mm centres	11	m		
	<b><u>WOODWORK: Ironmongery, Accessories and Sundries</u></b>				
	<b>Proprietary Metal Joist hangers; "Bat" or equivalent; galvanised mild steel gauge 12 to BS 2989; class Z2 coating Type C; installed as per manufacturers recommendations; all in accordance with TA Group's drawings and specifications</b>				
	<u>Accessories</u>				
G	for 225 x 44mm joists; fixed to softwood joist 32mm square twisted sheradised nails	12	nr		
	<b>Galvanised steel strap; 30x3mm steel strap; fixed to noggings; fixed at 1200mm spacings max; installed as per manufacturers recommendations; all in accordance with TA Group's drawings and specifications</b>				
	<u>Accessories</u>				
H	1200mm long	10	nr		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(23) FLOORS, GALLERIES (Continued)</b>				
	<b>WOODWORK: Boarding and Second Fixings</b>				
	<b>Tongue &amp; groove plywood; OSB3 18mm thick; screw fixed to floor joists with galvanised mild steel screws; all in accordance with TA Group's drawings and specifications</b>				
A	<u>Boarding &amp; Sheeting</u> over 300mm wide; floors	49	m2		
	<b>WPB plywood; 18mm thick; moisture resistant; screw fixed to floor joists with galvanised mild steel screws; all in accordance with TA Group's drawings and specifications</b>				
B	<u>Boarding &amp; Sheeting</u> over 300mm wide; floors	11	m2		
	<b>GENERALLY</b>				
C	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(23) FLOORS, GALLERIES (Continued)</b>				
<b>COLLECTION</b>				
Page 6/1:				0
Page 6/2:				0
<b>(23) FLOORS, GALLERIES</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(24) STAIRS, RAMPS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>WOODWORK: Composite Items</u></b>				
	<b>Staircase; Straight flight; 21mm red deal bull nosed threads; projecting 25mm from riser face; with deal risers min 15mm; screw fixing to all riser tread joints to be provided using 10 gauge screws of 38mm minimum length at centres not exceeding 225mm in accordance with I.S 158; all glued, blocked, bracketed and housed on 230x27mm whitewood strings; wall strings to be secured by means of patent frame anchors; 82x82mm newel posts shall be hardwood, square or turned to detail, and shall have strings and handrail morticed and housed thereto; Handrails shall be 60x44mm moulded white deal, housed in newel; balustrade including return on first floor landing of 25mm x25mm turned hardwood uprights at 100mm centres with vertical dimensions above pitch line; 76 x 25mm rounded and projected red deal nosing pieces to landing steps at top of stairs; include for 18mm birch paneling; bottom step to be 985mm wide and projecting past bottom newel post; the whole shall be constructed in accordance with the best possible stair construction practice; all in accordance with TA Group's drawings and specifications</b>				
	<u>Composite Items</u>				
C	Staircase units; Straight Shape; 14 nr risers, 235mm wide treads, 192mm high risers, 900mm overall width, 2700mm overall rise	1	item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(24) STAIRS, RAMPS (Continued)</b>				
	<b>Balustrades; 82x82x1100mm high square profile red deal Newel Posts with chamfered profile at each corner; posts are located at ends, landings and corners of balustrades; newel posts to be capped with 115x115mm White Oak Newel Post cappings; 44x60mm handrails to top of balustrade with a housing to accept stair spindles; the exact profile to be selected by Architect and agreed with contractor prior to manufacturing; white oak fillet pieces to be fitted between spindles to finish flush handrails; base rails are to be fitted along the top of the stairs strings and horizontally along landings; with red deal fillet pieces fitted between spindles to finish flush with base rail; base rail to incorporate 5mm square shadow gap detail as per Architects details; stair spindles to be 41x41mm square profile red deal spindles chamfered edges; including all associated supports, anchors, bracketing to blockwork &amp; timber backgrounds etc.; all in accordance with TA Group's drawings and specifications</b>				
	<u>Balustrades</u>				
A	overall height 1100mm; horizontal	3	m		
B	overall height 1100mm; raking to slope of the stairs	5	m		
	<b><u>PAINTING AND DECORATING: Painting</u></b>				
	<b>Cleaning, seal knotting and stopping; primed; 3 coats of Varnish; including all associated preparation work etc.; all in accordance with TA Group's drawings and specifications</b>				
	<u>General surfaces</u>				
C	Newell Posts Cappings; '115x115mm; isolated areas	4	nr		
	<u>Second Fixings</u>				
D	Handrail; horizontal; not exceeding 300mm girth	3	m		
E	Handrail; raking; not exceeding 300mm girth	5	m		
	<b>Cleaning, seal knotting and stopping; primed; 1 coat of Aluminium Wood Primer; 2 coats of Satinwood; colour to be selected by Architect; including all associated preparation work etc.; all in accordance with TA Group's drawings and specifications</b>				
	<u>General surfaces</u>				
F	newell posts; 82x82 x1100mm high; isolated areas	4	nr		
	<u>Second Fixings</u>				
G	staircase areas; threads; girth not exceeding 300mm	14	m		
H	staircase areas; risers; girth not exceeding 300mm	14	m		
	<u>Balustrades</u>				
J	open type; horizontal; including all associated railings and spindles	7	m2		
K	open type; raking; including all associated railings and spindles	10	m2		
	<b><u>GENERALLY</u></b>				
L	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(24) STAIRS, RAMPS (Continued)</b>				
<b>COLLECTION</b>				
Page 7/1:				0
Page 7/2:				0
<b>(24) STAIRS, RAMPS</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(27) ROOFS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
C	3. The main contractor is to ensure that the roof truss manufacturer is to take all site dimensions necessary (approx sizes given below), produce all shop drawings & design calculations & submit them to the structural engineer for approval 3 weeks minimum prior to the fabrication of the roof. No fabrication is to take place without the structural engineers consent		item		
D	4. All relevant paperwork and certification for the roof trusses is to be forwarded to the structural engineer and assigned certifier as trusses are delivered to site. Ensure that trusses are not notched or drilled to accommodate services.		item		
	<b><u>WOODWORK: Structural &amp; First Fixings</u></b>				
	<b>Prefabricated roof trusses; NSAI approved prefabricated roof trusses to suppliers design; include for certification as required by Assigned Certifier; at 400mm centres; all roof timbers to be pressure treated; connect roof truss to wall plate using proprietary truss clips and existing roof trusses in accordance with manufacturers instructions; roof truss plan indicative, along with spans and number of trusses; all to contractors design and certification; including all necessary interaction and tying in to existing roof structure, timber bracing, purlins, hips, ridge boards, tilting fillets, struts, gable ladders, truss clips, fixings etc; complete; all to Engineers Approval; all in accordance with TA Group's drawings and specifications</b>				
	<u>Pre-fabricated; pitched roof trusses</u>				
E	10495mm approx overall span; main roof	6	nr		
F	extra over for works to existing trusses at chimneys where the chimneys are being blocked up	1	item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(27) ROOFS (Continued)</b>				
	<b>Carcassing; Softwood; sawn unless otherwise stated; structural grade; tanalised; timber construction shall conform with EN1995 Eurocode 5: Design of timber structures; timber grades and sizes to be in accordance with BS4978 &amp; BS EN 60146 respectively; including necessary overlaps; all in accordance with TA Group's drawings and specifications</b>				
	<u>Carcassing</u>				
A	225 x 44mm; C16; ridge board	3	m		
B	225 x 75mm; C16; water tank supports	6	m		
C	225 x 44mm; C16; spliced rafter to existing rafters	24	m		
	<u>First Fixings</u>				
D	backing for fascia and barge; 50x 50mm	24	m		
E	soffit support; 50 x 50mm; fixed to blockwork	24	m		
	<u>Carcassing; Bay Roof</u>				
F	100 x 75mm wallplate; bolted to concrete blockwork and including approved M12 anchors, 200mm long at 1200mm centres; dpc under wall plate	3	m		
G	225 x 44mm; C16; ridge board	3	m		
H	225 x 44mm; C16; joists	7	m		
J	225 x 44mm; C16; rafters	21	m		
K	100 x 50mm; tilting fillet	3	m		
	<u>First Fixings</u>				
L	backing for fascia and barge; 50x 50mm	6	m		
M	soffit support; 50 x 50mm; fixed to blockwork	6	m		
	<u>Labours; splicing end of existing rafters</u>				
N	splicing to end of all existing rafters at eaves; new spliced end rafter to be bolted to existing rafter at 3 locations; as per details	26	nr		
	<b><u>WOODWORK: Boarding &amp; second fixing</u></b>				
	<b>WBP plywood; 18mm thick; screw fixed to timber joists with galvanised mild steel screws; all in accordance with TA Group's drawings and specifications</b>				
	<u>Boarding &amp; Sheeting</u>				
P	backings for fascia and barge; 240 x 25mm	24	m		
Q	backings for soffit; 225 x 25mm	24	m		
R	support for water tank	4	m2		
S	walkway to tank	6	m2		
T	valley board; 450mm wide complete	6	m		
	<b><u>WOODWORK: Ironmongery, Accessories and Sundries</u></b>				
	<b>Galvanised mild steel wall plate anchor straps; "Bat" or equivalent; 150mm bend at one end; pre-drilled; fixed to blockwork with proprietary fixings; including all necessary fixings; 4 nr to wall, 3 nr to truss and 2 nr to wall plate; all in accordance with TA Group's drawings and specifications</b>				
	<u>Accessories</u>				
U	32 x 2.5 x 1200mm	12	nr		

	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<p align="center"><b>(27) ROOFS (Continued)</b></p> <p><b>Insulation; Mineral Wool insulation; 300mm thick; 150mm laid between joists and 150mm over; thermal conductivity of 0.044w/mk; required u-value of 0.13W/m2k; all in accordance with TA Group's drawings and specifications</b></p> <p><u>Thermal Insulation</u></p> <p>A horizontal; 300mm thick; exceeding 300mm</p> <p>B raking; eaves; 300mm thick; exceeding 300mm</p> <p><b><u>GENERALLY</u></b></p> <p>C The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications</p>	<p>59</p> <p>5</p> <p>1</p>	<p>m2</p> <p>m2</p> <p>item</p>		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(27) ROOFS (Continued)</b>				
<b>COLLECTION</b>				
Page 8/1:				0
Page 8/2:				0
Page 8/3:				0
<b>(27) ROOFS</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(31) EXTERNAL WALL: COMPLETIONS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>BRICKWORK AND BLOCKWORK: Ancillaries to Brickwork/Blockwork</u></b>				
	<b>Sundries; Ventilation openings; positioned over the internal opening of the cavity sleeve and fixed to the wall using screws and wall plugs; including vents, pipework and covers; all in accordance with Architects Drawings &amp; Specification</b>				
	<u>Ventilation Openings</u>				
C	Aereco BXC1842 or equally approved humidity sensitive units	3	nr		
D	Aereco BXC275 or equally approved humidity sensitive units	2	nr		
E	Aereco EHT acoustic kit with Aereco EHT humidity sensitive air inlets or equal approved; with external canopy & insect grille	5	nr		
	<b><u>WOODWORK: Boarding &amp; Second fixings</u></b>				
	<b>Window boards; white deal; include for notching and mechanically fixing to external blockwork wall; bullnosed edge; painted; including all associated fixings, sealants; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Second fixings</u>				
F	200 x 19mm thick; bullnose	9	m		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(31) EXTERNAL WALL: COMPLETIONS (Continued)</b>				
	<b><u>METALWORK: Non-Structural</u></b>				
	<u>Note:</u>				
A	the composite item is deemed to include all component items shown on the Architect's drawings i.e. slips, stops, beads, etc., glass, in-tumescent material and smoke stops required to achieve the required fire rating		note		
B	frame anchors and all mortices and holes together rockwool/non-combustible expanding foam packing between the frame and structure of all fire rated doorsets and framesets is deemed to be included <b>uPVC windows and doors; RAL 7015 Slate Grey; double glazed; draft proof seals; Argon-filled soft low-e windows cavity; U-Value min 1.2; manufacturers certs to be obtained and provided to the assigned certifier; sample of windows and doors to be provided before ordering; all bedroom windows to be in compliance with current building regulations to allow adequate means of escape; child safety restrictors to be fitted to bedroom windows; non-lockable handles to be fitted; doors and windows to include all necessary ironmongery, all fittings, fixings, sealants etc.; complete; all in accordance with TA Group's drawings and specifications</b>		note		
	<u>Windows; Composite Items</u>				
C	580 x 1080mm overall size; Type H	1	nr		
D	extra over for glazing being Opaque	1	nr		
E	830 x 1080mm overall size; Type J	1	nr		
F	extra over for glazing being Opaque	1	nr		
G	1100 x 1200mm overall size; Type F	4	nr		
H	1500 x 1200mm overall size; type G	2	nr		
J	extra over on above for fitting child safety restrictors to bedroom windows	3	nr		
	<b>Front door; Composite Single leaf door; Argon-filled soft low-e windows cavity; U-Value min 1.2; receiver type on external doors to be of the hooked type, 5point locking system; manufacturers certs to be obtained and provided to the assigned certifier; sample of doors to be provided before ordering; doors to include all necessary ironmongery; front door to have maximum threshold height of 15mm, exposed edges chamfered; all doors to comply with Technical Guidance Documents Part 'M' for disabled access &amp; Part 'B' for Fire Regulations; including all ironmongery, fittings, fixings, sealants, etc.; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Doors; Composite Items</u>				
K	1500 x 2100mm high overall size ; 1000 x 2100mm high front door including 500mm x 2100 high glazed side screen	1	nr		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(31) EXTERNAL WALL: COMPLETIONS (Continued)</b>				
	<b>Rear door; Composite Single leaf door; full panel to be safety glass; double glazed; draft proof seals; Argon-filled soft low-e windows cavity; U-Value min 1.2; receiver type on external doors to be of the hooked type, 5point locking system; manufacturers certs to be obtained and provided to the assigned certifier; sample of doors to be provided before ordering; doors to include all necessary ironmongery; front door to have maximum threshold height of 15mm, exposed edges chamfered; all doors to comply with Technical Guidance Documents Part 'M' for disabled access &amp; Part 'B' for Fire Regulations; including all ironmongery, fittings, fixings, sealants, etc.; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Doors; Composite Items</u>				
A	1300 x 2100mm high overall size ; 800 x 2100mm high rear door including 500mm x 2100 high glazed side screen	1	nr		
	<b><u>PAINTING AND DECORATING: Painting</u></b>				
	<b>Painting; one coat aluminum primer, to the contact faces of members fixed permanently to blockwork or the like; all in accordance with TA Group's drawings and specifications</b>				
	<u>General surfaces</u>				
B	not exceeding 300mm girth; back of window boards	9	m		
	<b>Painting; prepare, knot, prime, stop, spot primer, one coat Sadolins PX65 in stain to be selected; two coats Sadolins Top Coat Lacquer; all in accordance with TA Group's drawings and specifications</b>				
	<u>General surfaces</u>				
C	not exceeding 300mm girth; window boards	9	m		
	<b><u>GENERALLY</u></b>				
D	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(31) EXTERNAL WALL: COMPLETIONS (Continued)</b>				
<b>COLLECTION</b>				
Page 9/1:				0
Page 9/2:				0
Page 9/3:				0
<b>(31) EXTERNAL WALL: COMPLETIONS</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(32) INTERNAL WALL: COMPLETIONS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>WOODWORK: Boarding &amp; Second Fixing</u></b>				
	<b>Deal Architraves; 75mm x 20mm splayed; wrought unless otherwise stated; fixed and plugged to blockwork and timber backgrounds; all in accordance with TA Group's drawings and specifications</b>				
	<u>Second fixings</u>				
C	Architraves; 75 x 20mm; splayed	129	m		
	<b><u>WOODWORK: Composite Items</u></b>				
	<u>Note:</u>				
D	the composite item is deemed to include all component items shown on the Architect's drawings (except ironmongery) i.e. slips, stops beads etc., glass, in-tumescent material and smoke stops required to achieve the required fire rating		note		
E	frame anchors and all mortices and holes together rockwool/non-combustible expanding foam packing between the frame and structure of all fire rated doorsets and framesets is deemed to be included		note		
	<b>Softwood; Red Deal; wrought; selected; matched for grain and colour; approved Hilti fixings; countersinking and flush pelleting; all in accordance with TA Group's drawings and specifications</b>				
	<u>Framing</u>				
F	jamb and heads; ex 150 x 50mm; splayed - 1; rebated - 1	61	m		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(32) INTERNAL WALL: COMPLETIONS (Continued)</b>				
	<b>Doors; Internal wood flush doors to be 44mm solid core flush internal door with hardwood veneer facing; factory primed; manufacturer to contractors choice; solid core door tested to BS EN 1634-1:2014; sample door to be approved in writing before an order is placed; facings to be 4mm thick plywood facings both sides and lippings to be hardwood lipping's to two long edges; primed by manufacturer for site painting; all internal door leaves to be fitted with a minimum 18mm gap between finished floor Level and door leaf due to ventilation requirements (CMEV); locks and handles to be brass Sonnato BW450PB with 4 steel butt hinges per door and door stops to be fitted to all doors; including all fixings, fittings, ironmongery, etc; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Single doors</u>				
A	Type A; 960 x 2110mm overall size	5	nr		
B	Type B; 915 x 2075mm overall size	6	nr		
	<b>Doors; Glazed Internal wood flush doors to be 44mm solid core flush internal door with hardwood veneer facing; factory primed; manufacturer to contractors choice; glazed to be toughened safety glass and sealed; solid core door tested to BS EN 1634-1:2014; sample door to be approved in writing before an order is placed; facings to be 4mm thick plywood facings both sides and lippings to be hardwood lipping's to two long edges; primed by manufacturer for site painting; all internal door leaves to be fitted with a minimum 18mm gap between finished floor Level and door leaf due to ventilation requirements (CMEV); locks and handles to be brass Sonnato BW450PB with 4 steel butt hinges per door and door stops to be fitted to all doors; including all fixings, fittings, ironmongery, etc; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Double Doors</u>				
C	Type D; 1580 x 2110 overall size; including full sized glazing to both doors	1	nr		
	<b><u>PAINTING AND DECORATING: Painting</u></b>				
	<b>Painting; one coat aluminum primer, to the contact faces of members fixed permanently to blockwork or the like; all in accordance with TA Group's drawings and specifications</b>				
	<u>General surfaces</u>				
D	not exceeding 300mm girth; backs of door frames and architraves	190	m		
	<b>Painting; prepare, knot, prime, stop primer; two coats undercoat; one coat full satin wood paint; all in accordance with TA Group's drawings and specifications</b>				
	<u>General surfaces</u>				
E	not exceeding 300mm girth; door frames and architraves	190	m		
F	over 300mm wide	57	m2		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(32) INTERNAL WALL: COMPLETIONS (Continued)</b>				
	<b><u>WOODWORK: Ironmongery, Accessories and Sundries</u></b>				
	Supply and fix the following ironmongery to doors; assemble & fit carefully all ironmongery using fastenings with matching finish supplied by the ironmongery supplier; sample to be provided for approval; prevent damage to ironmongery & adjacent surfaces; prior to handover ensure that all ironmongery functions correctly; adjust and lubricate as necessary to ensure correct functioning; all as per Architects specification				
	<u>Ironmongery</u>				
A	Brass 'Sonnato BW450PB' Handles and Lever	13	nr		
B	Mortice locks and receivers	13	nr		
C	steel butt hinges	52	nr		
D	door stops	13	nr		
	<b><u>GENERALLY</u></b>				
E	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(32) INTERNAL WALL: COMPLETIONS (Continued)</b>				
<b>COLLECTION</b>				
Page 10/1:				0
Page 10/2:				0
Page 10/3:				0
<b>(32) INTERNAL WALL: COMPLETIONS</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(-- ) AIRTIGHTNESS &amp; BER TESTS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
C	3. Ensure continuity of insulation to limit thermal bridging around windows, doors, other wall openings and at any junctions between elements as required by TGD L Conservation of Fuel & Energy - Dwellings 2019. Refer to the document ' Limiting Air Infiltration - Acceptable Construction details'	1	item		
	<b><u>(-- ) AIRTIGHTNESS</u></b>				
	<b>Airtightness Membrane; Isover Vario KM Duplex UV or equal and approved air-tightness membrane; to all ceilings under attic spaces to the houses prior to fitting plasterboard; membrane to be installed strictly in accordance with the manufacturers recommendations; include for all necessary proprietary adhesive tapes, laps, allowing for sealing any ducts, wiring, pipes going through membrane etc. as recommended by the manufacturer; all in accordance with TA Group's drawings and specifications</b>				
	<u>Membrane</u>				
D	exceeding 300mm wide; horizontal	59	m2		
	<b>Airtightness Taping; Contega Solido SL 2 ply air tightness window sealing plastering tape or equivalent all around window &amp; door opes internally after fitting windows &amp; doors but before plastering the walls; prior to fitting windowboards; tape to be fitted strictly in accordance with the manufacturers recommendations; including Orcon F flexible sealant to all junctions between the windows/doors and walls, internally and externally; ensuring a good airtight seal; all in accordance with TA Group's drawings and specifications</b>				
	<u>Airtightness Tape; to External Opes</u>				
E	not exceeding 300mm wide; reveals	89	m		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(--) AIRTIGHTNESS &amp; BER TESTS (Continued)</b>				
	<b>Airtightness Testing; contractor is to include for carrying out an air tightness test; the required result is air permeability rate (Q50) of not greater than 4 cubic metres per hour per square metre of exposed envelope area, to allow an entry into the deep software for adjusted result of air permeability test in AC/H adj of not greater than 0.2; including all associated site visits, testing, survey, reporting and certification; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Airtightness Testing</u>				
A	generally	1	nr		
	<b>(--) BER TESTING</b>				
	<b>Contractor is to provide BER certificate on completion of construction - minimum acceptable BER rating is A2; contractor is to provide certificates to confirm u-values of materials used to M&amp;E Engineers to provide BER certificate on completion of construction; including all associated site visits, testing, survey, reporting and certification; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Building Energy Rating (BER) Certificate</u>				
B	generally	1	nr		
	<b>GENERALLY</b>				
C	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(--)</b> AIRTIGHTNESS & BER TESTS (Continued)				
<b>COLLECTION</b>				
Page 11/1:				0
Page 11/2:				0
<b>(--)</b> AIRTIGHTNESS & BER TESTS				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(37) ROOF COMPLETIONS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>WOODWORK: Composite Items</u></b>				
	<b>Loft Access Trap Door &amp; Folding Ladder; insulated airtight hatch; stira or similar approved; contractor to allow for forming hatch in first floor ceiling and hatch shall be accommodated within the truss spacing; the attic hatch to airtight and insulated with half hour fire rated protection as per Part B of the Building Regulations; the hatch shall be finished with 75x19mm painted architrave to perimeter of hatch; including all associated framing, door, hinges, foldable ladder, railings, fittings, ironmongery, insulation, fire-rating &amp; airtightness requirements etc; complete; fitted as per manufacturers instructions; all in accordance with TA Group's drawings and specifications</b>				
	<u>Composite Item</u>				
C	Loft Access Trap Door & Ladder; 900x600mm	1	nr		
	<b><u>GENERALLY</u></b>				
D	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<p>(37) ROOF COMPLETIONS (Continued)</p> <p>COLLECTION</p> <p>Page 12/1:</p> <p>(37) ROOF COMPLETIONS</p> <p>Carried to Summary:</p>				<p>0</p> <p>0.00</p>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(41) WALL FINISHES EXTERNALLY</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>FLOOR WALL AND CEILING FINISHES: In-Situ Finishes</u></b>				
	<b>External Plastering; Mortar; scud, render and float in cement and sand (1:3); 3nr coats; waterproofed with approved compound; smooth plaster finish; 22mm thick work; to blockwork base; including all necessary expanded metal angle bead to reveals and corners as required; all in accordance with TA Group's drawings and specifications</b>				
	<u>Walls; to blockwork base</u>				
C	over 300mm wide	19	m2		
	<u>Reveals; to blockwork base</u>				
D	not exceeding 300mm wide	8	m		
	<b>External Plastering; mortar; scud, render and float in cement and sand (1:3); 3nr coats; waterproofed approved compound; smooth plaster finish; 25mm thick work; to blockwork base; including all necessary expanded metal angle bead to reveals and corners as required; all in accordance with TA Group's drawings and specifications</b>				
	<u>Walls; to existing blockwork base</u>				
E	over 300mm wide	15	m2		
	<b>External Plastering; render and float in cement and sand (1:3); on top of existing plaster finish; waterproofed approved compound; smooth plaster finish; 12.5mm thick; to existing plaster base; including all necessary expanded metal angle bead to reveals and corners as required; all in accordance with TA Group's drawings and specifications</b>				
	<u>Walls; to existing plaster base</u>				
F	over 300mm wide	117	m2		
	<u>Reveals; to existing plaster base</u>				
G	not exceeding 300mm wide	37	m		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(41) WALL FINISHES EXTERNALLY (Continued)</b>				
	<b><u>PAINTING AND DECORATING: Painting</u></b>				
	External Painting; preparing and painting one coat primer and three coats Dulux Weathershield Smooth Masonry or similar approved external paint; colour to be selected; three different colours to be used; colours to be selected by Engineer; including cleaning down and all preparatory works as necessary prior to painting; all in accordance with TA Group's drawings and specifications				
	<u>Walls</u>				
A	over 300mm wide	151	m2		
	<u>Reveals; to blockwork base</u>				
B	not exceeding 300mm wide	45	m		
	<u>Cills;</u>				
C	not exceeding 300mm wide	11	m		
	<b><u>GENERALLY</u></b>				
D	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(41) WALL FINISHES EXTERNALLY (Continued)</b>				
<b>COLLECTION</b>				
Page 13/1:				0
Page 13/2:				0
<b>(41) WALL FINISHES EXTERNALLY</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(42) WALL FINISHES INTERNALLY</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>FLOOR WALL AND CEILING FINISHES: In-Situ Finishes</u></b>				
	<b>Internal Plastering; scud; render and float in cement mortar (1:3); to blockwork base; 12mm thick; including all necessary plaster angle beads to reveals and corners as required; all in accordance with TA Group's drawings and specifications</b>				
	<u>Walls</u>				
C	over 300mm wide; beds and backings for wall tiles <b>Internal Plastering; plaster, scud, render and float in cement mortar (1:3); 10mm thick; second coat of Gyplite finishing plaster, 3mm thick; including all necessary plaster beads; to blockwork base; all in accordance with TA Group's drawings and specifications</b>	125	m2		
	<u>Walls; Blockwork Base</u>				
D	over 300mm wide	8	m		
E	not exceeding 300mm wide <b>Internal Plastering; render and float in cement mortar; to existing internal plastered walls; gyplite finishing plaster; including all necessary plaster angle beads to reveals and corners as required; all in accordance with TA Group's drawings and specifications</b>	17	m2		
	<u>Walls Existing Plasterwork Base</u>				
F	over 300mm wide <b>Internal Plastering; Gypsum Pinnacle skim coat plaster; steel trowelled to a smooth finish; 5mm thick; to plasterboard base; including all necessary plaster angle beads to reveals and corners as required; all in accordance with TA Group's drawings and specifications</b>	147	m2		
	<u>Walls</u>				
G	not exceeding 300mm wide	78	m		
H	over 300mm wide	142	m2		
	<u>Walls; existing</u>				
J	over 300mm wide	65	m2		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(42) WALL FINISHES INTERNALLY (Continued)</b>				
	<b><u>FLOOR WALL AND CEILING FINISHES: Board Finishes</u></b>				
	Service Void to Soil Vent Pipes; pipe to be boxed in using 25x50mm treated timber battens and lined with 15mm gyproc moisture resistant plasterboard; all in accordance with TA Group and Roscommon County Councils drawings and specifications				
	<u>SVP Box Sections</u>				
A	175x175x 4900mm high	2	nr		
	<b>Plasterboard to Reveals; 26.5mm insulated plasterboard mechanically fixed to blockwork walls with galvanised steel fixings; all as per Architects drawings and specifications</b>				
	<u>Walls</u>				
B	not exceeding 300mm wide	78	m		
	<b><u>FLOOR WALL AND CEILING FINISHINGS: Tile, Slab and Mosaic Finishes</u></b>				
	Wall tiling; Pilkington Ceramic or equally approved; 150 x 150 x 5.5mm thick; including all cutting and trims; fixed with appropriate adhesive and grout in accordance with manufacturers instructions; all in accordance with TA Group's drawings and specifications				
	<u>Walls</u>				
C	over 300mm wide; kitchen splashback	3	m2		
	Wall tiling; Pilkington Ceramic or equally approved; 150 x 150 x 5.5mm thick; white flat gloss, glazed ceramic tiles with bevelled edge; including all cutting and trims; fixed with flexible adhesive and grout in accordance with manufacturers instructions; all in accordance with TA Group's drawings and specifications				
	<u>Walls</u>				
D	over 300mm wide; bath walls and WHB splashback	61	m2		
E	extra over; for primer and tanking before tiling	61	m2		
	<b><u>PAINTING AND DECORATING: Painting</u></b>				
	Internal Painting; preparing and painting one coat sealer; three coats of soft sheen emulsion; to plastered blockwork and plasterboard bases; colour to be confirmed on site; including cleaning down and all preparatory works as necessary prior to painting; all in accordance with TA Group's drawings and specifications				
	<u>Walls; plaster base</u>				
F	not exceeding 300mm wide	78	m		
G	over 300mm wide	269	m2		
	<b><u>GENERALLY</u></b>				
H	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(42) WALL FINISHES INTERNALLY (Continued)</b>				
<b>COLLECTION</b>				
Page 14/1:				0
Page 14/2:				0
<b>(42) WALL FINISHES INTERNALLY</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(43) FLOOR FINISHES</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>WOODWORK: Boarding &amp; Second Fixings</u></b>				
	<b>Skirtings; Softwood; Pine; wrought; selected; matched for grain and colour; bullnosed detail; mechanically fixed to walls; include for countersinking, flush pelling, to be filled, primed, undercoated; all in accordance with TA Group's drawings and specifications</b>				
	<u>Second fixings</u>				
C	skirtings; 112 x 20mm; bullnosed <b>Softwood; White/Red Deal; wrought; selected; matched for grain and colour; approved Hilti fixings; countersinking and flush pelleting; all in accordance with TA Group's drawings and specifications</b>	112	m		
	<u>Second fixings</u>				
D	22mm door saddles <b><u>PAINTING AND DECORATING: Painting</u></b> <b>Internal Painting; cleaning, knotting and stopping; spot priming; one coat aluminum primer; carried out off-site before fixing members; all in accordance with TA Group's drawings and specifications</b>	11	m		
	<u>General surfaces</u>				
E	not exceeding 300mm girth; backs of skirtings	112	m		
F	door saddles <b>Internal Painting; cleaning, knotting and stopping; spot priming; one coat primer; two undercoats; one coat satin wood; all in accordance with TA Group's drawings and specifications</b>	11	m		
	<u>General surfaces</u>				
G	not exceeding 300mm girth; skirtings <b>Internal Painting; apply two coats of clear varnish to saddle board, include for filling, sanding and sealing all joints to adjacent surfaces; all in accordance with TA Group's drawings and specifications</b>	112	m		
	<u>General surfaces</u>				
H	not exceeding 300mm girth; door saddles	11	m		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(43) FLOOR FINISHES (Continued)</b>				
	<b><u>FLOOR WALL AND CEILING FINISHES: Tile, Slab and Mosaic Finishes</u></b>				
	Floor tiling; 300 x 300 x 8mm thick; Pilkington ceramic porcelain floor tiles or equivalent and approved; Slip-resistance PTV rating >36 using Slider 55/96 slip rating to DIN 51097; to toilets; colour of tiles to be selected by Architect within same price range; including all cutting, grout, fittings, trims, perimeter beads, sealants, etc.; fixed onto a solid bed of BAL or equivalent flexible adhesive to a thickness recommended by tile supplier; allow for joints, provisions for movement and that the ground floor is to have underfloor heating; grout colour to be selected by Architect; as per manufacturers instructions; all in accordance with TA Group's drawings and specifications				
	<u>Floors; concrete base</u>				
A	over 300mm wide;	3	m2		
	<u>Floors; timber base</u>				
B	over 300mm wide;	10	m2		
	<u>Skirting; plaster base</u>				
C	150mm high	24	m		
	Floor tiling; 600 x 600 x 8mm thick; Pilkington ceramic floor tiles or equivalent and approved; Slip-resistance PTV rating >36 using Slider 55/96 slip rating to DIN 51097; to kitchen; colour of tiles to be selected by Architect within same price range; including all cutting, grout, fittings, trims, perimeter beads, sealants, etc.; fixed onto a solid bed of BAL or equivalent flexible adhesive to a thickness recommended by tile supplier; allow for joints, provisions for movement and that the ground floor is to have underfloor heating; grout colour to be selected by Architect; as per manufacturers instructions; all in accordance with TA Group's drawings and specifications				
	<u>Floors; concrete base</u>				
D	over 300mm wide;	19	m2		
	<b><u>PREPARATION FOR ALL FLOOR FINISHES :</u></b>				
	<i>Note: Without prejudice to Section O of the ARM4 the following items are included as:</i>				
	Sub floor preparation for floor coverings; including all associated preparation work, floor leveling compound and DPM underlay if required; ensure moisture reading is taken and the correct moisture content has been achieved prior to installation of the proposed floor coverings; all moisture content readings to be reported to the Architect prior to commencement of floor finishes; relative humidity above substrate when tested with a hygrometer: include testing to all corners, around perimeter, and random points; all in strict accordance with the floor finish manufacturer's instructions; all in accordance with TA Group's drawings and specifications				
	<u>Achieving required moisture content in concrete floors prior to laying floor finish</u>				
E	floors; greater than 300mm wide	21	m2		

	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<p style="text-align: center;"><b>(43) FLOOR FINISHES (Continued)</b></p> <p><b><u>GENERALLY</u></b></p> <p>A The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications</p>	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(43) FLOOR FINISHES (Continued)</b>				
<b>COLLECTION</b>				
Page 15/1:				0
Page 15/2:				0
Page 15/3:				0
<b>(43) FLOOR FINISHES</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(45) CEILING FINISHES</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>FLOOR WALL AND CEILING FINISHINGS: In-Situ Finishes</u></b>				
	<b>Plaster; Gypsum Pinnacle skim coat plaster; steel trowelled to a smooth finish; 5mm thick; to plasterboard base; all in accordance with TA Group and Roscommon County Councils drawings and specifications</b>				
	<u>Ceilings; to plasterboard base</u>				
C	over 300mm wide	117	m2		
	<b><u>FLOOR WALL AND CEILING FINISHINGS: Board Finishes</u></b>				
	<b>Plasterboard; one layer of Gyproc foil-backed plasterboard; fixing with galvanised clout nails; filling joints and spotting nail holes; 15mm thick; all in accordance with TA Group's drawings and specifications</b>				
	<u>Ceilings</u>				
D	over 300mm wide	117	m2		
E	extra over for Moisture Resistant Slabs; to bathrooms	11	m2		
F	extra over for 50x32mm counter battens at 400mm centres to ceilings; prior to installation of plasterboard	117	m2		
	<b><u>PAINTING AND DECORATING: Painting</u></b>				
	<b>Internal Painting; preparing and painting one coat sealer; three coats of soft sheen emulsion; to plastered blockwork and plasterboard bases; colour to be confirmed on site; including cleaning down and all preparatory works as necessary prior to painting; all in accordance with TA Group's drawings and specifications</b>				
	<u>Ceilings; plaster base</u>				
G	over 300mm wide	117	m2		
	<b><u>GENERALLY</u></b>				
H	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<p data-bbox="284 170 727 203"><b>(45) CEILING FINISHES (Continued)</b></p> <p data-bbox="153 210 320 237"><b>COLLECTION</b></p> <p data-bbox="153 253 300 286">Page 16/1:</p> <p data-bbox="153 293 432 327"><b>(45) CEILING FINISHES</b></p> <p data-bbox="153 331 424 365"><b>Carried to Summary:</b></p>				<p data-bbox="1490 253 1506 280">0</p> <p data-bbox="1453 331 1506 358"><b>0.00</b></p>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(47) ROOF FINISHES</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>ROOFING CLADDING AND WATERPROOFING: Slate &amp; Tile Roofing</u></b>				
	<b>Concrete roof tiles to I.S. 3; "Roadstone" or equivalent flat interlocking tiles; black in colour; including vent tiles as necessary; 44 x 35mm softwood battens and counter battens; pressure impregnated preservative; including Tyvec or equivalent grade reinforced roofing felt to IS 36, type 1F, 400 laps; fixed with galvanised clout nails at 75mm centres; fixed in accordance with the manufacturers instructions; all in accordance with TA Group's and specifications</b>				
	<u>Coverings</u>				
C	Main Roof; over 300mm wide; sloping less than or equal to 35 degrees	118	m2		
	<u>Eaves</u>				
D	double course at eaves; including Roll Out Rafter Vent Tray; 300mm deep	14	m		
	<u>Verges</u>				
E	dry verge system to verges	17	m		
	<u>Ridges</u>				
F	concrete ridge tile; with continuous dry ridge ventilation strip as per details	10	m		
	<b>Black uPVC fascia, barge and soffit's; 225mm overhang; with 10mm continuous ventilation gap between soffit and fascia/barge; including all support work and timber backings necessary; installed as per manufacturer's instructions and recommendations; all in accordance with TA Group's drawings and specifications</b>				
	<u>Fascia board; fixed to timber backings</u>				
G	225mm wide	14	m		
	<u>Barge board; fixed to timber backings</u>				
H	225mm wide	17	m		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(47) ROOF FINISHES (Continued)</b>				
A	<u>Soffit board; fixed to timber backings</u> 225mm wide <b>Special fittings; ventilation strip; Glidevale or equal approved; fixing in accordance with manufacturers instructions; all in accordance with TA Group's drawings and specifications</b>	31	m		
B	<u>Roof Ventilation</u> over fascia eaves ventilators	14	m		
C	continuous dry ridge ventilation strip <b>Special fittings; roof vent tile; to be provided at front and rear; fixing in accordance with manufacturers instructions; all in accordance with TA Group's drawings and specifications</b>	8	m		
D	<u>Roof Ventilation</u> Roof Vent Tile <b>Special fittings; Mechanical Air Extract Exhaust; fixed through roof vent tile; fixing in accordance with manufacturers instructions; all in accordance with TA Group's and CMD's drawings and specifications</b>	4	nr		
E	<u>Roof Ventilation</u> Mechanical Air Extract Exhaust <b>Special fittings; Roll Out Rafter Vent Tray; 300mm; fixed to rafters; fixing in accordance with manufacturers instructions; all in accordance with TA Group's drawings and specifications</b>	2	nr		
F	<u>Roof Ventilation</u> Roll Out Rafter Vent Tray <b>Valley details; tilting fillets with mortar bedded in undercloak; code 5 lead flashing treated with patination oil on 1000gauge DPC secondary lining on 22mm thick EN 636 Class 1 Marine Plywood Valley Boards between rafters; all as per TA Group's drawings and specifications</b>	25	m		
G	<u>Valleys</u> as described above	6	m		
H	<b>GENERALLY</b> The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(47) ROOF FINISHES (Continued)</b>				
<b>COLLECTION</b>				
Page 17/1:				0
Page 17/2:				0
<b>(47) ROOF FINISHES</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(52) DRAINAGE &amp; REFUSE DISPOSAL</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>DRAINAGE: Disposal Above Ground</u></b>				
	<b>Gutters; black uPVC; standard fittings, clips &amp; fixings; supplied and fitted in strict accordance with manufacturers instructions; gutter brackets at 800mm max centres and left in a perfectly watertight condition; all in accordance with TA Group's drawings and specifications</b>				
	<u>Gutters</u>				
C	75mm wide	13	m		
D	extra; outlets	4	nr		
E	extra; stop ends	4	nr		
	<b>Pipes and fittings; black uPVC; solvent welded joints in the running length; standard pipe clips at 500mm centres fixed to blockwork requiring plugging; all in accordance with TA Group's drawings and specifications</b>				
	<u>Downpipes</u>				
F	75 x 75mm	21	m		
G	extra; offset bends	4	nr		
H	extra; bends	4	nr		
J	extra; shoes	4	nr		
	<u>SVP; 100mm diameter</u>				
K	surface fixed; vertical	5	m		
L	extra; connection to WC outlets; special adaptor	1	nr		
M	extra; bends	1	nr		
N	extra; vent cowl	1	nr		
P	extra; cleaning eye	1	nr		
	<b><u>GENERALLY</u></b>				
Q	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(52) DRAINAGE &amp; REFUSE DISPOSAL (Continued)</b> <b>COLLECTION</b>				
Page 18/1:				0
<b>(52) DRAINAGE &amp; REFUSE DISPOSAL</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(59) MECHANICAL INSTALLATIONS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
C	3. The Contractor is also requested to complete the associated M&E Consultants Pricing Document separately and submit this with his tender for evaluation in its associated house breakdown.		note		
	<b><u>(-.) DECOMMISSIONING AND REMOVAL OF EXISTING SYSTEMS</u></b>				
	<b>Existing Mechanical Services within the Existing Site to be cut off from site supply, decommissioned and removed completed from all buildings; allow for the draining, of any existing radiators, pipework, associated bracketing and making good to locations upon completion; removal of all surplus material disposed offsite including all associated builders work and mechanical alterations; complete; all as per M&amp;E Drawings and specifications</b>				
	<u>Decommissioning</u>				
D	Decommissioning and removal of the existing mechanical installations	1	item		
	<b><u>1. SITE SERVICES INSTALLATION - MAINS COLD WATER SUPPLY</u></b>				
	<b>Mains cold water in accordance drawings and specifications; accessories associated primary equipment (Supplied from existing incoming mains)</b>				
	<u>Valves</u>				
E	valves; isolation valves, stop valves, double check valves, lockshield valves as required to complete the works	1	item		
	<b>Mains cold water supply in accordance drawings and specification; distribution system; laid externally in trench and connect to mains</b>				
	<u>Pipework</u>				
F	pipework; generally	1	item		
	<u>General</u>				
G	All Builders works associated	1	item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(59) MECHANICAL INSTALLATIONS (Continued)</b>				
	<b>2. HEATING INSTALLATION (HEATING CENTRE)</b>				
	<b>Heating installation in accordance the drawings and specifications</b>				
	<u>Primary Equipment</u>				
A	Air to Water Heat Pump; Outdoor Unit; 5.7KW Air to Water heat pump; Heat pump to be installed, connected and commissioned in accordance with the manufacturer; Heat pump to comply with EN14825, EN14511, EN16147 & EN12102 and shall be suitable for average climate; all as per service Engineers details and specifications	1	nr		
B	Air to Water Heat Pump Indoor Module; c/w 180L cylinder and controller; complete with integral hot water cylinder and integral controller; module to contain two pumps; all as per Engineers details and specifications	1	nr		
	<u>Accessories associated primary equipment</u>				
C	Controller; as per Engineers details and specifications	1	nr		
D	Expansion Vessel	1	nr		
E	pumps	1	item		
	<u>Terminal equipment and fittings</u>				
F	Radiators; Type K1; Round Top radiator panel c/w thermostatic & lockshield valves or equal approved by Architect; 400 x 600mm; 136W output; all sized and in accordance Services Engineers drawings and specifications	1	nr		
G	Radiators; Type K1; Round Top radiator panel c/w thermostatic & lockshield valves or equal approved by Architect; 600 x 600mm; 202W output; all sized and in accordance Services Engineers drawings and specifications	2	nr		
H	Radiators; Type K1; Round Top radiator panel c/w thermostatic & lockshield valves or equal approved by Architect; 1400 x 600mm; 473W output; all sized and in accordance Services Engineers drawings and specifications	1	nr		
J	Radiators; Type K2; Round Top radiator panel c/w thermostatic & lockshield valves or equal approved by Architect; 800 x 600mm; 370W output; all sized and in accordance Services Engineers drawings and specifications	1	nr		
K	Radiators; Type K2; Round Top radiator panel c/w thermostatic & lockshield valves or equal approved by Architect; 800 x 600mm; 477W output; all sized and in accordance Services Engineers drawings and specifications	1	nr		
L	Radiators; Type K2; Round Top radiator panel c/w thermostatic & lockshield valves or equal approved by Architect; 1000 x 600mm; 596W output; all sized and in accordance Services Engineers drawings and specifications	1	nr		
M	Radiators; Type K2; Round Top radiator panel c/w thermostatic & lockshield valves or equal approved by Architect; 1400 x 600mm; 835W output; all sized and in accordance Services Engineers drawings and specifications	1	nr		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b><u>(59) MECHANICAL INSTALLATIONS (Continued)</u></b>				
A	Radiators; Type K2; Round Top radiator panel c/w thermostatic & lockshield valves or equal approved by Architect; 1800 x 600mm; 1074W output; all sized and in accordance Services Engineers drawings and specifications	1	nr		
B	taps	1	item		
C	grilles	1	item		
D	other items	1	item		
	<u>Accessories associated terminal equipment and fittings</u>				
E	valves	1	item		
F	Manifolds	1	item		
G	mixing valves	1	item		
H	Manifold pumps	1	item		
J	Manifold control box	1	item		
K	Central control box	1	item		
L	pumps	1	item		
M	thermostats	1	item		
N	Heatmiser web accessible stats	1	item		
P	zoning controls as per specifications	1	item		
Q	other items	1	item		
	<u>Distribution system</u>				
R	pipework generally	1	item		
S	ductwork	1	item		
	<u>Insulation</u>				
T	insulation	1	item		
	<u>General</u>				
U	All Builders works associated	1	item		
	<b><u>4. HOT AND COLD WATER INSTALLATION</u></b>				
	<b>Hot and cold water installation in accordance the drawings and specifications.</b>				
	<u>Primary equipment</u>				
V	Water Storage Tanks; Format 30 Horizontal Tank; 300L; including all filtered overflow connections and vents, access panels, drip trays, supports, cover, etc.; all in accordance Services Engineers drawings and specifications	1	nr		
W	Cold Water Booster Pump; to be fitted with an anti vibration tico mat and flexible connections and discharges; as per Engineers specification; including all trays, supports, cover, etc.; all in accordance Services Engineers drawings and specifications	1	nr		
X	Heat Pump Buffer Vessel; all in accordance Services Engineers drawings and specifications	1	nr		
	<u>Accessories associated with primary equipment</u>				
Y	isolation valves, HWS, BCWS, drain cock, overflow connections, monitors as required to complete the works	1	item		
Z	garden tap	1	nr		
	<u>Accessories associated with terminal equipment and fittings</u>				
AA	isolation valves, water meters, pressure reducing valves as required to complete the works	1	item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b><u>(59) MECHANICAL INSTALLATIONS (Continued)</u></b>				
A	Combimate or similar approved water softener	1	item		
B	Masgnaclean professional or similar approved filter system <u>Distribution system</u>	1	item		
C	pipework <u>Insulation</u>	1	item		
D	Insulation to pipework; foil backed insulation, self-seal insulation, trace heating as required to complete the works <u>General</u>	1	item		
E	All Builders works associated <b><u>6. VENTILATION INSTALLATION</u></b> <b>Ventilation Services installation in accordance with the drawings and specifications; ; all ducting, grilles, extracts, sensors etc. as per specifications</b> <u>Primary Equipment</u>	1	item		
F	Central Mechanical Extract Ventilation system (CMEV); complete; all in accordance with Services Engineers drawings and specifications	1	item		
G	CMEV Ducobox/ vent axia unit; with 150mm diameter exhaust through attic to proprietary roof vent; c/w fire collar; all ductwork in attic space to be insulated	1	item		
H	Ceiling Extract Grilles; fire rated; toilets; 6l/s	1	nr		
J	Ceiling Extract Grilles; fire rated; bathroom & utility; 8l/s	3	nr		
K	Ceiling Extract Grilles; fire rated; kitchen; 13l/s	1	nr		
L	Tenmat Fire Rated Air Valves or equal approved	5	nr		
M	Demand Control' with Aereco V4A (or equal approved) continuous mechanical extract Unit <u>Accessories associated primary equipment</u>	1	item		
N	controls	1	item		
P	other items <u>Terminal equipment and fittings</u>	1	item		
Q	EG-WHM Wall Vents; complete; all in accordance with Services Engineers drawings and specifications	5	Nr		
R	Aereco BXC1842 or equally approved humidity sensitive units	3	nr		
S	Aereco BXC275 or equally approved humidity sensitive units	2	nr		
T	Aereco EHT acoustic kit with Aereco EHT humidity sensitive air inlets or equal approved; with external canopy & insect grille	5	nr		
U	Extract grilles	1	item		
V	kitchen hood cooker	1	item		
W	other items <u>Accessories associated terminal equipment and fittings</u>	1	item		
X	controls	1	item		
Y	other items <u>Distribution system</u>	1	item		
Z	pipework generally	1	item		
AA	ductwork	1	item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b><u>(59) MECHANICAL INSTALLATIONS (Continued)</u></b>				
	<u>Insulation</u>				
A	insulation	1	item		
	<u>General</u>				
B	All Builders works associated	1	item		
	<b><u>7. DRAINAGE INSTALLATION</u></b>				
	<u>Primary Equipment</u>				
C	All Sanitaryware is taken for elsewhere; see Element (74)		note		
	<u>Distribution system (Above ground soils and wastes)</u>				
D	Pipework; generally as required to complete the works	1	item		
	<u>General</u>				
E	All Builders works associated	1	item		
	<b><u>8. MECHANICAL SERVICES INSTALLATION - GENERALLY</u></b>				
	<b><u>INSPECTION, TESTING, COMISSIONING &amp; HANDOVER</u></b>				
F	liaison and co-ordination of the installation	1	item		
G	site supervision, site facilities and waste disposal	1	item		
H	inspection of installation, complete	1	item		
J	final clean of installation, complete	1	item		
K	testing installation, complete	1	item		
L	commissioning installation, complete	1	item		
M	operating & maintenance (O&M) manuals	1	item		
N	as-built drawings	1	item		
P	identification plates, labels and the like	1	item		
Q	builders works	1	item		
R	fire stopping and other associated fire protection works	1	item		
S	boxing around exposed pipework timber and plasterboard finish	1	item		
T	client demonstration and handover	1	item		
	<u>Any other works necessary to complete the installations</u>				
U	item	1	item		
	<b><u>GENERALLY</u></b>				
V	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(59) MECHANICAL INSTALLATIONS (Continued)</b>				
<b>COLLECTION</b>				
Page 19/1:				0
Page 19/2:				0
Page 19/3:				0
Page 19/4:				0
Page 19/5:				0
<b>(59) MECHANICAL INSTALLATIONS</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(69) ELECTRICAL INSTALLATIONS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
C	3. The Contractor is also requested to complete the associated M&E Consultants Pricing Document separately and submit this with his tender for evaluation in its associated house breakdown.		note		
	<b><u>(-.) DECOMMISSIONING AND REMOVAL OF EXISTING SYSTEMS</u></b>				
	<b>Existing Electrical Services within the Existing Site to be cut off from site supply, decommissioned and removed completed from all buildings; allow for the draining, of any existing sockets, cabling, associated bracketing and making good to locations upon completion; removal of all surplus material disposed offsite including all associated builders work and mechanical alterations; complete; all as per M&amp;E Drawings and specifications</b>				
	<u>Decommissioning</u>				
D	Decommissioning and removal of the existing electrical installations	1	item		
	<b><u>1. MAIN INSTALLATIONS</u></b>				
	<b>Low Voltage Switchgear including cabling in accordance with the drawings and specifications</b>				
	<u>Equipment</u>				
E	Main distribution board	1	nr		
F	like items	1	item		
	<u>Fittings</u>				
G	generally in accordance with ARM 4	1	item		
	<u>Mains and Sub-main cables</u>				
H	Allow for all connections required	1	item		
	<u>General</u>				
J	All Builders works associated	1	item		
	<b><u>2. CONDUIT / TRAY / TRUNKING INSTALLATION</u></b>				
	<b>Conduit and Cable containment in accordance the drawings and specifications</b>				
	<u>Containment</u>				
K	Conduit to be installed at H/L for low voltage electrical services	1	item		
L	Conduit for general electrical services at high level	1	item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(69) ELECTRICAL INSTALLATIONS (Continued)</b>				
	<u>General</u>				
A	All Builders works associated	1	item		
	<b><u>3. LIGHTING AND EMERGENCY LIGHTING INSTALLATIONS</u></b>				
	<b><u>INTERNAL</u></b>				
	<b>Luminaries in accordance with the drawings and specifications</b>				
	<u>Fittings; supply and fix in position</u>				
B	Downlights	3	nr		
C	Pendant Fittings	10	nr		
D	Shaver Light	2	nr		
E	22W Recessed Light	5	nr		
F	PIR Light to Bathroom	1	nr		
	<u>Lighting switches</u>				
G	1 way 'gang' light switch	20	nr		
H	2 way 'gang' switch	2	nr		
J	3 way 'gang' switch	1	nr		
	<b><u>INTERNAL LIGHTING WIRING</u></b>				
	<b>Lighting cabling in accordance with the drawings and specifications</b>				
	<u>Cabling internal</u>				
K	lighting point	21	nr		
	<u>Cabling light switches</u>				
L	1 way 'gang' light switch	20	nr		
M	2 way 'gang' switch	2	nr		
N	3 way 'gang' switch	1	nr		
	<b><u>EXTERNAL</u></b>				
	<b>Luminaries in accordance the drawings and specifications</b>				
	<u>Fittings; supply and fix in position</u>				
P	External Light Fitting	2	nr		
	<u>Cabling External</u>				
Q	lighting points	2	nr		
	<u>General</u>				
R	All Builders works associated	1	item		
	<b><u>4. GENERAL SERVICES AND SMALL POWER INSTALLATIONS</u></b>				
	<b>Surface Mounted General Services Outlets in accordance with the drawings and specifications to be MK or similar approved</b>				
	<u>Fittings</u>				
S	Single Phase Isolator	6	nr		
T	Single Socket	20	nr		
U	Single Socket; 450mm	6	nr		
V	Single Socket; 1100mm	5	nr		
W	Outdoor Socket	1	nr		
X	Cooker Point; isolator	1	nr		
Y	Cooker Point; connection unit	1	nr		
Z	Extractor Spur	1	nr		
AA	Data Point	2	nr		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b><u>(69) ELECTRICAL INSTALLATIONS (Continued)</u></b>				
A	Kitchen Isolators/power supply	2	nr		
B	Thermostats	3	nr		
C	Heat Pump: External; Power Supply	1	nr		
D	Heat Pump: Internal; Power Supply	1	nr		
E	Car Electric Charge Point	1	nr		
F	like items; isolators, spurs, fans, time clocks, final circuits for Mechanical Installation Controls .	1	item		
	<b>Cabling in accordance the drawings and specifications</b>				
	<u>Cabling</u>				
G	Single Phase Isolator	6	nr		
H	Single Socket	20	nr		
J	Single Socket; 450mm	6	nr		
K	Single Socket; 1100mm	5	nr		
L	Outdoor Socket	1	nr		
M	Cooker Point; isolator	1	nr		
N	Cooker Point; connection unit	1	nr		
P	Extractor Spur	1	nr		
Q	Data Point	2	nr		
R	Kitchen Isolators/power supply	2	nr		
S	Thermostats	3	nr		
T	Heat Pump: External; Power Supply	1	nr		
U	Heat Pump: Internal; Power Supply	1	nr		
V	Car Electric Charge Point	1	nr		
W	like items; isolators, spurs, fans, time clocks, final circuits for Mechanical Installation Controls .	1	item		
	<u>General</u>				
X	All Builders works associated	1	item		
	<b><u>5. FIRE ALARM INSTALLATION</u></b>				
	<b>Fire Alarm Equipment in accordance with the drawings and specifications; L1 type fire alarm, contractor to include in tender package any additional works deemed necessary to achieve type L1 fire alarm status</b>				
	<u>Fittings</u>				
Y	Smoke Detector main connected battery back up	9	nr		
Z	Heat detector main connected battery backup	1	nr		
AA	Carbon Monoxide Detector	2	nr		
	<u>Cabling</u>				
AB	Smoke Detector main connected battery back up	9	nr		
AC	Heat detector main connected battery backup	1	nr		
AD	Carbon Monoxide Detector	2	nr		
AE	any other fire alarm equipment	1	item		
AF	commissioning	1	item		
	<u>General</u>				
AG	All Builders works associated	1	item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(69) ELECTRICAL INSTALLATIONS (Continued)</b>				
	<b><u>6. DATA / IT INSTALLATION</u></b>				
	<b>Data/IT Equipment in accordance with the drawings and specifications</b>				
	<u>Equipment</u>				
A	any items required to complete the installation	1	item		
	<b>Data/IT outlets in accordance with the drawings and specifications</b>				
	<u>Outlets</u>				
B	Twin Data Points Cat 6	2	nr		
C	Heat Pump: External; CAT5S to Indoor Module	1	nr		
D	Sensor Wired Back to Indoor CAT5E; External	1	nr		
E	commissioning, including termination and labeling into comms cabinet	1	item		
	<u>Cabling</u>				
F	Twin Data Points Cat 6	2	nr		
G	Heat Pump: External; CAT5S to Indoor Module	1	nr		
H	Sensor Wired Back to Indoor CAT5E; External	1	nr		
J	commissioning, including termination and labeling into comms cabinet	1	item		
	<u>General</u>				
K	All Builders works associated	1	item		
	<b><u>7. EARTHING AND BONDING INSTALLATION</u></b>				
	<b>Earthing and bonding in accordance with the drawings and specifications</b>				
L	earthing and bonding	1	item		
M	commissioning	1	item		
	<u>General</u>				
N	All Builders works associated	1	item		
	<b><u>8. OTHER INSTALLATION</u></b>				
	<b>Door Bell system in accordance with the drawings and specifications</b>				
	<u>Equipment</u>				
P	Door Bell Push	1	nr		
Q	Door Bell Chime	1	nr		
R	Any other equipment required for the complete system as per Engineers drawings and specifications	1	item		
S	Commissioning	1	item		
	<u>Cabling</u>				
T	Door Bell Push	1	nr		
U	Door Bell Chime	1	nr		
V	Any other equipment required for the complete system as per Engineers drawings and specifications	1	item		
	<u>General</u>				
W	All Builders works associated	1	item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(69) ELECTRICAL INSTALLATIONS (Continued)</b>				
	<b><u>9. ELECTRICAL SERVICES INSTALLATION - GENERALLY</u></b>				
	<u>INSPECTION, TESTING, COMMISSIONING &amp; HANDOVER</u>				
A	liaison and co-ordination of the installation	1	item		
B	site supervision, site facilities and waste disposal	1	item		
C	inspection of installation, complete	1	item		
D	final clean of installation, complete	1	item		
E	testing installation, complete	1	item		
F	Commissioning installation, complete	1	item		
G	operating & maintenance (O&M) manuals	1	item		
H	as-built drawings	1	item		
J	identification plates, labels and the like	1	item		
K	builders works	1	item		
L	fire stopping and other associated fire protection works	1	item		
M	client demonstration and handover	1	item		
	<u>Any other works necessary to complete the electrical installation</u>				
N	item	1	item		
	<b><u>GENERALLY</u></b>				
P	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b><u>(69) ELECTRICAL INSTALLATIONS (Continued)</u></b>				
<b>COLLECTION</b>				
Page 20/1:				0
Page 20/2:				0
Page 20/3:				0
Page 20/4:				0
Page 20/5:				0
<b>(69) ELECTRICAL INSTALLATIONS</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(73) CULINARY FITTINGS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>FITTINGS: Fittings, Equipment and Furniture</u></b>				
	<b>Kitchen Installation; complete with base and overhead units and all worktop &amp; sinks; including all associated handles, hinges, drawer runners, cabinet legs, stainless steel sink with taps, Built in Extractor Fans, plinths and mouldings; contractor to allow adequate supports, fixings, fitting of appliances and all necessary works to complete; fixing to concrete blockwork backgrounds; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Culinary fittings</u>				
C	kitchen to House Type 1; U-shaped design; wall and base units including sinks and voids for appliances; all as per drawings	1	nr		
	<b>Wall mounted fire blanket in each kitchen; exact location of each fire blanket to be agreed the architect prior to installation; fire blanket to be 1.2 x 1.2m in size and must have the British Standard Kitemark; the fire blanket must also have been tested and certified to the requirements of BS EN 1869:1997, and is to come with a minimum 5 year cloth warranty; all in accordance with TA Group's drawings and specifications</b>				
	<u>Equipment</u>				
D	1200 x 1200mm	1	nr		
	<b><u>GENERALLY</u></b>				
E	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<p><b>(73) CULINARY FITTINGS (Continued)</b></p> <p><b>COLLECTION</b></p> <p>Page 21/1:</p> <p><b>(73) CULINARY FITTINGS</b></p> <p><b>Carried to Summary:</b></p>				<p>0</p> <p><b>0.00</b></p>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(74) SANITARY FITTINGS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>FITTING, EQUIPMENT AND FURNITURE: Fitting, Equipment and Furniture</u></b>				
	<b>Sanitary Fittings; Supply, assemble and fix the following sanitary fittings; all references are to Armitage Shanks "Sandringham Classic" products or equivalent; colour white; lever taps to be installed; all sanitary fitting and appliances to have flexible pennyvalve feeds; include for fittings, fixings, accessories and sealing; all in accordance with TA Group's drawings and specifications</b>				
	<u>Fittings</u>				
C	WC; complete; Close coupled WC pan & cistern dual flush valve water saving 6/4 litre push button dual flush cistern; including soft close seat and cover and all required fittings	3	nr		
D	WHB; complete; 50cm washbasin, single tap hole overflow; washbasin to be mounted on pedestals; install single lever type mixer tap chrome finish and all required fittings	3	nr		
E	900mm x 900mm Shower Tray including any associated gullies and fittings; flexi seal shower seal between tiling; complete	1	nr		
F	900mm x 1400mm Shower Tray including any associated gullies and fittings; flexi seal shower seal between tiling; complete	1	nr		
G	Chrome/glass shower door; 900 mm wide x 1850 mm high; bifolding; quadrant; including all associated fittings, fixings and sealants; complete; fitted in accordance with manufacturers instructions; all as per TA Group's drawings and specifications; complete	1	nr		
H	Chrome/glass shower door; 1400 mm wide x 1850 mm high; bifolding; including all associated fittings, fixings and sealants; complete; fitted in accordance with manufacturers instructions; all as per TA Group's drawings and specifications; complete	1	nr		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(74) SANITARY FITTINGS (Continued)</b>				
A	Shower Set; Supply and install wall mounted thermostatic shower mixer with handset shower attachment and selector; shower tray rail, shower handset with chrome finish; including all associated fittings, fixings and sealants; complete; fitted in accordance with manufacturers instructions; all as per TA Group's drawings <b>Provide and fit the following accessories; as approved by architect; include for all screws, washers, fixings, fittings, sealants, etc.; complete; all in accordance with TA Group's drawings and specifications</b> <u>Accessories</u>	2	nr		
B	Toilet roll holders; Chrome plated toilet roll holder; wall mounted concealed fixings; fixing to stud and blockwalls; include for grounds on stud walls where necessary	3	nr		
C	Towel Rail; wall mounted towel ring chrome plated finish; concealed fixings; fixing to stud and blockwalls; include for grounds on stud walls where necessary <b>Mirrors; Class C safety glass to BS 6206; 6mm thick; bevelled edges; free from all defect visible in the designed viewing conditions; wall mounted and bonded to wall with double sided self adhesive pads; aluminium foil backing and edges bevelled; complete including all fixings, sealants as required; complete; all in accordance with TA Group's drawings and specifications</b> <u>Mirror</u>	3	nr		
D	450 x 900mm <b>GENERALLY</b>	3	nr		
E	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(74) SANITARY FITTINGS (Continued)</b>				
<b>COLLECTION</b>				
Page 22/1:				0
Page 22/2:				0
<b>(74) SANITARY FITTINGS</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(79) BUILDING FITTINGS &amp; FURNITURE</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall deemed to included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>METALWORK: Non-Structural</u></b>				
	<b>Letter Boxes; wall mounted; Smith &amp; Lock Compact Post Box or equally approved to Architects approval; powdercoated metal to black colour; secret fixed to External Wall; including all keys and fittings; all as per TA Group drawings and specifications</b>				
	<u>Composite Items</u>				
C	260 x 310 x 90mm	1	nr		
	<b><u>GENERALLY</u></b>				
D	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(79) BUILDING FITTINGS &amp; FURNITURE (Continued)</b> <b>COLLECTION</b>				
Page 23/1:				0
<b>(79) BUILDING FITTINGS &amp; FURNITURE</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

## **SECTION 2.2:** HOUSE TYPE 2 -3BED TWO STOREY TERRACE (UNITS 30-31)

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(-- ) DEMOLITIONS &amp; ALTERATIONS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
C	3. The Contractor is deemed to have visited the site to ascertain the nature and extent of the work		note		
D	4. All Items of demolition are deemed to include removal off site of all arising materials, unless otherwise stated		note		
	<b><u>DEMOLITIONS AND ALTERATIONS: Demolitions</u></b>				
	<b>Demolition of internal blockwork wall; complete; in preparation for new blockwork wall (measured elsewhere); all existing surfaces to be made good and removal, disposal of any debris off site; temporary propping to be provided if required; all in accordance with TA Group's drawings and specifications</b>				
	<u>Demolishing parts of structures</u>				
E	Demolition of internal blockwork walls; 100mm thick; approx 2500mm high	4	m2		
	<b>Demolition of internal timber studwork wall; complete; in preparation for new studwork wall (measured elsewhere); all existing surfaces to be made good and removal, disposal of any debris off site; temporary propping to be provided if required; all in accordance with TA Group's drawings and specifications</b>				
	<u>Demolishing parts of structures</u>				
F	Demolition of internal walls; 100mm thick; approx 2500mm high	50	m2		
	<b>Removal of chimney blockwork down to below roof level; all existing surfaces to be made good and removal, disposal of any debris off site; chimney ope to be blocked off at top; all in accordance with TA Group's drawings and specifications</b>				
	<u>Demolishing parts of structures</u>				
G	Removal of Chimney blockwork	1	item		
H	Removal of Chimney blockwork; working alongside neighbouring property	1	item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(--) DEMOLITIONS &amp; ALTERATIONS (Continued)</b>				
	<b><u>DEMOLITIONS AND ALTERATIONS: Alterations</u></b>				
	<b>Cutting expansion joint at front, rear and side gable walls to install Helifix bar at 450 vertical centres at each side of the expansion joint; including all associated cutting, helifix bars and all accessories; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Cutting</u>				
A	Helifix (or Equal and approved) bar; each side of expansion joints	15	m		
	<b>Forming temporary opening in existing concrete floor; complete in preparation for the preparation of new pipework for Mechanical &amp; Electrical installations (elsewhere measured); contractor is to saw cut the concrete slab and insulation layer; include for re-installation of new insulation and concrete floors on completion of works; floors to be made good after chasing for pipework with sand/cement fill and finished with Larsen (or equal and approved) SLC100 Self Leveling Flooring Compound; leave areas ready for new floor finishes (by client); all existing surfaces to be made good and removal, disposal of any debris off site; all in accordance with TA Group and Roscommon County Councils drawings and specifications</b>				
	<u>Cutting</u>				
B	Forming new opening in ground floor; approx 50mm wide	25	m		
C	extra over for reinstatement as outlined above	25	m		
	<b>Removal of existing External Rainwater Goods; including associated first fixings, second fixings etc; complete in preparation for new rainwater goods (elsewhere measured); all existing surfaces to be made good and removal, disposal of any debris off site and any temporary propping and support required whilst works are being carried out; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
D	existing gutters	12	m		
E	existing downpipes	17	m		
F	existing SVP's	8	m		
	<b>Removal of existing Fascia &amp; Soffit; including associated first fixings, second fixings etc; complete in preparation for new (measured elsewhere); all existing surfaces to be made good and removal, disposal of any debris off site and any temporary propping and support required whilst works are being carried out; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
G	existing fascia	12	m		
H	existing verge	13	m		
J	existing soffit	24	m		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(-- ) DEMOLITIONS &amp; ALTERATIONS (Continued)</b>				
	<b>Removal of existing External Doors; including associated screens, doors, any frames, second fixings etc; complete in preparation for new doors to be fitted (elsewhere measured); all existing surfaces to be made good and removal, disposal of any debris off site and any temporary propping and support required whilst works are being carried out; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
A	Existing Front Door; approx 1500mm wide x 2100mm	1	nr		
B	Existing Rear Door; approx 1000mm wide x 2100mm	1	nr		
	<b>Removal of existing Internal Doors; including any frames, second fixings etc; complete in preparation for new doors to be fitted (elsewhere measured); all existing surfaces to be made good and removal, disposal of any debris off site and any temporary propping and support required whilst works are being carried out; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing Doors; to Blockwork</u>				
C	Existing Internal Doors; approx 1000mm wide x 2100mm	4	nr		
	<u>Removing Doors; to Timber Studwork</u>				
D	Existing Internal Doors; approx 1000mm wide x 2100mm	7	nr		
	<b>Removal of existing External Windows; including glazing; any frames, second fixings etc; complete in preparation for new windows to be fitted (elsewhere measured); including all associated temporary supports, fixings and weatherings; all existing surfaces to be made good and removal, disposal of any debris off site; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
E	Existing window; approx 600mm wide x 1100mm	1	nr		
F	Existing window; approx 1100mm wide x 1200mm	6	nr		
G	Existing window; approx 1200mm wide x 1100mm	1	nr		
H	Existing window; approx 1500mm wide x 1200mm	1	nr		
	<b>Removal of existing roof trusses; as per roof layout; complete in preparation for new roof trusses (elsewhere measured); including all associated temporary supports, fixings and weatherings; all existing surfaces to be made good and removal, disposal of any debris off site; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
J	Existing roof trusses	6	nr		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(-- ) DEMOLITIONS &amp; ALTERATIONS (Continued)</b>				
	<b>Removal of existing roof tiles; including first fixings, second fixings; battens; felt etc; complete; in preparation for new roof tiles (elsewhere measured); including all associated temporary supports, fixings and weatherings; all existing surfaces to be made good and removal, disposal of any debris off site; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
A	Existing roof tiles	99	m2		
B	extra for removal and replacement of existing valley board; once roof tiles removed; including all associated supports and fixings	6	m		
	<u>Removing Third Party Roof</u>				
C	Existing roof tiles; working on Neighbouring Roof	7	m2		
	<b>Removal of existing canopy above door; including first fixings, second fixings, battens; felt, coverings, frame etc; complete; in preparation for installation of new canopy (elsewhere measured); including all associated temporary supports, fixings and weatherings; all existing surfaces to be made good and removal, disposal of any debris off site; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
D	Existing door canopy	1	nr		
	<b>Removal of existing plaster board ceilings; including first fixings, second fixings etc; complete in preparation for new plasterboard ceilings (elsewhere measured); all existing surfaces to be made good and removal, disposal of any debris off site; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
E	Existing plasterboard ceilings	116	m2		
	<b>Removal of existing floor boards to first floor; including first fixings, second fixings etc; complete in preparation for new floorboard and floor finishes (elsewhere measured); all existing surfaces to be made good and removal, disposal of any debris off site; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
F	Existing floorboards	58	m2		
	<b>Removal of existing floor finishes to ground floor; including associated fixings, bedding and ground; complete; in preparation for new floor finishes (elsewhere measured); all existing surfaces to be made good and removal, disposal of any debris off site; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
G	Existing Floor Tiles	38	m2		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(--) DEMOLITIONS &amp; ALTERATIONS (Continued)</b>				
	<b>Removal of existing wall finishes; including associated fixings, bedding and ground; complete; in preparation for new wall finishes (elsewhere measured); all existing surfaces to be made good and removal, disposal of any debris off site; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
A	Existing Wall Tiles	10	m2		
	<b>Removal of existing window boards to all window opes; including first fixings, second fixings etc; complete in preparation for new window boards (elsewhere measured); all existing surfaces to be made good and removal, disposal of any debris off site; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
B	Existing window boards	10	m		
	<b>Alterations to existing fireplace; block up ope with 13n/mm2 blocks and plastered; flue to be cleared of any debris prior to blocking up; making good to surrounding surfaces; including removal of debris off site, adjustments to wall if required, making good to surrounding surfaces to match existing finishes and any temporary supports required; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Building Up</u>				
C	existing fire place	1	item		
	<b>Cleaning works to remove existing stains to external walls; including all controlled measures, protection against neighboring properties; left ready to receive new finishes; all in accordance with TA Group's drawings and specifications</b>				
	<u>Cleaning Surfaces</u>				
D	washing; power washing	101	m2		
E	chemical treatment; moss treatment	101	m2		
F	extra over for removal of vegetation to eaves and perimeter of building; prior to commencement of works	1	item		
	<b><u>GENERALLY</u></b>				
G	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(--)</b> DEMOLITIONS & ALTERATIONS (Continued)				
<b>COLLECTION</b>				
Page 24/1:				0
Page 24/2:				0
Page 24/3:				0
Page 24/4:				0
Page 24/5:				0
<b>(--)</b> DEMOLITIONS & ALTERATIONS				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(21) EXTERNAL WALLS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>CONCRETE WORK: Precast Concrete</u></b>				
	<b>Precast Concrete Cills; pre-tensioned; standard or stock pattern units; including 25mm insulation backing; dpc turned up at back and sides; concrete backing; formwork; rebated, sunk, weathered, throated, projecting 75mm beyond the wall face; all in accordance with TA Group's drawings and specifications</b>				
	<u>Window Cills</u>				
C	extra over for removing existing cill and replacement with precast concrete 300mm deep x 150mm thick; reinforced with 3nr bars; fair finish exposed surface; including all works to blockwork and patching up as necessary upon completion	3	m		
	<b><u>CONCRETE WORK: Composite Construction</u></b>				
	<b>Level Access threshold unit; Aco Drainage Channel or equally approved; stainless steel grill type to be agreed; radon membrane wrapped and sealed; installed as per manufacturers instructions; all in accordance with TA Group's drawings and specifications</b>				
	<u>Thresholds; Level Access</u>				
D	1,000mm wide	1	nr		
E	1,500mm wide	1	nr		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(21) EXTERNAL WALLS (Continued)</b>				
	<b>Party Wall Cavity Barrier; to existing blockwork; including breaking out pockets of blockwork in existing walls for the installation of the proprietary firestop at party wall; ARC T Barrier Masonry with Integral DPC Code TBM; suitably sized for cavity on site; minimum 50mm overlap with party wall leaf (Party Wall Cavity Barrier) or equal approved; fitted in strict accordance with the manufacturers instructions; making good to blockwork upon installation and ready for plastering (measured elsewhere); supply and install a continuous vertical DPC in the wall to be fitted between the firestop slab and the inside face of the outer leaf; all in accordance with TA Group's drawings and specifications</b>				
	<u>Fire insulation</u>				
A	vertical; 150mm wide cavity	6	m		
	<b>Cavity Barrier to blockwork; installation of the proprietary firestop at eaves level of the blockwork wall; ARC (or equal and approved) Cavity Stop Sock Fire Barrier- CSS150 - 150mm Lt Blue to top of entire cavity; suitably sized for cavity on site; fitted in strict accordance with the manufacturers instructions; making good to blockwork upon installation; supply and install a continuous vertical DPC in the wall to be fitted between the firestop slab and the inside face of the outer leaf; all in accordance with TA Group's drawings and specifications</b>				
	<u>Fire insulation; existing block walls</u>				
B	horizontal; 150mm wide cavity	19	m		
	<b><u>BRICKWORK AND BLOCKWORK: Ancillaries to Brickwork/Blockwork</u></b>				
	<b>Movement joints; 12mm wide; filling joint with 18mm flexible closed cell polyethylene; allow for proprietary bead and flexible sealant; all in accordance with TA Group's drawings and specifications</b>				
	<u>Designed joints; existing block walls</u>				
C	12mm wide; 350mm deep; vertical; all to Architect's approval	8	m		
	<b>Sundries; Recesses for Services Connections; ESB Meter cabinet to be installed max 2m from front of house and between 1.0m-1.2m from F.G.L; complete with Precast concrete lintel to head with stepped DPC over and proprietary uPVC service box with associated door and ducting; all in accordance with TA Group's drawings and specifications</b>				
	<u>Recesses</u>				
D	built in uPVC service meter boxes; complete including associated builders work, removal and replacing any existing, creating opes, new boxes, ducting, sealants etc; ESB	1	item		
E	built in uPVC service meter boxes; complete including associated builders work, removal and replacing any existing, creating opes, new boxes, ducting, sealants etc; Telecoms	1	item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(21) EXTERNAL WALLS (Continued)</b>				
	<b>Sundries; creating ventilation openings; all in accordance with TA Group's drawings and specifications</b>				
	<u>Ventilation openings</u>				
A	125 x 125mm; through 350mm blockwork cavity walls	13	nr		
	<b><u>GENERALLY</u></b>				
B	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(21) EXTERNAL WALLS (Continued)</b>				
<b>COLLECTION</b>				
Page 25/1:				0
Page 25/2:				0
Page 25/3:				0
<b>(21) EXTERNAL WALLS</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(22) INTERNAL WALLS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>BRICKWORK AND BLOCKWORK: Brickwork/Blockwork</u></b>				
	<b>Standard ordinary quality concrete solid blocks; blocks shall be concrete masonry units conforming to BS6073; minimum 13N/mm<sup>2</sup>; 440 x 215 x 100; all masonry construction shall conform IS325 and IS EN 1996; sand for mortar shall comply with BS1200; cement shall be in accordance IS EN 197-1; all in accordance with TA Group's drawings and specifications</b>				
	<u>Walls</u>				
C	100mm thick	4	m <sup>2</sup>		
	<b><u>BRICKWORK AND BLOCKWORK: Ancillaries to Brickwork/Blockwork</u></b>				
	<b>Party Wall Fireproofing; to top of existing blockwork party wall; firestop to be fitted between battens on top of roofing membrane; firestop approx 25mm between top of party wall and underside of roofing membrane; roof battens to be saw cut at mid point of party wall and battens to be replaced where necessary; Cavity barrier of wire reinforced mineral wool (50mm min) or fire resisting board in boxed eaves; fitted in strict accordance with the manufacturers instructions; making good to blockwork upon installation and ready for plastering (measured elsewhere); supply and install a continuous vertical DPC in the wall to be fitted between the firestop slab and the inside face of the outer leaf; all in accordance with TA Group's drawings and specifications</b>				
	<u>Fire insulation</u>				
D	horizontal; 215mm wide blockwork party wall	12	m		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(22) INTERNAL WALLS (Continued)</b>				
	<b><u>FLOOR, WALL AND CEILING FINISHINGS: Stud Partitions</u></b>				
	<b>Timber stud partitions; comprising of double 100 x 44mm C16 softwood head and sole plates; 100 x 44mm vertical C16 softwood studs at 400mm centres; 100 x 44mm horizontal noggings at 900mm centres vertically; 100mm thick mineral wool acoustic insulation fixing between studs; 12.5mm Gypsum Wallboard or equal and approved to both sides; fixing screws to softwood; all joints taped and filled; all in accordance with TA Group's drawings and specifications</b>				
	<u>Partitions</u>				
A	2400mm high	27	m		
B	angles to partitions	4	nr		
C	abutments to other finishes	12	nr		
D	forming single door openings	7	nr		
E	three-way intersections	7	nr		
F	extra over; moisture resistant board	32	m2		
G	2500mm high; sloping to stairs	5	m		
H	angles to partitions	2	nr		
J	abutments to other finishes	2	nr		
K	forming single door openings	1	nr		
	<b>Timber stud partitions; comprising of double 100 x 44mm C16 softwood head and sole plates; 100 x 44mm vertical C16 softwood studs at 400mm centres; 100 x 44mm horizontal noggings at 900mm centres vertically; 100mm thick mineral wool acoustic insulation fixing between studs; 12.5mm Gypsum Wallboard or equal and approved to one side; fixing screws to softwood; all joints taped and filled; all in accordance with TA Group's drawings and specifications</b>				
	<u>Partitions to Party Wall</u>				
L	2400mm high	6	m		
M	abutments to other finishes	5	nr		
N	extra over 50mm shadow gap	6	m		
P	2500mm high	5	m		
Q	abutments to other finishes	3	nr		
R	extra over; moisture resistant board	6	m2		
S	extra over 50mm shadow gap	5	m		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(22) INTERNAL WALLS (Continued)</b>				
	Timber stud partitions; comprising of double 100 x 44mm C16 softwood head and sole plates; 100 x 44mm vertical C16 softwood studs at 400mm centres; 100 x 44mm horizontal noggings at 900mm centres vertically; 100mm thick mineral wool acoustic insulation fixing between studs; 12.5mm Gypsum Wallboard or equal and approved to one side; fixing screws to softwood; all joints taped and filled; all in accordance with TA Group's drawings and specifications				
	<u>Partitions to Service Cavity Walls</u>				
A	2500mm high	5	m		
B	abutments to other finishes	4	nr		
C	extra over; moisture resistant board	12	m2		
	<b><u>GENERALLY</u></b>				
D	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(22) INTERNAL WALLS (Continued)</b>				
<b>COLLECTION</b>				
Page 26/1:				0
Page 26/2:				0
Page 26/3:				0
<b>(22) INTERNAL WALLS</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(23) FLOORS, GALLERIES</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>WOODWORK: Structural and First Fixings</u></b>				
	<b>Carcassing; Softwood; sawn unless otherwise stated; structural grade; tanalised; including necessary overlaps; all in accordance with TA Group and Roscommon County Councils drawings and specifications</b>				
	<u>Carcassing</u>				
C	225 x 44; C18; floor joists; 400mm centres	29	m		
D	225 x 75; C18; trimmers	15	m		
E	Extra for treating ends of joists preservatives	26	nr		
F	225 x 44; C18; solid bridging to floor joists; 1200mm centres	10	m		
	<b><u>WOODWORK: Ironmongery, Accessories and Sundries</u></b>				
	<b>Proprietary Metal Joist hangers; "Bat" or equivalent; galvanised mild steel gauge 12 to BS 2989; class Z2 coating Type C; installed as per manufacturers recommendations; all in accordance with TA Group's drawings and specifications</b>				
	<u>Accessories</u>				
G	for 225 x 44mm joists; fixed to softwood joist 32mm square twisted sheradised nails	26	nr		
	<b>Galvanised steel strap; 30x3mm steel strap; fixed to noggings; fixed at 1200mm spacings max; installed as per manufacturers recommendations; all in accordance with TA Group's drawings and specifications</b>				
	<u>Accessories</u>				
H	1200mm long	10	nr		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(23) FLOORS, GALLERIES (Continued)</b>				
	<b>WOODWORK: Boarding and Second Fixings</b>				
	<b>Tongue &amp; groove plywood; OSB3 18mm thick; screw fixed to floor joists with galvanised mild steel screws; all in accordance with TA Group's drawings and specifications</b>				
A	<u>Boarding &amp; Sheeting</u> over 300mm wide; floors	45	m2		
	<b>WPB plywood; 18mm thick; moisture resistant; screw fixed to floor joists with galvanised mild steel screws; all in accordance with TA Group's drawings and specifications</b>				
B	<u>Boarding &amp; Sheeting</u> over 300mm wide; floors	10	m2		
	<b>GENERALLY</b>				
C	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(23) FLOORS, GALLERIES (Continued)</b>				
<b>COLLECTION</b>				
Page 27/1:				0
Page 27/2:				0
<b>(23) FLOORS, GALLERIES</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(24) STAIRS, RAMPS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>WOODWORK: Composite Items</u></b>				
	<b>Staircase; Straight flight; 21 mm red deal bull nosed threads; projecting 25mm from riser face; with deal risers min 15mm; screw fixing to all riser tread joints to be provided using 10 gauge screws of 38mm minimum length at centres not exceeding 225mm in accordance with I.S 158; all glued, blocked, bracketed and housed on 230x27mm whitewood strings; wall strings to be secured by means of patent frame anchors; 82x82mm newel posts shall be hardwood, square or turned to detail, and shall have strings and handrail morticed and housed thereto; Handrails shall be 60x44mm moulded white deal, housed in newel; balustrade including return on first floor landing of 25mm x25mm turned hardwood uprights at 100mm centres with vertical dimensions above pitch line; 76 x 25mm rounded and projected red deal nosing pieces to landing steps at top of stairs; include for 18mm birch paneling; bottom step to be 985mm wide and projecting past bottom newel post; the whole shall be constructed in accordance with the best possible stair construction practice; all in accordance with TA Group's drawings and specifications</b>				
	<u>Composite Items</u>				
C	Staircase units; Straight Shape; 14 nr risers, 235mm wide treads, 192mm high risers, 900mm overall width, 2700mm overall rise	1	item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(24) STAIRS, RAMPS (Continued)</b>				
	<b>Balustrades; 82x82x1100mm high square profile red deal Newel Posts with chamfered profile at each corner; posts are located at ends, landings and corners of balustrades; newel posts to be capped with 115x115mm White Oak Newel Post cappings; 44x60mm handrails to top of balustrade with a housing to accept stair spindles; the exact profile to be selected by Architect and agreed with contractor prior to manufacturing; white oak fillet pieces to be fitted between spindles to finish flush handrails; base rails are to be fitted along the top of the stairs strings and horizontally along landings; with red deal fillet pieces fitted between spindles to finish flush with base rail; base rail to incorporate 5mm square shadow gap detail as per Architects details; stair spindles to be 41x41mm square profile red deal spindles chamfered edges; including all associated supports, anchors, bracketing to blockwork &amp; timber backgrounds etc.; all in accordance with TA Group's drawings and specifications</b>				
	<u>Balustrades</u>				
A	overall height 1100mm; horizontal	2	m		
B	overall height 1100mm; raking to slope of the stairs	5	m		
	<b><u>PAINTING AND DECORATING: Painting</u></b>				
	<b>Cleaning, seal knotting and stopping; primed; 3 coats of Varnish; including all associated preparation work etc.; all in accordance with TA Group's drawings and specifications</b>				
	<u>General surfaces</u>				
C	Newell Posts Cappings; '115x115mm; isolated areas	4	nr		
	<u>Second Fixings</u>				
D	Handrail; horizontal; not exceeding 300mm girth	2	m		
E	Handrail; raking; not exceeding 300mm girth	5	m		
	<b>Cleaning, seal knotting and stopping; primed; 1 coat of Aluminium Wood Primer; 2 coats of Satinwood; colour to be selected by Architect; including all associated preparation work etc.; all in accordance with TA Group's drawings and specifications</b>				
	<u>General surfaces</u>				
F	newell posts; 82x82 x1100mm high; isolated areas	4	nr		
	<u>Second Fixings</u>				
G	staircase areas; threads; girth not exceeding 300mm	14	m		
H	staircase areas; risers; girth not exceeding 300mm	14	m		
	<u>Balustrades</u>				
J	open type; horizontal; including all associated railings and spindles	4	m2		
K	open type; raking; including all associated railings and spindles	10	m2		
	<b><u>GENERALLY</u></b>				
L	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(24) STAIRS, RAMPS (Continued)</b>				
<b>COLLECTION</b>				
Page 28/1:				0
Page 28/2:				0
<b>(24) STAIRS, RAMPS</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(27) ROOFS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
C	3. The main contractor is to ensure that the roof truss manufacturer is to take all site dimensions necessary (approx sizes given below), produce all shop drawings & design calculations & submit them to the structural engineer for approval 3 weeks minimum prior to the fabrication of the roof. No fabrication is to take place without the structural engineers consent		item		
D	4. All relevant paperwork and certification for the roof trusses is to be forwarded to the structural engineer and assigned certifier as trusses are delivered to site. Ensure that trusses are not notched or drilled to accommodate services.		item		
	<b><u>WOODWORK: Structural &amp; First Fixings</u></b>				
	<b>Prefabricated roof trusses; NSAI approved prefabricated roof trusses to suppliers design; include for certification as required by Assigned Certifier; at 400mm centres; all roof timbers to be pressure treated; connect roof truss to wall plate using proprietary truss clips and existing roof trusses in accordance with manufacturers instructions; roof truss plan indicative, along with spans and number of trusses; all to contractors design and certification; including all necessary interaction and tying in to existing roof structure, timber bracing, purlins, hips, ridge boards, tilting fillets, struts, gable ladders, truss clips, fixings etc; complete; all to Engineers Approval; all in accordance with TA Group's drawings and specifications</b>				
	<u>Pre-fabricated; pitched roof trusses</u>				
E	10495mm approx overall span; main roof	3	nr		
F	11150mm approx overall span; main roof	3	nr		
G	extra over for works to existing trusses at chimneys where the chimneys are being blocked up	1	item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(27) ROOFS (Continued)</b>				
	<b>Carcassing; Softwood; sawn unless otherwise stated; structural grade; tanalised; timber construction shall conform with EN1995 Eurocode 5: Design of timber structures; timber grades and sizes to be in accordance with BS4978 &amp; BS EN 60146 respectively; including necessary overlaps; all in accordance with TA Group's drawings and specifications</b>				
	<u>Carcassing</u>				
A	225 x 44mm; C16; ridge board	7	m		
B	225 x 75mm; C16; water tank supports	6	m		
C	225 x 44mm; spliced C16 rafter to existing rafters	16	m		
	<u>First Fixings</u>				
D	backing for fascia and barge; 50x 50mm	24	m		
E	soffit support; 50 x 50mm; fixed to blockwork	24	m		
	<u>Labours; splicing end of existing rafters</u>				
F	splicing to end of all existing rafters at eaves; new spliced C16 end rafter to be bolted to existing rafter at 3 locations; as per details	18	nr		
	<b><u>WOODWORK: Boarding &amp; second fixing</u></b>				
	<b>WBP plywood; 18mm thick; screw fixed to timber joists with galvanised mild steel screws; all in accordance with TA Group's drawings and specifications</b>				
	<u>Boarding &amp; Sheeting</u>				
G	backings for fascia and barge; 240 x 25mm	24	m		
H	backings for soffit; 225 x 25mm	24	m		
J	support for water tank	4	m2		
K	walkway to tank	6	m2		
L	valley board; 450mm wide complete	6	m		
	<b><u>WOODWORK: Ironmongery, Accessories and Sundries</u></b>				
	<b>Galvanised mild steel wall plate anchor straps; "Bat" or equivalent; 150mm bend at one end; pre-drilled; fixed to blockwork with proprietary fixings; including all necessary fixings; 4 nr to wall, 3 nr to truss and 2 nr to wall plate; all in accordance with TA Group's drawings and specifications</b>				
	<u>Accessories</u>				
M	32 x 2.5 x 1200mm	12	nr		
	<b>Insulation; Mineral Wool insulation; 300mm thick; 150mm laid between joists and 150mm over; thermal conductivity of 0.044w/mk; required u-value of 0.13W/m2k; all in accordance with TA Group's drawings and specifications</b>				
	<u>Thermal Insulation</u>				
N	horizontal; 300mm thick; exceeding 300mm	54	m2		
P	raking; eaves; 300mm thick; exceeding 300mm	12	m2		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(27) ROOFS (Continued)</b>				
	<b><u>WOODWORK: Composite Items</u></b>				
	Composite; Front Porch Canopy Construction; 125 x 44mm timber joists at 400mm centres; 50x25mm treated timber battens fixed to roof truss; PVC fascia and soffit to match the main roof; Aluminium tray flashing; Lead counter flashing; EPS insulation removed to allow fixing of flashing to concrete; insulation to be replaced; tiles to match main roof tiles; 12mm Threaded Bar chemically anchored into blockwork (Hilti Hit 500 or equivalent); nut to be counter sunk flush with render; sealed around nut using Tec7; timber bracket to be 100mm x 75mm thick painted hardwood timbers; allowing for 680mm projection to take canopy, 530mm along face of the wall bolted to wall at 2 points; outer nut to be counter sunk with recess fitted with a wooden plug to hide fixing points in timbers; canopy bolted to timber brackets; including all associated fixings, fittings, timber, steel, framing, plywood, roof finish and rainwater goods, complete; as outlined on Detail 9 on drawing '25020-X-HT02-X-X-DR-TA-AR-3001_HT02-Sections& Details' all in accordance with TA Group's drawings and specifications				
	<u>Porch Roof</u>				
A	1680mm wide x 700mm deep; sloping less than or equal to 45 degrees	1	nr		
	<b><u>GENERALLY</u></b>				
B	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(27) ROOFS (Continued)</b>				
<b>COLLECTION</b>				
Page 29/1:				0
Page 29/2:				0
Page 29/3:				0
<b>(27) ROOFS</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(31) EXTERNAL WALL: COMPLETIONS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>BRICKWORK AND BLOCKWORK: Ancillaries to Brickwork/Blockwork</u></b>				
	<b>Sundries; Ventilation openings; positioned over the internal opening of the cavity sleeve and fixed to the wall using screws and wall plugs; including vents, pipework and covers; all in accordance with Architects Drawings &amp; Specification</b>				
	<u>Ventilation Openings</u>				
C	Aereco BXC1842 or equally approved humidity sensitive units	3	nr		
D	Aereco BXC275 or equally approved humidity sensitive units	2	nr		
E	Aereco EHT acoustic kit with Aereco EHT humidity sensitive air inlets or equal approved; with external canopy & insect grille	5	nr		
	<b><u>WOODWORK: Boarding &amp; Second fixings</u></b>				
	<b>Window boards; white deal; include for notching and mechanically fixing to external blockwork wall; bullnosed edge; painted; including all associated fixings, sealants; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Second fixings</u>				
F	200 x 19mm thick; bullnose	10	m		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(31) EXTERNAL WALL: COMPLETIONS (Continued)</b>				
	<b><u>METALWORK: Non-Structural</u></b>				
	<u>Note:</u>				
A	the composite item is deemed to include all component items shown on the Architect's drawings i.e. slips, stops, beads, etc., glass, in-tumescent material and smoke stops required to achieve the required fire rating		note		
B	frame anchors and all mortices and holes together rockwool/non-combustible expanding foam packing between the frame and structure of all fire rated doorsets and framesets is deemed to be included <b>uPVC windows and doors; RAL 7015 Slate Grey; double glazed; draft proof seals; Argon-filled soft low-e windows cavity; U-Value min 1.2; manufacturers certs to be obtained and provided to the assigned certifier; sample of windows and doors to be provided before ordering; all bedroom windows to be in compliance with current building regulations to allow adequate means of escape; child safety restrictors to be fitted to bedroom windows; non-lockable handles to be fitted; doors and windows to include all necessary ironmongery, all fittings, fixings, sealants etc.; complete; all in accordance with TA Group's drawings and specifications</b>		note		
	<u>Windows; Composite Items</u>				
C	580 x 1080mm overall size; Type H	1	nr		
D	extra over for glazing being Opaque	1	nr		
E	1100 x 1200mm overall size; Type F	2	nr		
F	1100 x 1200mm overall size; Type N	4	nr		
G	1200 x 1100mm overall size; Type N-A	1	nr		
H	extra over for glazing being Opaque	1	nr		
J	1500 x 1200mm overall size; type G	1	nr		
K	extra over on above for fitting child safety restrictors to bedroom windows <b>Front door; Composite Single leaf door; Argon-filled soft low-e windows cavity; U-Value min 1.2; receiver type on external doors to be of the hooked type, 5point locking system; manufacturers certs to be obtained and provided to the assigned certifier; sample of doors to be provided before ordering; doors to include all necessary ironmongery; front door to have maximum threshold height of 15mm, exposed edges chamfered; all doors to comply with Technical Guidance Documents Part 'M' for disabled access &amp; Part 'B' for Fire Regulations; including all ironmongery, fittings, fixings, sealants, etc.; complete; all in accordance with TA Group's drawings and specifications</b>	4	nr		
	<u>Doors; Composite Items</u>				
L	1500 x 2100mm high overall size ; 1000 x 2100mm high front door including 500mm x 2100 high glazed side screen	1	nr		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b><u>(31) EXTERNAL WALL: COMPLETIONS (Continued)</u></b>				
	Rear door; Composite Single leaf door; full panel to be safety glass; double glazed; draft proof seals; Argon-filled soft low-e windows cavity; U-Value min 1.2; receiver type on external doors to be of the hooked type, 5point locking system; manufacturers certs to be obtained and provided to the assigned certifier; sample of doors to be provided before ordering; doors to include all necessary ironmongery; front door to have maximum threshold height of 15mm, exposed edges chamfered; all doors to comply with Technical Guidance Documents Part 'M' for disabled access & Part 'B' for Fire Regulations; including all ironmongery, fittings, fixings, sealants, etc.; complete; all in accordance with TA Group's drawings and specifications				
	<u>Doors; Composite Items</u>				
A	1000 x 2100mm high overall size; rear door	1	nr		
	<b><u>PAINTING AND DECORATING: Painting</u></b>				
	<b>Painting; one coat aluminum primer, to the contact faces of members fixed permanently to blockwork or the like; all in accordance with TA Group's drawings and specifications</b>				
	<u>General surfaces</u>				
B	not exceeding 300mm girth; back of window boards	10	m		
	<b>Painting; prepare, knot, prime, stop, spot primer, one coat Sadolins PX65 in stain to be selected; two coats Sadolins Top Coat Lacquer; all in accordance with TA Group's drawings and specifications</b>				
	<u>General surfaces</u>				
C	not exceeding 300mm girth; window boards	10	m		
	<b><u>GENERALLY</u></b>				
D	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(31) EXTERNAL WALL: COMPLETIONS (Continued)</b>				
<b>COLLECTION</b>				
Page 30/1:				0
Page 30/2:				0
Page 30/3:				0
<b>(31) EXTERNAL WALL: COMPLETIONS</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(32) INTERNAL WALL: COMPLETIONS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>WOODWORK: Boarding &amp; Second Fixing</u></b>				
	<b>Deal Architraves; 75mm x 20mm splayed; wrought unless otherwise stated; fixed and plugged to blockwork and timber backgrounds; all in accordance with TA Group's drawings and specifications</b>				
	<u>Second fixings</u>				
C	Architraves; 75 x 20mm; splayed	192	m		
	<b><u>WOODWORK: Composite Items</u></b>				
	<u>Note:</u>				
D	the composite item is deemed to include all component items shown on the Architect's drawings (except ironmongery) i.e. slips, stops beads etc., glass, in-tumescent material and smoke stops required to achieve the required fire rating		note		
E	frame anchors and all mortices and holes together rockwool/non-combustible expanding foam packing between the frame and structure of all fire rated doorsets and framesets is deemed to be included		note		
	<b>Softwood; Red Deal; wrought; selected; matched for grain and colour; approved Hilti fixings; countersinking and flush pelleting; all in accordance with TA Group's drawings and specifications</b>				
	<u>Framing</u>				
F	jamb and heads; ex 150 x 50mm; splayed - 1; rebated - 1	68	m		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(32) INTERNAL WALL: COMPLETIONS (Continued)</b>				
	<b>Doors; Internal wood flush doors to be 44mm solid core flush internal door with hardwood veneer facing; factory primed; manufacturer to contractors choice; solid core door tested to BS EN 1634-1:2014; sample door to be approved in writing before an order is placed; facings to be 4mm thick plywood facings both sides and lippings to be hardwood lipping's to two long edges; primed by manufacturer for site painting; all internal door leaves to be fitted with a minimum 18mm gap between finished floor Level and door leaf due to ventilation requirements (CMEV); locks and handles to be brass Sonnato BW450PB with 4 steel butt hinges per door and door stops to be fitted to all doors; including all fixings, fittings, ironmongery, etc; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Single doors</u>				
A	Type A; 960 x 2110mm overall size	6	nr		
B	Type B; 915 x 2110mm overall size	7	nr		
	<b><u>PAINTING AND DECORATING: Painting</u></b>				
	<b>Painting; one coat aluminum primer, to the contact faces of members fixed permanently to blockwork or the like; all in accordance with TA Group's drawings and specifications</b>				
	<u>General surfaces</u>				
C	not exceeding 300mm girth; backs of door frames and architraves	190	m		
	<b>Painting; prepare, knot, prime, stop primer; two coats undercoat; one coat full satin wood paint; all in accordance with TA Group's drawings and specifications</b>				
	<u>General surfaces</u>				
D	not exceeding 300mm girth; door frames and architraves	190	m		
E	over 300mm wide	48	m2		
	<b><u>WOODWORK: Ironmongery, Accessories and Sundries</u></b>				
	<b>Supply and fix the following ironmongery to doors; assemble &amp; fit carefully all ironmongery using fastenings with matching finish supplied by the ironmongery supplier; sample to be provided for approval; prevent damage to ironmongery &amp; adjacent surfaces; prior to handover ensure that all ironmongery functions correctly; adjust and lubricate as necessary to ensure correct functioning; all as per Architects specification</b>				
	<u>Ironmongery</u>				
F	Brass 'Sonnato BW450PB' Handles and Lever	13	nr		
G	Mortice locks and receivers	13	nr		
H	steel butt hinges	52	nr		
J	door stops	13	nr		
	<b><u>GENERALLY</u></b>				
K	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(32) INTERNAL WALL: COMPLETIONS (Continued)</b>				
<b>COLLECTION</b>				
Page 31/1:				0
Page 31/2:				0
<b>(32) INTERNAL WALL: COMPLETIONS</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(-- ) AIRTIGHTNESS &amp; BER TESTS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
C	3. Ensure continuity of insulation to limit thermal bridging around windows, doors, other wall openings and at any junctions between elements as required by TGD L Conservation of Fuel & Energy - Dwellings 2019. Refer to the document ' Limiting Air Infiltration - Acceptable Construction details'	1	item		
	<b><u>(-- ) AIRTIGHTNESS</u></b>				
	<b>Airtightness Membrane; Isover Vario KM Duplex UV or equal and approved air-tightness membrane; to all ceilings under attic spaces to the houses prior to fitting plasterboard; membrane to be installed strictly in accordance with the manufacturers recommendations; include for all necessary proprietary adhesive tapes, laps, allowing for sealing any ducts, wiring, pipes going through membrane etc. as recommended by the manufacturer; all in accordance with TA Group's drawings and specifications</b>				
	<u>Membrane</u>				
D	exceeding 300mm wide; horizontal	55	m2		
	<b>Airtightness Taping; Contega Solido SL 2 ply air tightness window sealing plastering tape or equivalent all around window &amp; door opes internally after fitting windows &amp; doors but before plastering the walls; prior to fitting windowboards; tape to be fitted strictly in accordance with the manufacturers recommendations; including Orcon F flexible sealant to all junctions between the windows/doors and walls, internally and externally; ensuring a good airtight seal; all in accordance with TA Group's drawings and specifications</b>				
	<u>Airtightness Tape; to External Opes</u>				
E	not exceeding 300mm wide; reveals	53	m		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b><u>(--)<u> AIRTIGHTNESS &amp; BER TESTS (Continued)</u></u></b>				
	<b>Airtightness Testing; contractor is to include for carrying out an air tightness test; the required result is air permeability rate (Q50) of not greater than 4 cubic metres per hour per square metre of exposed envelope area, to allow an entry into the deap software for adjusted result of air permeability test in AC/H adj of not greater than 0.2; including all associated site visits, testing, survey, reporting and certification; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Airtightness Testing</u>				
A	generally	1	nr		
	<b><u>(--)<u> BER TESTING</u></u></b>				
	<b>Contractor is to provide BER certificate on completion of construction - minimum acceptable BER rating is A2; contractor is to provide certificates to confirm u-values of materials used to M&amp;E Engineers to provide BER certificate on completion of construction; including all associated site visits, testing, survey, reporting and certification; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Building Energy Rating (BER) Certificate</u>				
B	generally	1	nr		
	<b><u>GENERALLY</u></b>				
C	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(--)</b> AIRTIGHTNESS & BER TESTS (Continued)				
<b>COLLECTION</b>				
Page 32/1:				0
Page 32/2:				0
<b>(--)</b> AIRTIGHTNESS & BER TESTS				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(37) ROOF COMPLETIONS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>WOODWORK: Composite Items</u></b>				
	<b>Loft Access Trap Door &amp; Folding Ladder; insulated airtight hatch; stira or similar approved; contractor to allow for forming hatch in first floor ceiling and hatch shall be accommodated within the truss spacing; the attic hatch to airtight and insulated with half hour fire rated protection as per Part B of the Building Regulations; the hatch shall be finished with 75x19mm painted architrave to perimeter of hatch; including all associated framing, door, hinges, foldable ladder, railings, fittings, ironmongery, insulation, fire-rating &amp; airtightness requirements etc; complete; fitted as per manufacturers instructions; all in accordance with TA Group's drawings and specifications</b>				
	<u>Composite Item</u>				
C	Loft Access Trap Door & Ladder; 900x600mm	1	nr		
	<b><u>GENERALLY</u></b>				
D	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<p data-bbox="261 170 751 203"><b>(37) ROOF COMPLETIONS (Continued)</b></p> <p data-bbox="153 210 320 239"><b>COLLECTION</b></p> <p data-bbox="153 253 300 286">Page 33/1:</p> <p data-bbox="153 293 480 327"><b>(37) ROOF COMPLETIONS</b></p> <p data-bbox="153 331 424 365"><b>Carried to Summary:</b></p>				<p data-bbox="1497 253 1513 282">0</p> <p data-bbox="1457 331 1513 360"><b>0.00</b></p>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(41) WALL FINISHES EXTERNALLY</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>FLOOR WALL AND CEILING FINISHES: In-Situ Finishes</u></b>				
	<b>External Plastering; mortar; scud, render and float in cement and sand (1:3); 3nr coats; waterproofed approved compound; smooth plaster finish; 25mm thick work; to blockwork base; including all necessary expanded metal angle bead to reveals and corners as required; all in accordance with TA Group's drawings and specifications</b>				
	<u>Walls; to existing blockwork base</u>				
C	over 300mm wide	15	m2		
	<b>External Plastering; render and float in cement and sand (1:3); on top of existing plaster finish; waterproofed approved compound; smooth plaster finish; 12.5mm thick; to existing plaster base; including all necessary expanded metal angle bead to reveals and corners as required; all in accordance with TA Group's drawings and specifications</b>				
	<u>Walls; to existing plaster base</u>				
D	over 300mm wide	86	m2		
	<u>Reveals; to existing plaster base</u>				
E	not exceeding 300mm wide	41	m		
	<b><u>PAINTING AND DECORATING: Painting</u></b>				
	<b>External Painting; preparing and painting one coat primer and three coats Dulux Weathershield Smooth Masonry or similar approved external paint; colour to be selected; three different colours to be used; colours to be selected by Engineer; including cleaning down and all preparatory works as necessary prior to painting; all in accordance with TA Group's drawings and specifications</b>				
	<u>Walls</u>				
F	over 300mm wide	101	m2		
	<u>Reveals; to blockwork base</u>				
G	not exceeding 300mm wide	41	m		
	<u>Cills;</u>				
H	not exceeding 300mm wide	11	m		

	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<p data-bbox="225 170 788 203"><b>(41) WALL FINISHES EXTERNALLY (Continued)</b></p> <p data-bbox="156 210 304 239"><b><u>GENERALLY</u></b></p> <p data-bbox="156 246 831 367">The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications</p>	1	item		

A

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(41) WALL FINISHES EXTERNALLY (Continued)</b>				
<b>COLLECTION</b>				
Page 34/1:				0
Page 34/2:				0
<b>(41) WALL FINISHES EXTERNALLY</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(42) WALL FINISHES INTERNALLY</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>FLOOR WALL AND CEILING FINISHES: In-Situ Finishes</u></b>				
	<b>Internal Plastering; scud; render and float in cement mortar (1:3); to blockwork base; 12mm thick; including all necessary plaster angle beads to reveals and corners as required; all in accordance with TA Group's drawings and specifications</b>				
	<u>Walls</u>				
C	over 300mm wide; beds and backings for wall tiles <b>Internal Plastering; render and float in cement mortar; to existing internal plastered walls; gyplite finishing plaster; including all necessary plaster angle beads to reveals and corners as required; all in accordance with TA Group's drawings and specifications</b>	62	m2		
	<u>Walls</u>				
D	not exceeding 300mm wide	153	m2		
E	over 300mm wide; to existing plaster <b>Plaster; Gypsum Pinnacle skim coat plaster; steel trowelled to a smooth finish; 5mm thick; to plasterboard base; including all necessary plaster angle beads to reveals and corners as required; all in accordance with TA Group's drawings and specifications</b>				
	<u>Walls</u>	41	m		
F	over 300mm wide	132	m2		
	<u>Walls; existing</u>				
G	over 300mm wide	37	m2		
	<b><u>FLOOR WALL AND CEILING FINISHES: Board Finishes</u></b>				
	<b>Service Void to Soil Vent Pipes; pipe to be boxed in using 25x50mm treated timber battens and lined with 15mm gyproc moisture resistant plasterboard; all in accordance with TA Group's drawings and specifications</b>				
	<u>SVP Box Sections</u>				
H	175x175x 4900mm high	1	nr		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(42) WALL FINISHES INTERNALLY (Continued)</b>				
	<b>Plasterboard to Reveals; 26.5mm insulated plasterboard mechanically fixed to blockwork walls with galvanised steel fixings; all as per TA Group's drawings and specifications</b>				
	<u>Walls</u>				
A	not exceeding 300mm wide	41	m		
	<b><u>FLOOR WALL AND CEILING FINISHINGS: Tile, Slab and Mosaic Finishes</u></b>				
	<b>Wall tiling; Pilkington Ceramic or equally approved; 150 x 150 x 5.5mm thick; including all cutting and trims; fixed with appropriate adhesive and grout in accordance with manufacturers instructions; all in accordance with TA Group's drawings and specifications</b>				
	<u>Walls</u>				
B	over 300mm wide; kitchen splashback	2	m2		
	<b>Wall tiling; Pilkington Ceramic or equally approved; 150 x 150 x 5.5mm thick; white flat gloss, glazed ceramic tiles with bevelled edge; including all cutting and trims; fixed with flexible adhesive and grout in accordance with manufacturers instructions; all in accordance with TA Group's drawings and specifications</b>				
	<u>Walls</u>				
C	over 300mm wide; bath walls and WHB splashback	61	m2		
D	extra over; for primer and tanking before tiling	61	m2		
	<b><u>PAINTING AND DECORATING: Painting</u></b>				
	<b>Internal Painting; preparing and painting one coat sealer; three coats of soft sheen emulsion; to plastered blockwork and plasterboard bases; colour to be confirmed on site; including cleaning down and all preparatory works as necessary prior to painting; all in accordance with TA Group's drawings and specifications</b>				
	<u>Walls; plaster base</u>				
E	not exceeding 300mm wide	41	m		
F	over 300mm wide	290	m2		
	<b><u>GENERALLY</u></b>				
G	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(42) WALL FINISHES INTERNALLY (Continued)</b>				
<b>COLLECTION</b>				
Page 35/1:				0
Page 35/2:				0
<b>(42) WALL FINISHES INTERNALLY</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(43) FLOOR FINISHES</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>WOODWORK: Boarding &amp; Second Fixings</u></b>				
	<b>Skirtings; Softwood; Pine; wrought; selected; matched for grain and colour; bullnosed detail; mechanically fixed to walls; include for countersinking, flush pelling, to be filled, primed, undercoated; all in accordance with TA Group's drawings and specifications</b>				
	<u>Second fixings</u>				
C	skirtings; 112 x 20mm; bullnosed <b>Softwood; White/Red Deal; wrought; selected; matched for grain and colour; approved Hilti fixings; countersinking and flush pelleting; all in accordance with TA Group's drawings and specifications</b>	116	m		
	<u>Second fixings</u>				
D	22mm door saddles	10	m		
	<b><u>PAINTING AND DECORATING: Painting</u></b>				
	<b>Internal Painting; cleaning, knotting and stopping; spot priming; one coat aluminum primer; carried out off-site before fixing members; all in accordance with TA Group's drawings and specifications</b>				
	<u>General surfaces</u>				
E	not exceeding 300mm girth; backs of skirtings	116	m		
F	door saddles	10	m		
	<b>Internal Painting; cleaning, knotting and stopping; spot priming; one coat primer; two undercoats; one coat satin wood; all in accordance with TA Group's drawings and specifications</b>				
	<u>General surfaces</u>				
G	not exceeding 300mm girth; skirtings <b>Internal Painting; apply two coats of clear varnish to saddle board, include for filling, sanding and sealing all joints to adjacent surfaces; all in accordance with TA Group's drawings and specifications</b>	116	m		
	<u>General surfaces</u>				
H	not exceeding 300mm girth; door saddles	10	m		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(43) FLOOR FINISHES (Continued)</b>				
	<b><u>FLOOR WALL AND CEILING FINISHES: Tile, Slab and Mosaic Finishes</u></b>				
	Floor tiling; 300 x 300 x 8mm thick; Pilkington ceramic porcelain floor tiles or equivalent and approved; Slip-resistance PTV rating >36 using Slider 55/96 slip rating to DIN 51097; to toilets; colour of tiles to be selected by Architect within same price range; including all cutting, grout, fittings, trims, perimeter beads, sealants, etc.; fixed onto a solid bed of BAL or equivalent flexible adhesive to a thickness recommended by tile supplier; allow for joints, provisions for movement and that the ground floor is to have underfloor heating; grout colour to be selected by Architect; as per manufacturers instructions; all in accordance with TA Group's drawings and specifications				
	<u>Floors; concrete base</u>				
A	over 300mm wide;	3	m2		
	<u>Floors; timber base</u>				
B	over 300mm wide;	7	m2		
	<u>Skirting; plaster base</u>				
C	150mm high	23	m		
	Floor tiling; 600 x 600 x 8mm thick; Pilkington ceramic floor tiles or equivalent and approved; Slip-resistance PTV rating >36 using Slider 55/96 slip rating to DIN 51097; to kitchen; colour of tiles to be selected by Architect within same price range; including all cutting, grout, fittings, trims, perimeter beads, sealants, etc.; fixed onto a solid bed of BAL or equivalent flexible adhesive to a thickness recommended by tile supplier; allow for joints, provisions for movement and that the ground floor is to have underfloor heating; grout colour to be selected by Architect; as per manufacturers instructions; all in accordance with TA Group's drawings and specifications				
	<u>Floors; concrete base</u>				
D	over 300mm wide;	19	m2		
	<b><u>PREPARATION FOR ALL FLOOR FINISHES :</u></b>				
	<i>Note: Without prejudice to Section O of the ARM4 the following items are included as:</i>				
	Sub floor preparation for floor coverings; including all associated preparation work, floor leveling compound and DPM underlay if required; ensure moisture reading is taken and the correct moisture content has been achieved prior to installation of the proposed floor coverings; all moisture content readings to be reported to the Architect prior to commencement of floor finishes; relative humidity above substrate when tested with a hygrometer: include testing to all corners, around perimeter, and random points; all in strict accordance with the floor finish manufacturer's instructions; all in accordance with TA Group's drawings and specifications				
	<u>Achieving required moisture content in concrete floors prior to laying floor finish</u>				
E	floors; greater than 300mm wide	21	m2		

	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<p style="text-align: center;"><b>(43) FLOOR FINISHES (Continued)</b></p> <p><b><u>GENERALLY</u></b></p> <p>A The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications</p>	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(43) FLOOR FINISHES (Continued)</b>				
<b>COLLECTION</b>				
Page 36/1:				0
Page 36/2:				0
Page 36/3:				0
<b>(43) FLOOR FINISHES</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(45) CEILING FINISHES</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>FLOOR WALL AND CEILING FINISHINGS: In-Situ Finishes</u></b>				
	<b>Plaster; Gypsum Pinnacle skim coat plaster; steel trowelled to a smooth finish; 5mm thick; to plasterboard base; all in accordance with TA Group and Roscommon County Councils drawings and specifications</b>				
	<u>Ceilings; to plasterboard base</u>				
C	over 300mm wide	106	m2		
	<b><u>FLOOR WALL AND CEILING FINISHINGS: Board Finishes</u></b>				
	<b>Plasterboard; one layer of Gyproc foil-backed plasterboard; fixing with galvanised clout nails; filling joints and spotting nail holes; 15mm thick; all in accordance with TA Group's drawings and specifications</b>				
	<u>Ceilings</u>				
D	over 300mm wide	106	m2		
E	extra over for Moisture Resistant Slabs; to bathrooms	10	m2		
F	extra over for 50x32mm counter battens at 400mm centres to ceilings; prior to installation of plasterboard	106	m2		
	<b><u>PAINTING AND DECORATING: Painting</u></b>				
	<b>Internal Painting; preparing and painting one coat sealer; three coats of soft sheen emulsion; to plastered blockwork and plasterboard bases; colour to be confirmed on site; including cleaning down and all preparatory works as necessary prior to painting; all in accordance with TA Group's drawings and specifications</b>				
	<u>Ceilings; plaster base</u>				
G	over 300mm wide	106	m2		
	<b><u>GENERALLY</u></b>				
H	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<p><b>(45) CEILING FINISHES (Continued)</b></p> <p><b>COLLECTION</b></p> <p>Page 37/1:</p> <p><b>(45) CEILING FINISHES</b></p> <p><b>Carried to Summary:</b></p>				<p>0</p> <p><b>0.00</b></p>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(47) ROOF FINISHES</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>ROOFING CLADDING AND WATERPROOFING: Slate &amp; Tile Roofing</u></b>				
	<b>Concrete roof tiles to I.S. 3; "Roadstone" or equivalent flat interlocking tiles; black in colour; including vent tiles as necessary; 44 x 35mm softwood battens and counter battens; pressure impregnated preservative; including Tyvec or equivalent grade reinforced roofing felt to IS 36, type 1F, 400 laps; fixed with galvanised clout nails at 75mm centres; fixed in accordance with the manufacturers instructions; all in accordance with TA Group's and specifications</b>				
	<u>Coverings</u>				
C	Main Roof; over 300mm wide; sloping less than or equal to 35 degrees	120	m2		
D	extra over above for working on neighbouring roof	1	item		
E	Porch Canopy Roof; over 300mm wide; sloping less than or equal to 35 degrees	3	m2		
	<u>Eaves</u>				
F	double course at eaves; including Roll Out Rafter Vent Tray; 300mm deep	14	m		
	<u>Verges</u>				
G	dry verge system to verges	14	m		
	<u>Ridges</u>				
H	concrete ridge tile; with continuous dry ridge ventilation strip as per details	8	m		
J	extra over above for working on neighbouring roof	1	item		
	<b>Black uPVC fascia, barge and soffit's; 225mm overhang; with 10mm continuous ventilation gap between soffit and fascia/barge; including all support work and timber backings necessary; installed as per manufacturer's instructions and recommendations; all in accordance with TA Group's drawings and specifications</b>				
	<u>Fascia board; fixed to timber backings</u>				
K	225mm wide	12	m		
	<u>Barge board; fixed to timber backings</u>				
L	225mm wide	13	m		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(47) ROOF FINISHES (Continued)</b>				
A	<u>Soffit board; fixed to timber backings</u> 225mm wide <b>Special fittings; ventilation strip; Glidevale or equal approved; fixing in accordance with manufacturers instructions; all in accordance with TA Group's drawings and specifications</b>	24	m		
B	<u>Roof Ventilation</u> over fascia eaves ventilators	14	m		
C	continuous dry ridge ventilation strip <b>Special fittings; roof vent tile; to be provided at front and rear; fixing in accordance with manufacturers instructions; all in accordance with TA Group's drawings and specifications</b>	7	m		
D	<u>Roof Ventilation</u> Roof Vent Tile <b>Special fittings; Mechanical Air Extract Exhaust; fixed through roof vent tile; fixing in accordance with manufacturers instructions; all in accordance with TA Group's and CMD's drawings and specifications</b>	4	nr		
E	<u>Roof Ventilation</u> Mechanical Air Extract Exhaust <b>Special fittings; Roll Out Rafter Vent Tray; 300mm; fixed to rafters; fixing in accordance with manufacturers instructions; all in accordance with TA Group's drawings and specifications</b>	2	nr		
F	<u>Roof Ventilation</u> Roll Out Rafter Vent Tray <b>Valley details; tilting fillets with mortar bedded in undercloak; code 5 lead flashing treated with patination oil on 1000gauge DPC secondary lining on 22mm thick EN 636 Class 1 Marine Plywood Valley Boards between rafters; all as per TA Group's drawings and specifications</b>	23	m		
G	<u>Valleys</u> as described above	6	m		
H	<b>GENERALLY</b> The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(47) ROOF FINISHES (Continued)</b>				
<b>COLLECTION</b>				
Page 38/1:				0
Page 38/2:				0
<b>(47) ROOF FINISHES</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(52) DRAINAGE &amp; REFUSE DISPOSAL</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>DRAINAGE: Disposal Above Ground</u></b>				
	<b>Gutters; black uPVC; standard fittings, clips &amp; fixings; supplied and fitted in strict accordance with manufacturers instructions; gutter brackets at 800mm max centres and left in a perfectly watertight condition; all in accordance with TA Group's drawings and specifications</b>				
	<u>Gutters</u>				
C	75mm wide	14	m		
D	extra; outlets	4	nr		
E	extra; stop ends	4	nr		
	<b>Pipes and fittings; black uPVC; solvent welded joints in the running length; standard pipe clips at 500mm centres fixed to blockwork requiring plugging; all in accordance with TA Group's drawings and specifications</b>				
	<u>Downpipes</u>				
F	75 x 75mm	17	m		
G	extra; offset bends	4	nr		
H	extra; bends	4	nr		
J	extra; shoes	4	nr		
	<u>SVP; 100mm diameter</u>				
K	surface fixed; vertical	6	m		
L	extra; connection to WC outlets; special adaptor	1	nr		
M	extra; bends	1	nr		
N	extra; vent cowl	1	nr		
P	extra; cleaning eye	1	nr		
	<b><u>GENERALLY</u></b>				
Q	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(52) DRAINAGE &amp; REFUSE DISPOSAL (Continued)</b> <b>COLLECTION</b>				
Page 39/1:				0
<b>(52) DRAINAGE &amp; REFUSE DISPOSAL</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(59) MECHANICAL INSTALLATIONS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
C	3. The Contractor is also requested to complete the associated M&E Consultants Pricing Document separately and submit this with his tender for evaluation in its associated house breakdown.		note		
	<b><u>(-.) DECOMMISSIONING AND REMOVAL OF EXISTING SYSTEMS</u></b>				
	<b>Existing Mechanical Services within the Existing Site to be cut off from site supply, decommissioned and removed completed from all buildings; allow for the draining, of any existing radiators, pipework, associated bracketing and making good to locations upon completion; removal of all surplus material disposed offsite including all associated builders work and mechanical alterations; complete; all as per M&amp;E Drawings and specifications</b>				
	<u>Decommissioning</u>				
D	Decommissioning and removal of the existing mechanical installations	1	item		
	<b><u>1. SITE SERVICES INSTALLATION - MAINS COLD WATER SUPPLY</u></b>				
	<b>Mains cold water in accordance drawings and specifications; accessories associated primary equipment (Supplied from existing incoming mains)</b>				
	<u>Valves</u>				
E	valves; isolation valves, stop valves, double check valves, lockshield valves as required to complete the works	1	item		
	<b>Mains cold water supply in accordance drawings and specification; distribution system; laid externally in trench and connect to mains</b>				
	<u>Pipework</u>				
F	pipework; generally	1	item		
	<u>General</u>				
G	All Builders works associated	1	item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(59) MECHANICAL INSTALLATIONS (Continued)</b>				
	<b>2. HEATING INSTALLATION (HEATING CENTRE)</b>				
	<b>Heating installation in accordance the drawings and specifications</b>				
	<u>Primary Equipment</u>				
A	Air to Water Heat Pump; Outdoor Unit; 5.7KW Air to Water heat pump; Heat pump to be installed, connected and commissioned in accordance with the manufacturer; Heat pump to comply with EN14825, EN14511, EN16147 & EN12102 and shall be suitable for average climate; all as per service Engineers details and specifications	1	nr		
B	Air to Water Heat Pump Indoor Module; c/w 180L cylinder and controller; complete with integral hot water cylinder and integral controller; module to contain two pumps; all as per Engineers details and specifications	1	nr		
	<u>Accessories associated primary equipment</u>				
C	Controller; as per Engineers details and specifications	1	nr		
D	Expansion Vessel	1	nr		
E	pumps	1	item		
	<u>Terminal equipment and fittings</u>				
F	Radiators; Type K1; Round Top radiator panel c/w thermostatic & lockshield valves or equal approved by Architect; 400 x 600mm; 136W output; all sized and in accordance Services Engineers drawings and specifications	1	nr		
G	Radiators; Type K1; Round Top radiator panel c/w thermostatic & lockshield valves or equal approved by Architect; 600 x 600mm; 202W output; all sized and in accordance Services Engineers drawings and specifications	2	nr		
H	Radiators; Type K1; Round Top radiator panel c/w thermostatic & lockshield valves or equal approved by Architect; 1200 x 600mm; 406W output; all sized and in accordance Services Engineers drawings and specifications	1	nr		
J	Radiators; Type K2; Round Top radiator panel c/w thermostatic & lockshield valves or equal approved by Architect; 600 x 600mm; 336W output; all sized and in accordance Services Engineers drawings and specifications	1	nr		
K	Radiators; Type K2; Round Top radiator panel c/w thermostatic & lockshield valves or equal approved by Architect; 800 x 600mm; 477W output; all sized and in accordance Services Engineers drawings and specifications	1	nr		
L	Radiators; Type K2; Round Top radiator panel c/w thermostatic & lockshield valves or equal approved by Architect; 1000 x 600mm; 596W output; all sized and in accordance Services Engineers drawings and specifications	1	nr		
M	Radiators; Type K2; Round Top radiator panel c/w thermostatic & lockshield valves or equal approved by Architect; 1400 x 600mm; 835W output; all sized and in accordance Services Engineers drawings and specifications	2	nr		
N	taps	1	item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(59) MECHANICAL INSTALLATIONS (Continued)</b>				
A	grilles	1	item		
B	other items	1	item		
	<u>Accessories associated terminal equipment and fittings</u>				
C	valves	1	item		
D	Manifolds	1	item		
E	mixing valves	1	item		
F	Manifold pumps	1	item		
G	Manifold control box	1	item		
H	Central control box	1	item		
J	pumps	1	item		
K	thermostats	1	item		
L	Heatmiser web accessible stats	1	item		
M	zoning controls as per specifications	1	item		
N	other items	1	item		
	<u>Distribution system</u>				
P	pipework generally	1	item		
Q	ductwork	1	item		
	<u>Insulation</u>				
R	insulation	1	item		
	<u>General</u>				
S	All Builders works associated	1	item		
	<b><u>4. HOT AND COLD WATER INSTALLATION</u></b>				
	<b>Hot and cold water installation in accordance the drawings and specifications.</b>				
	<u>Primary equipment</u>				
T	Water Storage Tanks; Format 30 Horizontal Tank; 300L; including all filtered overflow connections and vents, access panels, drip trays, supports, cover, etc.; all in accordance Services Engineers drawings and specifications	1	nr		
U	Cold Water Booster Pump; to be fitted with an anti vibration tico mat and flexible connections and discharges; as per Engineers specification; including all trays, supports, cover, etc.; all in accordance Services Engineers drawings and specifications	1	nr		
V	Heat Pump Buffer Vessel; all in accordance Services Engineers drawings and specifications	1	nr		
	<u>Accessories associated with primary equipment</u>				
W	isolation valves, HWS, BCWS, drain cock, overflow connections, monitors as required to complete the works	1	item		
	<u>Accessories associated with terminal equipment and fittings</u>				
X	isolation valves, water meters, pressure reducing valves as required to complete the works	1	item		
Y	Combimate or similar approved water softener	1	item		
Z	Masgnaclean professional or similar approved filter system	1	item		
	<u>Distribution system</u>				
AA	pipework	1	item		
AB	garden tap	1	nr		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b><u>(59) MECHANICAL INSTALLATIONS (Continued)</u></b>				
	<u>Insulation</u>				
A	Insulation to pipework; foil backed insulation, self-seal insulation, trace heating as required to complete the works	1	item		
	<u>General</u>				
B	All Builders works associated	1	item		
	<b><u>6. VENTILATION INSTALLATION</u></b>				
	<b>Ventilation Services installation in accordance with the drawings and specifications; ; all ducting, grilles, extracts, sensors etc. as per specifications</b>				
	<u>Primary Equipment</u>				
C	Central Mechanical Extract Ventilation system (CMEV); complete; all in accordance with Services Engineers drawings and specifications	1	item		
D	CMEV Ducobox/ vent axia unit; with 150mm diameter exhaust through attic to proprietary roof vent; c/w fire collar; all ductwork in attic space to be insulated	1	item		
E	Ceiling Extract Grilles; fire rated; toilets; 6l/s	1	nr		
F	Ceiling Extract Grilles; fire rated; bathroom & utility; 8l/s	4	nr		
G	Ceiling Extract Grilles; fire rated; kitchen; 13l/s	1	nr		
H	Tenmat Fire Rated Air Valves or equal approved	6	nr		
J	Demand Control' with Aereco V4A (or equal approved) continuous mechanical extract Unit	1	item		
	<u>Accessories associated primary equipment</u>				
K	controls	1	item		
L	other items	1	item		
	<u>Terminal equipment and fittings</u>				
M	EG-WHM Wall Vents; complete; all in accordance with Services Engineers drawings and specifications	5	Nr		
N	Aereco BXC1842 or equally approved humidity sensitive units	3	nr		
P	Aereco BXC275 or equally approved humidity sensitive units	2	nr		
Q	Aereco EHT acoustic kit with Aereco EHT humidity sensitive air inlets or equal approved; with external canopy & insect grille	5	nr		
R	Extract grilles	1	item		
S	kitchen hood cooker	1	item		
T	other items	1	item		
	<u>Accessories associated terminal equipment and fittings</u>				
U	controls	1	item		
V	other items	1	item		
	<u>Distribution system</u>				
W	pipework generally	1	item		
X	ductwork	1	item		
	<u>Insulation</u>				
Y	insulation	1	item		
	<u>General</u>				
Z	All Builders works associated	1	item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b><u>(59) MECHANICAL INSTALLATIONS (Continued)</u></b>				
	<b><u>7. DRAINAGE INSTALLATION</u></b>				
	<u>Primary Equipment</u>				
A	All Sanitaryware is taken for elsewhere; see Element (74)		note		
	<u>Distribution system (Above ground soils and wastes)</u>				
B	Pipework; generally as required to complete the works	1	item		
	<u>General</u>				
C	All Builders works associated	1	item		
	<b><u>8. MECHANICAL SERVICES INSTALLATION - GENERALLY INSPECTION, TESTING, COMISSIONING &amp; HANDOVER</u></b>				
D	liaison and co-ordination of the installation	1	item		
E	site supervision, site facilities and waste disposal	1	item		
F	inspection of installation, complete	1	item		
G	final clean of installation, complete	1	item		
H	testing installation, complete	1	item		
J	commissioning installation, complete	1	item		
K	operating & maintenance (O&M) manuals	1	item		
L	as-built drawings	1	item		
M	identification plates, labels and the like	1	item		
N	builders works	1	item		
P	fire stopping and other associated fire protection works	1	item		
Q	boxing around exposed pipework timber and plasterboard finish	1	item		
R	client demonstration and handover	1	item		
	<u>Any other works necessary to complete the installations</u>				
S	item	1	item		
	<b><u>GENERALLY</u></b>				
T	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(59) MECHANICAL INSTALLATIONS (Continued)</b>				
<b>COLLECTION</b>				
Page 40/1:				0
Page 40/2:				0
Page 40/3:				0
Page 40/4:				0
Page 40/5:				0
<b>(59) MECHANICAL INSTALLATIONS</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(69) ELECTRICAL INSTALLATIONS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
C	3. The Contractor is also requested to complete the associated M&E Consultants Pricing Document separately and submit this with his tender for evaluation in its associated house breakdown.		note		
	<b><u>(-.) DECOMMISSIONING AND REMOVAL OF EXISTING SYSTEMS</u></b>				
	<b>Existing Electrical Services within the Existing Site to be cut off from site supply, decommissioned and removed completed from all buildings; allow for the draining, of any existing sockets, cabling, associated bracketing and making good to locations upon completion; removal of all surplus material disposed offsite including all associated builders work and mechanical alterations; complete; all as per M&amp;E Drawings and specifications</b>				
	<u>Decommissioning</u>				
D	Decommissioning and removal of the existing electrical installations	1	item		
	<b><u>1. MAIN INSTALLATIONS</u></b>				
	<b>Low Voltage Switchgear including cabling in accordance with the drawings and specifications</b>				
	<u>Equipment</u>				
E	Main distribution board	1	nr		
F	like items	1	item		
	<u>Fittings</u>				
	<u>generally in accordance ARM</u>				
	<u>Mains and Sub-main cables</u>				
G	Allow for all connections required	1	item		
	<u>General</u>				
H	All Builders works associated	1	item		
	<b><u>2. CONDUIT / TRAY / TRUNKING INSTALLATION</u></b>				
	<b>Conduit and Cable containment in accordance with the drawings and specifications</b>				
	<u>Containment</u>				
J	Conduit to be installed at H/L for low voltage electrical services	1	item		
K	Conduit for general electrical services at high level	1	item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(69) ELECTRICAL INSTALLATIONS (Continued)</b>				
	<u>General</u>				
A	All Builders works associated	1	item		
	<b><u>3. LIGHTING AND EMERGENCY LIGHTING INSTALLATIONS</u></b>				
	<b><u>INTERNAL</u></b>				
	<b>Luminaries in accordance with the drawings and specifications</b>				
	<u>Fittings; supply and fix in position</u>				
B	Downlights	3	nr		
C	Pendant Fittings	11	nr		
D	Shaver Light	2	nr		
E	22W Recessed Light	5	nr		
F	PIR Light to Bathroom	1	nr		
	<u>Lighting switches</u>				
G	1 way 'gang' light switch	20	nr		
H	2 way 'gang' switch	2	nr		
J	3 way 'gang' switch	1	nr		
	<b><u>INTERNAL LIGHTING WIRING</u></b>				
	<b>Lighting cabling in accordance with the drawings and specifications</b>				
	<u>Cabling internal</u>				
K	lighting point	21	nr		
	<u>Cabling light switches</u>				
L	1 way 'gang' light switch	20	nr		
M	2 way 'gang' switch	2	nr		
N	3 way 'gang' switch	1	nr		
	<b><u>EXTERNAL</u></b>				
	<b>Luminaries in accordance with the drawings and specifications</b>				
	<u>Fittings; supply and fix in position</u>				
P	External Light Fitting	2	nr		
	<u>Cabling External</u>				
Q	lighting points	2	nr		
	<u>General</u>				
R	All Builders works associated	1	item		
	<b><u>4. GENERAL SERVICES AND SMALL POWER INSTALLATIONS</u></b>				
	<b>Surface Mounted General Services Outlets in accordance with the drawings and specifications to be MK or similar approved</b>				
	<u>Fittings</u>				
S	Single Phase Isolator	6	nr		
T	Single Socket	24	nr		
U	Single Socket; 450mm	5	nr		
V	Single Socket; 1100mm	2	nr		
W	Outdoor Socket	1	nr		
X	Cooker Point; isolator	1	nr		
Y	Cooker Point; connection unit	1	nr		
Z	Extractor Spur	1	nr		
AA	Data Point	3	nr		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b><u>(69) ELECTRICAL INSTALLATIONS (Continued)</u></b>				
A	Kitchen Isolators/power supply	2	nr		
B	Thermostats	3	nr		
C	Heat Pump: External; Power Supply	1	nr		
D	Heat Pump: Internal; Power Supply	1	nr		
E	Car Electric Charge Point	1	nr		
F	like items; isolators, spurs, fans, time clocks, final circuits for Mechanical Installation Controls .	1	item		
	<b>Cabling in accordance with the drawings and specifications</b>				
	<u>Cabling</u>				
G	Single Phase Isolator	6	nr		
H	Single Socket	24	nr		
J	Single Socket; 450mm	5	nr		
K	Single Socket; 1100mm	2	nr		
L	Outdoor Socket	1	nr		
M	Cooker Point; isolator	1	nr		
N	Cooker Point; connection unit	1	nr		
P	Extractor Spur	1	nr		
Q	Data Point	3	nr		
R	Kitchen Isolators/power supply	2	nr		
S	Thermostats	3	nr		
T	Heat Pump: External; Power Supply	1	nr		
U	Heat Pump: Internal; Power Supply	1	nr		
V	Car Electric Charge Point	1	nr		
W	like items; isolators, spurs, fans, time clocks, final circuits for Mechanical Installation Controls .	1	item		
	<u>General</u>				
X	All Builders works associated	1	item		
	<b><u>5. FIRE ALARM INSTALLATION</u></b>				
	<b>Fire Alarm Equipment in accordance with the drawings and specifications; L1 type fire alarm, contractor to include in tender package any additional works deemed necessary to achieve type L1 fire alarm status</b>				
	<u>Fittings</u>				
Y	Smoke Detector main connected battery back up	11	nr		
Z	Heat detector main connected battery backup	1	nr		
AA	Carbon Monoxide Detector	2	nr		
	<u>Cabling</u>				
AB	Smoke Detector main connected battery back up	11	nr		
AC	Heat detector main connected battery backup	1	nr		
AD	Carbon Monoxide Detector	2	nr		
AE	any other fire alarm equipment	1	item		
AF	commissioning	1	item		
	<u>General</u>				
AG	All Builders works associated	1	item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(69) ELECTRICAL INSTALLATIONS (Continued)</b>				
	<b><u>6. DATA / IT INSTALLATION</u></b>				
	<b>Data/IT Equipment in accordance with the drawings and specifications</b>				
	<u>Equipment</u>				
A	any items required to complete the installation	1	item		
	<b>Data/IT outlets in accordance with the drawings and specifications</b>				
	<u>Outlets</u>				
B	Twin Data Points Cat 6	2	nr		
C	Heat Pump: External; CAT5S to Indoor Module	1	nr		
D	Sensor Wired Back to Indoor CAT5E; External	1	nr		
E	commissioning, including termination and labeling into comms cabinet	1	item		
	<u>Cabling</u>				
F	Twin Data Points Cat 6	2	nr		
G	Heat Pump: External; CAT5S to Indoor Module	1	nr		
H	Sensor Wired Back to Indoor CAT5E; External	1	nr		
J	commissioning, including termination and labeling into comms cabinet	1	item		
	<u>General</u>				
K	All Builders works associated	1	item		
	<b><u>7. EARTHING AND BONDING INSTALLATION</u></b>				
	<b>Earthing and bonding in accordance with the drawings and specifications</b>				
L	earthing and bonding	1	item		
M	commissioning	1	item		
	<u>General</u>				
N	All Builders works associated	1	item		
	<b><u>8. OTHER INSTALLATION</u></b>				
	<b>Door Bell system in accordance with the drawings and specifications</b>				
	<u>Equipment</u>				
P	Door Bell Push	1	nr		
Q	Door Bell Chime	1	nr		
R	Any other equipment required for the complete system as per Engineers drawings and specifications	1	item		
S	Commissioning	1	item		
	<u>Cabling</u>				
T	Door Bell Push	1	nr		
U	Door Bell Chime	1	nr		
V	Any other equipment required for the complete system as per Engineers drawings and specifications	1	item		
	<u>General</u>				
W	All Builders works associated	1	item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(69) ELECTRICAL INSTALLATIONS (Continued)</b>				
	<b><u>9. ELECTRICAL SERVICES INSTALLATION - GENERALLY</u></b>				
	<u>INSPECTION, TESTING, COMMISSIONING &amp; HANDOVER</u>				
A	liaison and co-ordination of the installation	1	item		
B	site supervision, site facilities and waste disposal	1	item		
C	inspection of installation, complete	1	item		
D	final clean of installation, complete	1	item		
E	testing installation, complete	1	item		
F	Commissioning installation, complete	1	item		
G	operating & maintenance (O&M) manuals	1	item		
H	as-built drawings	1	item		
J	identification plates, labels and the like	1	item		
K	builders works	1	item		
L	fire stopping and other associated fire protection works	1	item		
M	client demonstration and handover	1	item		
	<u>Any other works necessary to complete the electrical installation</u>				
N	item	1	item		
	<b><u>GENERALLY</u></b>				
P	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(69) ELECTRICAL INSTALLATIONS (Continued)</b>				
<b>COLLECTION</b>				
Page 41/1:				0
Page 41/2:				0
Page 41/3:				0
Page 41/4:				0
Page 41/5:				0
<b>(69) ELECTRICAL INSTALLATIONS</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(73) CULINARY FITTINGS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>FITTINGS: Fittings, Equipment and Furniture</u></b>				
	<b>Kitchen Installation; complete with base and overhead units and all worktop &amp; sinks; including all associated handles, hinges, drawer runners, cabinet legs, stainless steel sink with taps, Built in Extractor Fans, plinths and mouldings; contractor to allow adequate supports, fixings, fitting of appliances and all necessary works to complete; fixing to concrete blockwork backgrounds; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Culinary fittings</u>				
C	kitchen to House Type 2; L-shaped design; wall and base units including sinks and voids for appliances; all as per drawings	1	nr		
	<b>Wall mounted fire blanket in each kitchen; exact location of each fire blanket to be agreed the architect prior to installation; fire blanket to be 1.2 x 1.2m in size and must have the British Standard Kitemark; the fire blanket must also have been tested and certified to the requirements of BS EN 1869:1997, and is to come with a minimum 5 year cloth warranty; all in accordance with TA Group's drawings and specifications</b>				
	<u>Equipment</u>				
D	1200 x 1200mm	1	nr		
	<b><u>GENERALLY</u></b>				
E	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<p><b>(73) CULINARY FITTINGS (Continued)</b></p> <p><b>COLLECTION</b></p> <p>Page 42/1:</p> <p><b>(73) CULINARY FITTINGS</b></p> <p><b>Carried to Summary:</b></p>				<p>0</p> <p><b>0.00</b></p>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(74) SANITARY FITTINGS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>FITTING, EQUIPMENT AND FURNITURE: Fitting, Equipment and Furniture</u></b>				
	<b>Sanitary Fittings; Supply, assemble and fix the following sanitary fittings; all references are to Armitage Shanks "Sandringham Classic" products or equivalent; colour white; lever taps to be installed; all sanitary fitting and appliances to have flexible pennyvalve feeds; include for fittings, fixings, accessories and sealing; all in accordance with TA Group's drawings and specifications</b>				
	<u>Fittings</u>				
C	WC; complete; Close coupled WC pan & cistern dual flush valve water saving 6/4 litre push button dual flush cistern; including soft close seat and cover and all required fittings	3	nr		
D	WHB; complete; 50cm washbasin, single tap hole overflow; washbasin to be mounted on pedestals; install single lever type mixer tap chrome finish and all required fittings	3	nr		
E	900mm x 900mm Shower Tray including any associated gullies and fittings; flexi seal shower seal between tiling; complete	1	nr		
F	Chrome/glass shower door; 900 mm wide x 1850 mm high; including all associated fittings, fixings and sealants; complete; fitted in accordance with manufacturers instructions; all as per TA Group's drawings and specifications; complete	1	nr		
G	Shower Set; Supply and install wall mounted thermostatic shower mixer with handset shower attachment and selector; shower tray rail, shower handset with chrome finish; including all associated fittings, fixings and sealants; complete; fitted in accordance with manufacturers instructions; all as per TA Group's drawings	1	nr		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(74) SANITARY FITTINGS (Continued)</b>				
	<b>Bath including framing &amp; finish; selected 1700x700mm porcelain enameled heavy gauge steel bath with slip resistant finish; include for supply and installation of side panels with tiled finish; include for Flexi-seal bath/shower seal between bath &amp; tiling along with chrome round edge tile trim; supply and install bath / shower mixer shower rail, shower handset with chrome finish &amp; approx 1.8m hose; complete including taps and drilling for tap holes; anti-slip, earth connection, boxing out at end and side of bath; 18mm marine plywood sheeting (in two sections to allow access for maintenance) to top at end of bath and full length at side of bath; screw fixed with galvanised mild steel screws to timber stud framing under; all shower and bath fittings to be fitted to wall using classi-seal or flexible waterproof upstand; all in accordance TA Group's drawings and specifications</b>				
	<u>Fittings</u>				
A	1700x 700mm overall bath size	1	nr		
B	extra for folding bath / shower screen. Frame to be chrome finish glazed 6mm safety glass; including for all required fixings; installed as per manufacturers guidelines	1	nr		
	<b>Provide and fit the following accessories; as approved by architect; include for all screws, washers, fixings, fittings, sealants, etc.; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Accessories</u>				
C	Toilet roll holders; Chrome plated toilet roll holder; wall mounted concealed fixings; fixing to stud and blockwalls; include for grounds on stud walls where necessary	3	nr		
D	Towel Rail; wall mounted towel ring chrome plated finish; concealed fixings; fixing to stud and blockwalls; include for grounds on stud walls where necessary	3	nr		
	<b>Mirrors; Class C safety glass to BS 6206; 6mm thick; bevelled edges; free from all defect visible in the designed viewing conditions; wall mounted and bonded to wall with double sided self adhesive pads; aluminium foil backing and edges bevelled; complete including all fixings, sealants as required; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Mirror</u>				
E	450 x 900mm	3	nr		
	<b>GENERALLY</b>				
F	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(74) SANITARY FITTINGS (Continued)</b>				
<b>COLLECTION</b>				
Page 43/1:				0
Page 43/2:				0
<b>(74) SANITARY FITTINGS</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(79) BUILDING FITTINGS &amp; FURNITURE</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall deemed to included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>METALWORK: Non-Structural</u></b>				
	<b>Letter Boxes; wall mounted; Smith &amp; Lock Compact Post Box or equally approved to Architects approval; powdercoated metal to black colour; secret fixed to External Wall; including all keys and fittings; all as per TA Group drawings and specifications</b>				
	<u>Composite Items</u>				
C	260 x 310 x 90mm	1	nr		
	<b><u>GENERALLY</u></b>				
D	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(79) BUILDING FITTINGS &amp; FURNITURE (Continued)</b> <b>COLLECTION</b>				
Page 44/1:				0
<b>(79) BUILDING FITTINGS &amp; FURNITURE</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

**SECTION 2.3:** HOUSE TYPE 3 -3BED TWO STOREY SEMI  
DETACHED  
(UNITS 36,37,40,41)

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(-- ) DEMOLITIONS &amp; ALTERATIONS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
C	3. The Contractor is deemed to have visited the site to ascertain the nature and extent of the work		note		
D	4. All Items of demolition are deemed to include removal off site of all arising materials, unless otherwise stated		note		
	<b><u>DEMOLITIONS AND ALTERATIONS: Demolitions</u></b>				
	<b>Demolition of internal blockwork wall; complete; in preparation for new blockwork wall (measured elsewhere); all existing surfaces to be made good and removal, disposal of any debris off site; temporary propping to be provided if required; all in accordance with TA Group's drawings and specifications</b>				
	<u>Demolishing parts of structures</u>				
E	Demolition of internal blockwork walls; 100mm thick; approx 2400mm high <b>Demolition of internal timber studwork wall; complete; in preparation for new studwork wall (measured elsewhere); all existing surfaces to be made good and removal, disposal of any debris off site; temporary propping to be provided if required; all in accordance with TA Group's drawings and specifications</b>	7	m2		
	<u>Demolishing parts of structures</u>				
F	Demolition of internal walls; 100mm thick; approx 2400mm high <b>Removal of chimney blockwork down to below roof level; all existing surfaces to be made good and removal, disposal of any debris off site; chimney ope to be blocked off at top; all in accordance with TA Group's drawings and specifications</b>	13	m2		
	<u>Demolishing parts of structures</u>				
G	Removal of Chimney blockwork	1	item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(-- ) DEMOLITIONS &amp; ALTERATIONS (Continued)</b>				
	<b><u>DEMOLITIONS AND ALTERATIONS: Alterations</u></b>				
	<b>Cutting expansion joint at front, rear and side gable walls to install Helifix bar at 450 vertical centres at each side of the expansion joint; including all associated cutting, helifix bars and all accessories; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Cutting</u>				
A	Helifix (or Equal and approved) bar; each side of expansion joints	11	m		
	<b>Forming opening in existing flooring; complete in preparation for the preparation of a new staircase to be fitted (elsewhere measured); all existing surfaces to be made good and removal, disposal of any debris off site and any temporary propping required whilst works are being carried out; all in accordance with TA Group and Roscommon County Councils drawings and specifications</b>				
	<u>Cutting</u>				
B	Openings in existing structures; floors; forming opening of approx 260mm wide x 1100mm wide	1	nr		
C	Openings in existing structures; floors; forming opening of approx 470mm wide x 1100mm wide	1	nr		
	<b>Forming temporary opening in existing concrete floor; complete in preparation for the preparation of new pipework for Mechanical &amp; Electrical installations (elsewhere measured); contractor is to saw cut the concrete slab and insulation layer; include for re-installation of new insulation and concrete floors on completion of works; floors to be made good after chasing for pipework with sand/cement fill and finished with Larsen (or equal and approved) SLC100 Self Leveling Flooring Compound; leave areas ready for new floor finishes (by client); all existing surfaces to be made good and removal, disposal of any debris off site; all in accordance with TA Group and Roscommon County Councils drawings and specifications</b>				
	<u>Cutting</u>				
D	Forming new opening in ground floor; approx 50mm wide	25	m		
E	extra over for reinstatement as outlined above	25	m		
	<b>Removal of existing External Rainwater Goods; including associated first fixings, second fixings etc; complete in preparation for new rainwater goods (elsewhere measured); all existing surfaces to be made good and removal, disposal of any debris off site and any temporary propping and support required whilst works are being carried out; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
F	existing gutters	12	m		
G	existing downpipes	11	m		
H	existing SVPs	8	m		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(-- ) DEMOLITIONS &amp; ALTERATIONS (Continued)</b>				
	<b>Removal of existing Fascia &amp; Soffit; including associated first fixings, second fixings etc; complete in preparation for new (measured elsewhere); all existing surfaces to be made good and removal, disposal of any debris off site and any temporary propping and support required whilst works are being carried out; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
A	existing fascia	12	m		
B	existing verge	16	m		
C	existing soffit	27	m		
	<b>Removal of existing External Doors; including associated screens, doors, any frames, second fixings etc; complete in preparation for new doors to be fitted (elsewhere measured); all existing surfaces to be made good and removal, disposal of any debris off site and any temporary propping and support required whilst works are being carried out; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
D	Existing Front Door; approx 1500mm wide x 2100mm	1	nr		
E	Existing Rear Door; approx 1500mm wide x 2100mm	1	nr		
	<b>Removal of existing Internal Doors; including any frames, second fixings etc; complete in preparation for new doors to be fitted (elsewhere measured); all existing surfaces to be made good and removal, disposal of any debris off site and any temporary propping and support required whilst works are being carried out; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing Doors; to Blockwork</u>				
F	Existing Internal Doors; approx 1000mm wide x 2100mm	3	nr		
	<u>Removing Doors; to Timber Studwork</u>				
G	Existing Internal Doors; approx 1000mm wide x 2100mm	6	nr		
	<b>Removal of existing External Windows; including glazing; any frames, second fixings etc; complete in preparation for new windows to be fitted (elsewhere measured); including all associated temporary supports, fixings and weatherings; all existing surfaces to be made good and removal, disposal of any debris off site; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
H	Existing window; approx 880mm wide x 980mm	2	nr		
J	Existing window; approx 1100mm wide x 1200mm	4	nr		
K	Existing window; approx 1200mm wide x 1200mm	1	nr		
L	Existing window; approx 1500mm wide x 1200mm	1	nr		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(--) DEMOLITIONS &amp; ALTERATIONS (Continued)</b>				
	<b>Removal of existing roof trusses; as per roof layout; complete in preparation for new roof trusses (elsewhere measured); including all associated temporary supports, fixings and weatherings; all existing surfaces to be made good and removal, disposal of any debris off site; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
A	Existing roof trusses	5	nr		
	<b>Removal of existing roof tiles; including first fixings, second fixings; battens; felt etc; complete in preparation for new roof tiles (elsewhere measured); all existing surfaces to be made good and removal, disposal of any debris off site; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
B	Existing roof tiles	88	m2		
C	extra for removal and replacement of existing valley board; once roof tiles removed; including all associated supports and fixings	6	m		
	<b>Removal of existing plaster board ceilings; including first fixings, second fixings etc; complete in preparation for new plasterboard ceilings (elsewhere measured); all existing surfaces to be made good and removal, disposal of any debris off site; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
D	Existing plasterboard ceilings	113	m2		
	<b>Removal of existing floor boards to first floor; including first fixings, second fixings etc; complete in preparation for new floorboard and floor finishes (elsewhere measured); all existing surfaces to be made good and removal, disposal of any debris off site; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
E	Existing floorboards	57	m2		
	<b>Removal of existing floor finishes to ground floor; including associated fixings, bedding and ground; complete; in preparation for new floor finishes (elsewhere measured); all existing surfaces to be made good and removal, disposal of any debris off site; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
F	Existing Floor Tiles	35	m2		
G	Existing Timber Flooring	21	m2		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(--) DEMOLITIONS &amp; ALTERATIONS (Continued)</b>				
	<b>Removal of existing wall finishes; including associated fixings, bedding and ground; complete; in preparation for new wall finishes (elsewhere measured); all existing surfaces to be made good and removal, disposal of any debris off site; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
A	Existing Wall Tiles	10	m2		
	<b>Removal of existing windowboards to all window opes; including first fixings, second fixings etc; complete in preparation for new windowboards (elsewhere measured); all existing surfaces to be made good and removal, disposal of any debris off site; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
B	Existing windowboards	9	m		
	<b>Alterations to existing fireplace; block up ope with 13n/mm2 blocks and plastered; flue to be cleared of any debris prior to blocking up; making good to surrounding surfaces; including removal of debris off site, adjustments to wall if required, making good to surrounding surfaces to match existing finishes and any temporary supports required; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Building Up</u>				
C	existing fire place	1	item		
	<b>Cleaning works to remove existing stains to external walls; including all controlled measures, protection against neighboring properties; left ready to receive new finishes; all in accordance with TA Group's drawings and specifications</b>				
	<u>Cleaning Surfaces</u>				
D	washing; power washing	125	m2		
E	chemical treatment; moss treatment	125	m2		
F	extra over for removal of vegetation to eaves and perimeter of building; prior to commencement of works	1	item		
	<b><u>GENERALLY</u></b>				
G	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(--)</b> DEMOLITIONS & ALTERATIONS (Continued)				
<b>COLLECTION</b>				
Page 45/1:				0
Page 45/2:				0
Page 45/3:				0
Page 45/4:				0
Page 45/5:				0
<b>(--)</b> DEMOLITIONS & ALTERATIONS				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(21) EXTERNAL WALLS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>CONCRETE WORK: Precast Concrete</u></b>				
	<b>Precast Concrete Cills; pre-tensioned; standard or stock pattern units; including 25mm insulation backing; dpc turned up at back and sides; concrete backing; formwork; rebated, sunk, weathered, throated, projecting 75mm beyond the wall face; all in accordance with TA Group's drawings and specifications</b>				
	<u>Window Cills</u>				
C	extra over for removing existing cill and replacement with precast concrete 300mm deep x 150mm thick; reinforced with 3nr bars; fair finish exposed surface; including all works to blockwork and patching up as necessary upon completion	3	m		
	<b><u>CONCRETE WORK: Composite Construction</u></b>				
	<b>Level Access threshold unit; Aco Drainage Channel or equally approved; stainless steel grill type to be agreed; radon membrane wrapped and sealed; installed as per manufacturers instructions; all in accordance with TA Group's drawings and specifications</b>				
	<u>Thresholds; Level Access</u>				
D	1,450mm wide	1	nr		
E	1,560mm wide	1	nr		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(21) EXTERNAL WALLS (Continued)</b>				
	<b>Party Wall Cavity Barrier to existing blockwork; breaking out pockets of blockwork in existing walls for the installation of the proprietary firestop at party wall; ARC T Barrier Masonry with Integral DPC Code TBM; suitably sized for cavity on site; minimum 50mm overlap with party wall leaf (Party Wall Cavity Barrier) or equal approved; fitted in strict accordance with the manufacturers instructions; making good to blockwork upon installation and ready for plastering (measured elsewhere); supply and install a continuous vertical DPC in the wall to be fitted between the firestop slab and the inside face of the outer leaf; all in accordance with TA Group's drawings and specifications</b>				
	<u>Fire insulation</u>				
A	vertical; 150mm wide cavity	11	m		
	<b>Cavity Barrier to blockwork; installation of the proprietary firestop at eaves level of the blockwork wall; ARC (or equal and approved) Cavity Stop Sock Fire Barrier- CSS150 - 150mm Lt Blue to top of entire cavity; suitably sized for cavity on site; fitted in strict accordance with the manufacturers instructions; making good to blockwork upon installation; supply and install a continuous vertical DPC in the wall to be fitted between the firestop slab and the inside face of the outer leaf; all in accordance with TA Group's drawings and specifications</b>				
	<u>Fire insulation; existing block walls</u>				
B	horizontal; 150mm wide cavity	25	m		
	<b><u>BRICKWORK AND BLOCKWORK: Ancillaries to Brickwork/Blockwork</u></b>				
	<b>Movement joints; 12mm wide; filling joint with 18mm flexible closed cell polyethylene; allow for proprietary bead and flexible sealant; all in accordance with TA Group's drawings and specifications</b>				
	<u>Expansion joints; existing block walls</u>				
C	12mm wide; 350mm deep; vertical; all to Architect's approval	11	m		
	<b>Sundries; Recesses for Services Connections; ESB Meter cabinet to be installed max 2m from front of house and between 1.0m-1.2m from F.G.L; complete with Precast concrete lintel to head with stepped DPC over and proprietary uPVC service box with associated door and ducting; all in accordance with TA Group's drawings and specifications</b>				
	<u>Recesses</u>				
D	built in uPVC service meter boxes; complete including associated builders work, removal and replacing any existing, creating opes, new boxes, ducting, sealants etc; ESB	1	item		
E	built in uPVC service meter boxes; complete including associated builders work, removal and replacing any existing, creating opes, new boxes, ducting, sealants etc; Telecoms	1	item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(21) EXTERNAL WALLS (Continued)</b>				
	<b>Sundries; creating ventilation openings; all in accordance with TA Group's drawings and specifications</b>				
	<u>Ventilation openings</u>				
A	125 x 125mm; through 350mm blockwork cavity walls	9	nr		
	<b><u>GENERALLY</u></b>				
B	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(21) EXTERNAL WALLS (Continued)</b>				
<b>COLLECTION</b>				
Page 46/1:				0
Page 46/2:				0
Page 46/3:				0
<b>(21) EXTERNAL WALLS</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(22) INTERNAL WALLS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>BRICKWORK AND BLOCKWORK: Brickwork/Blockwork</u></b>				
	<b>Standard ordinary quality concrete solid blocks; blocks shall be concrete masonry units conforming to BS6073; minimum 13N/mm<sup>2</sup>; 440 x 215 x 100; all masonry construction shall conform IS325 and IS EN 1996; sand for mortar shall comply with BS1200; cement shall be in accordance IS EN 197-1; all in accordance with TA Group's drawings and specifications</b>				
	<u>Walls</u>				
C	100mm thick	5	m <sup>2</sup>		
	<b><u>BRICKWORK AND BLOCKWORK: Ancillaries to Brickwork/Blockwork</u></b>				
	<b>Party Wall Fireproofing; to top of existing blockwork party wall; firestop to be fitted between battens on top of roofing membrane; firestop approx 25mm between top of party wall and underside of roofing membrane; roof battens to be saw cut at mid point of party wall and battens to be replaced where necessary; Cavity barrier of wire reinforced mineral wool (50mm min) or fire resisting board in boxed eaves; fitted in strict accordance with the manufacturers instructions; making good to blockwork upon installation and ready for plastering (measured elsewhere); supply and install a continuous vertical DPC in the wall to be fitted between the firestop slab and the inside face of the outer leaf; all in accordance with TA Group's drawings and specifications</b>				
	<u>Fire insulation</u>				
D	horizontal; 215mm wide blockwork party wall	12	m		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(22) INTERNAL WALLS (Continued)</b>				
	<b><u>FLOOR, WALL AND CEILING FINISHINGS: Stud Partitions</u></b>				
	<b>Timber stud partitions; comprising of double 100 x 44mm C16 softwood head and sole plates; 100 x 44mm vertical C16 softwood studs at 400mm centres; 100 x 44mm horizontal noggings at 900mm centres vertically; 100mm thick mineral wool acoustic insulation fixing between studs; 12.5mm Gypsum Wallboard or equal and approved to both sides; fixing screws to softwood; all joints taped and filled; all in accordance with TA Group's drawings and specifications</b>				
	<u>Partitions</u>				
A	2500mm high	4	m		
B	abutments to other finishes	4	nr		
C	forming single door openings	1	nr		
	<b>Timber stud partitions; comprising of double 100 x 44mm C16 softwood head and sole plates; 100 x 44mm vertical C16 softwood studs at 400mm centres; 100 x 44mm horizontal noggings at 900mm centres vertically; 100mm thick mineral wool acoustic insulation fixing between studs; 12.5mm Gypsum Wallboard or equal and approved to one side; fixing screws to softwood; all joints taped and filled; all in accordance with TA Group's drawings and specifications</b>				
	<u>Partitions to Party Wall</u>				
D	2400mm high	8	m		
E	abutments to other finishes	6	nr		
F	extra over 50mm shadow gap	8	m		
G	2500mm high	9	m		
H	abutments to other finishes	6	nr		
J	extra over 50mm shadow gap	9	m		
	<b>Timber stud partitions; comprising of double 100 x 44mm C16 softwood head and sole plates; 100 x 44mm vertical C16 softwood studs at 400mm centres; 100 x 44mm horizontal noggings at 900mm centres vertically; 100mm thick mineral wool acoustic insulation fixing between studs; 12.5mm Gypsum Wallboard or equal and approved to one side; fixing screws to softwood; all joints taped and filled; all in accordance with TA Group's drawings and specifications</b>				
	<u>Partitions to Service Cavity Walls</u>				
K	2500mm high	3	m		
L	abutments to other finishes	2	nr		
M	extra over; moisture resistant board	8	m2		
N	extra over 50mm shadow gap	3	m		
	<b><u>GENERALLY</u></b>				
P	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(22) INTERNAL WALLS (Continued)</b>				
<b>COLLECTION</b>				
Page 47/1:				0
Page 47/2:				0
<b>(22) INTERNAL WALLS</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(23) FLOORS, GALLERIES</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>WOODWORK: Structural and First Fixings</u></b>				
	<b>Carcassing; Softwood; sawn unless otherwise stated; structural grade; tanalised; including necessary overlaps; all in accordance with TA Group and Roscommon County Councils drawings and specifications</b>				
	<u>Carcassing</u>				
C	225 x 44; C18; floor joists; 400mm centres	15	m		
D	225 x 75; C18; trimmers	20	m		
E	Extra for treating ends of joists preservatives	13	nr		
F	225 x 44; C18; solid bridging to floor joists; 1200mm centres	5	m		
	<b><u>WOODWORK: Ironmongery, Accessories and Sundries</u></b>				
	<b>Proprietary Metal Joist hangers; "Bat" or equivalent; galvanised mild steel gauge 12 to BS 2989; class Z2 coating Type C; installed as per manufacturers recommendations; all in accordance with TA Group's drawings and specifications</b>				
	<u>Accessories</u>				
G	for 225 x 44mm joists; fixed to softwood joist 32mm square twisted sheradised nails	13	nr		
	<b>Galvanised steel strap; 30x3mm steel strap; fixed to noggings; fixed at 1200mm spacings max; installed as per manufacturers recommendations; all in accordance with TA Group's drawings and specifications</b>				
	<u>Accessories</u>				
H	1200mm long	10	nr		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(23) FLOORS, GALLERIES (Continued)</b>				
	<b>WOODWORK: Boarding and Second Fixings</b>				
	<b>Tongue &amp; groove plywood; OSB3 18mm thick; screw fixed to floor joists with galvanised mild steel screws; all in accordance with TA Group's drawings and specifications</b>				
	<u>Boarding &amp; Sheeting</u>				
A	over 300mm wide; floors	47	m2		
	<b>WPB plywood; 18mm thick; moisture resistant; screw fixed to floor joists with galvanised mild steel screws; all in accordance with TA Group's drawings and specifications</b>				
	<u>Boarding &amp; Sheeting</u>				
B	over 300mm wide; floors	6	m2		
	<b>GENERALLY</b>				
C	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(23) FLOORS, GALLERIES (Continued)</b>				
<b>COLLECTION</b>				
Page 48/1:				0
Page 48/2:				0
<b>(23) FLOORS, GALLERIES</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(24) STAIRS, RAMPS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>WOODWORK: Composite Items</u></b>				
	<b>Staircase; Straight flight; 21mm red deal bull nosed threads; projecting 25mm from riser face; with deal risers min 15mm; screw fixing to all riser tread joints to be provided using 10 gauge screws of 38mm minimum length at centres not exceeding 225mm in accordance with I.S 158; all glued, blocked, bracketed and housed on 230x27mm whitewood strings; wall strings to be secured by means of patent frame anchors; 82x82mm newel posts shall be hardwood, square or turned to detail, and shall have strings and handrail morticed and housed thereto; Handrails shall be 60x44mm moulded white deal, housed in newel; balustrade including return on first floor landing of 25mm x25mm turned hardwood uprights at 100mm centres with vertical dimensions above pitch line; 76 x 25mm rounded and projected red deal nosing pieces to landing steps at top of stairs; include for 18mm birch paneling; bottom step to be 985mm wide and projecting past bottom newel post; the whole shall be constructed in accordance with the best possible stair construction practice; all in accordance with TA Group's drawings and specifications</b>				
	<u>Composite Items</u>				
C	Staircase units; Straight Shape; 14 nr risers, 235mm wide treads, 192mm high risers, 900mm overall width, 2700mm overall rise	1	item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(24) STAIRS, RAMPS (Continued)</b>				
	<b>Balustrades; 82x82x1100mm high square profile red deal Newel Posts with chamfered profile at each corner; posts are located at ends, landings and corners of balustrades; newel posts to be capped with 115x115mm White Oak Newel Post cappings; 44x60mm handrails to top of balustrade with a housing to accept stair spindles; the exact profile to be selected by Architect and agreed with contractor prior to manufacturing; white oak fillet pieces to be fitted between spindles to finish flush handrails; base rails are to be fitted along the top of the stairs strings and horizontally along landings; with red deal fillet pieces fitted between spindles to finish flush with base rail; base rail to incorporate 5mm square shadow gap detail as per Architects details; stair spindles to be 41x41mm square profile red deal spindles chamfered edges; including all associated supports, anchors, bracketing to blockwork &amp; timber backgrounds etc.; all in accordance with TA Group's drawings and specifications</b>				
	<u>Balustrades</u>				
A	overall height 1100mm; horizontal	3	m		
B	overall height 1100mm; raking to slope of the stairs	8	m		
	<b><u>PAINTING AND DECORATING: Painting</u></b>				
	<b>Cleaning, seal knotting and stopping; primed; 3 coats of Varnish; including all associated preparation work etc.; all in accordance with TA Group's drawings and specifications</b>				
	<u>General surfaces</u>				
C	Newell Posts Cappings; '115x115mm; isolated areas	8	nr		
	<u>Second Fixings</u>				
D	Handrail; horizontal; not exceeding 300mm girth	4	m		
E	Handrail; raking; not exceeding 300mm girth	9	m		
	<b>Cleaning, seal knotting and stopping; primed; 1 coat of Aluminium Wood Primer; 2 coats of Satinwood; colour to be selected by Architect; including all associated preparation work etc.; all in accordance with TA Group's drawings and specifications</b>				
	<u>General surfaces</u>				
F	newell posts; 82x82 x1100mm high; isolated areas	6	nr		
	<u>Second Fixings</u>				
G	staircase areas; threads; girth not exceeding 300mm	14	m		
H	staircase areas; risers; girth not exceeding 300mm	14	m		
	<u>Balustrades</u>				
J	open type; horizontal; including all associated railings and spindles	7	m2		
K	open type; raking; including all associated railings and spindles	17	m2		
	<b><u>GENERALLY</u></b>				
L	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(24) STAIRS, RAMPS (Continued)</b> <b>COLLECTION</b> Page 49/1: Page 49/2: <b>(24) STAIRS, RAMPS</b> <b>Carried to Summary:</b>				0 0  <b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(27) ROOFS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
C	3. The main contractor is to ensure that the roof truss manufacturer is to take all site dimensions necessary (approx sizes given below), produce all shop drawings & design calculations & submit them to the structural engineer for approval 3 weeks minimum prior to the fabrication of the roof. No fabrication is to take place without the structural engineers consent		item		
D	4. All relevant paperwork and certification for the roof trusses is to be forwarded to the structural engineer and assigned certifier as trusses are delivered to site. Ensure that trusses are not notched or drilled to accommodate services.		item		
	<b><u>WOODWORK: Structural &amp; First Fixings</u></b>				
	<b>Prefabricated roof trusses; NSAI approved prefabricated roof trusses to suppliers design; include for certification as required by Assigned Certifier; at 400mm centres; all roof timbers to be pressure treated; connect roof truss to wall plate using proprietary truss clips and existing roof trusses in accordance with manufacturers instructions; roof truss plan indicative, along with spans and number of trusses; all to contractors design and certification; including all necessary interaction and tying in to existing roof structure, timber bracing, purlins, hips, ridge boards, tilting fillets, struts, gable ladders, truss clips, fixings etc; complete; all to Engineers Approval; all in accordance with TA Group's drawings and specifications</b>				
	<u>Pre-fabricated; pitched roof trusses</u>				
E	11000mm approx overall span; main roof	5	nr		
F	extra over for works to existing trusses at chimneys where the chimneys are being blocked up	1	item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(27) ROOFS (Continued)</b>				
	<b>Carcassing; Softwood; sawn unless otherwise stated; structural grade; tanalised; timber construction shall conform with EN1995 Eurocode 5: Design of timber structures; timber grades and sizes to be in accordance with BS4978 &amp; BS EN 60146 respectively; including necessary overlaps; all in accordance with TA Group's drawings and specifications</b>				
	<u>Carcassing</u>				
A	225 x 44mm; C16; ridge board	4	m		
B	225 x 75mm; C16; water tank supports	12	m		
C	225 x 44mm; C16; spliced rafter to existing rafters	18	m		
	<u>First Fixings</u>				
D	backing for fascia and barge; 50x 50mm	27	m		
E	soffit support; 50 x 50mm; fixed to blockwork	27	m		
	<u>Labours; splicing end of existing rafters</u>				
F	splicing to end of all existing rafters at eaves; new spliced end C16 rafter to be bolted to existing rafter at 3 locations; as per details	20	nr		
	<b><u>WOODWORK: Boarding &amp; second fixing</u></b>				
	<b>WBP plywood; 18mm thick; screw fixed to timber joists with galvanised mild steel screws; all in accordance with TA Group's drawings and specifications</b>				
	<u>Boarding &amp; Sheeting</u>				
G	backings for fascia and barge; 240 x 25mm	27	m		
H	backings for soffit; 225 x 25mm	27	m		
J	support for water tank	4	m2		
K	walkway to tank	6	m2		
L	valley board; 450mm wide complete	6	m		
	<b><u>WOODWORK: Ironmongery, Accessories and Sundries</u></b>				
	<b>Galvanised mild steel wall plate anchor straps; "Bat" or equivalent; 150mm bend at one end; pre-drilled; fixed to blockwork with proprietary fixings; including all necessary fixings; 4 nr to wall, 3 nr to truss and 2 nr to wall plate; all in accordance with TA Group's drawings and specifications</b>				
	<u>Accessories</u>				
M	32 x 2.5 x 1200mm	3	nr		
	<b>Insulation; Mineral Wool insulation; 300mm thick; 150mm laid between joists and 150mm over; thermal conductivity of 0.044w/mk; required u-value of 0.13W/m2k; all in accordance with TA Group's drawings and specifications</b>				
	<u>Thermal Insulation</u>				
N	horizontal; 300mm thick; exceeding 300mm	54	m2		
P	raking; eaves; 300mm thick; exceeding 300mm	12	m2		

	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<p style="text-align: center;"><b><u>Description</u></b></p> <p style="text-align: center;"><b><u>(27) ROOFS (Continued)</u></b></p> <p><b><u>GENERALLY</u></b>            The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications</p>	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(27) ROOFS (Continued)</b>				
<b>COLLECTION</b>				
Page 50/1:				0
Page 50/2:				0
Page 50/3:				0
<b>(27) ROOFS</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(31) EXTERNAL WALL: COMPLETIONS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>BRICKWORK AND BLOCKWORK: Ancillaries to Brickwork/Blockwork</u></b>				
	<b>Sundries; Ventilation openings; positioned over the internal opening of the cavity sleeve and fixed to the wall using screws and wall plugs; including vents, pipework and covers; all in accordance with Architects Drawings &amp; Specification</b>				
	<u>Ventilation Openings</u>				
C	Aereco BXC1842 or equally approved humidity sensitive units	3	nr		
D	Aereco BXC275 or equally approved humidity sensitive units	2	nr		
E	Aereco EHT acoustic kit with Aereco EHT humidity sensitive air inlets or equal approved; with external canopy & insect grille	5	nr		
	<b><u>WOODWORK: Boarding &amp; Second fixings</u></b>				
	<b>Window boards; white deal; include for notching and mechanically fixing to external blockwork wall; bullnosed edge; painted; including all associated fixings, sealants; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Second fixings</u>				
F	200 x 19mm thick; bullnose	9	m		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(31) EXTERNAL WALL: COMPLETIONS (Continued)</b>				
	<b><u>METALWORK: Non-Structural</u></b>				
	<u>Note:</u>				
A	the composite item is deemed to include all component items shown on the Architect's drawings i.e. slips, stops, beads, etc., glass, in-tumescent material and smoke stops required to achieve the required fire rating		note		
B	frame anchors and all mortices and holes together rockwool/non-combustible expanding foam packing between the frame and structure of all fire rated doorsets and framesets is deemed to be included <b>uPVC windows and doors; RAL 7015 Slate Grey; double glazed; draft proof seals; Argon-filled soft low-e windows cavity; U-Value min 1.2; manufacturers certs to be obtained and provided to the assigned certifier; sample of windows and doors to be provided before ordering; all bedroom windows to be in compliance with current building regulations to allow adequate means of escape; child safety restrictors to be fitted to bedroom windows; non-lockable handles to be fitted; doors and windows to include all necessary ironmongery, all fittings, fixings, sealants etc.; complete; all in accordance with TA Group's drawings and specifications</b>		note		
	<u>Windows; Composite Items</u>				
C	880 x 980mm overall size; Type I	1	nr		
D	880 x 980mm overall size; Type I-A	1	nr		
E	extra over for glazing being Opaque	1	nr		
F	1100 x 1200mm overall size; Type F	3	nr		
G	1100 x 1200mm overall size; Type F-A	1	nr		
H	extra over for glazing being Opaque	1	nr		
J	1200 x 1200mm overall size; Type M	1	nr		
K	1500 x 1200mm overall size; type G	1	nr		
L	extra over on above for fitting child safety restrictors to bedroom windows <b>Front door; Composite Single leaf door; Argon-filled soft low-e windows cavity; U-Value min 1.2; receiver type on external doors to be of the hooked type, 5point locking system; manufacturers certs to be obtained and provided to the assigned certifier; sample of doors to be provided before ordering; doors to include all necessary ironmongery; front door to have maximum threshold height of 15mm, exposed edges chamfered; all doors to comply with Technical Guidance Documents Part 'M' for disabled access &amp; Part 'B' for Fire Regulations; including all ironmongery, fittings, fixings, sealants, etc.; complete; all in accordance with TA Group's drawings and specifications</b>	3	nr		
	<u>Doors; Composite Items</u>				
M	1450 x 2100mm high overall size ; 1000 x 2100mm high front door including 500mm x 2100 high glazed side screen	1	nr		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(31) EXTERNAL WALL: COMPLETIONS (Continued)</b>				
	<b>Rear door; Composite Single leaf door; full panel to be safety glass; double glazed; draft proof seals; Argon-filled soft low-e windows cavity; U-Value min 1.2; receiver type on external doors to be of the hooked type, 5point locking system; manufacturers certs to be obtained and provided to the assigned certifier; sample of doors to be provided before ordering; doors to include all necessary ironmongery; front door to have maximum threshold height of 15mm, exposed edges chamfered; all doors to comply with Technical Guidance Documents Part 'M' for disabled access &amp; Part 'B' for Fire Regulations; including all ironmongery, fittings, fixings, sealants, etc.; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Doors; Composite Items</u>				
A	1500 x 2100mm high overall size ; 1060 x 2100mm high rear door including 500mm x 2100 high glazed side screen	1	nr		
	<b><u>PAINTING AND DECORATING: Painting</u></b>				
	<b>Painting; one coat aluminum primer, to the contact faces of members fixed permanently to blockwork or the like; all in accordance with TA Group's drawings and specifications</b>				
	<u>General surfaces</u>				
B	not exceeding 300mm girth; back of window boards	9	m		
	<b>Painting; prepare, knot, prime, stop, spot primer, one coat Sadolins PX65 in stain to be selected; two coats Sadolins Top Coat Lacquer; all in accordance with TA Group's drawings and specifications</b>				
	<u>General surfaces</u>				
C	not exceeding 300mm girth; window boards	9	m		
	<b><u>GENERALLY</u></b>				
D	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(31) EXTERNAL WALL: COMPLETIONS (Continued)</b>				
<b>COLLECTION</b>				
Page 51/1:				0
Page 51/2:				0
Page 51/3:				0
<b>(31) EXTERNAL WALL: COMPLETIONS</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(32) INTERNAL WALL: COMPLETIONS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>WOODWORK: Boarding &amp; Second Fixing</u></b>				
	<b>Deal Architraves; 75mm x 20mm splayed; wrought unless otherwise stated; fixed and plugged to blockwork and timber backgrounds; all in accordance with TA Group's drawings and specifications</b>				
	<u>Second fixings</u>				
C	Architraves; 75 x 20mm; splayed	108	m		
	<b><u>WOODWORK: Composite Items</u></b>				
	<u>Note:</u>				
D	the composite item is deemed to include all component items shown on the Architect's drawings (except ironmongery) i.e. slips, stops beads ., glass, in-tumescent material and smoke stops required to achieve the required fire rating		note		
E	frame anchors and all mortices and holes together rockwool/non-combustible expanding foam packing between the frame and structure of all fire rated doorsets and framesets is deemed to be included		note		
	<b>Softwood; Red Deal; wrought; selected; matched for grain and colour; approved Hilti fixings; countersinking and flush pelleting; all in accordance with TA Group's drawings and specifications</b>				
	<u>Framing</u>				
F	jamb and heads; ex 150 x 50mm; splayed - 1; rebated - 1	53	m		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(32) INTERNAL WALL: COMPLETIONS (Continued)</b>				
	<b>Doors; Internal wood flush doors to be 44mm solid core flush internal door with hardwood veneer facing; factory primed; manufacturer to contractors choice; solid core door tested to BS EN 1634-1:2014; sample door to be approved in writing before an order is placed; facings to be 4mm thick plywood facings both sides and lippings to be hardwood lipping's to two long edges; primed by manufacturer for site painting; all internal door leaves to be fitted with a minimum 18mm gap between finished floor Level and door leaf due to ventilation requirements (CMEV); locks and handles to be brass Sonnato BW450PB with 4 steel butt hinges per door and door stops to be fitted to all doors; including all fixings, fittings, ironmongery, etc; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Single doors</u>				
A	Type A; 960 x 2110mm overall size	4	nr		
B	Type B; 915 x 2110mm overall size	5	nr		
	<b>Doors; Glazed Internal wood flush doors to be 44mm solid core flush internal door with hardwood veneer facing; factory primed; manufacturer to contractors choice; glazed to be toughened safety glass and sealed; solid core door tested to BS EN 1634-1:2014; sample door to be approved in writing before an order is placed; facings to be 4mm thick plywood facings both sides and lippings to be hardwood lipping's to two long edges; primed by manufacturer for site painting; all internal door leaves to be fitted with a minimum 18mm gap between finished floor Level and door leaf due to ventilation requirements (CMEV); locks and handles to be brass Sonnato BW450PB with 4 steel butt hinges per door and door stops to be fitted to all doors; including all fixings, fittings, ironmongery, etc; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Double Doors</u>				
C	Type D; 1580 x 2090 overall size	1	nr		
	<b><u>PAINTING AND DECORATING: Painting</u></b>				
	<b>Painting; one coat aluminum primer, to the contact faces of members fixed permanently to blockwork or the like; all in accordance with TA Group's drawings and specifications</b>				
	<u>General surfaces</u>				
D	not exceeding 300mm girth; backs of door frames and architraves	162	m		
	<b>Painting; prepare, knot, prime, stop primer; two coats undercoat; one coat full satin wood paint; all in accordance with TA Group's drawings and specifications</b>				
	<u>General surfaces</u>				
E	not exceeding 300mm girth; door frames and architraves	162	m		
F	over 300mm wide	43	m2		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(32) INTERNAL WALL: COMPLETIONS (Continued)</b>				
	<b><u>WOODWORK: Ironmongery, Accessories and Sundries</u></b>				
	Supply and fix the following ironmongery to doors; assemble & fit carefully all ironmongery using fastenings with matching finish supplied by the ironmongery supplier; sample to be provided for approval; prevent damage to ironmongery & adjacent surfaces; prior to handover ensure that all ironmongery functions correctly; adjust and lubricate as necessary to ensure correct functioning; all as per Architects specification				
	<u>Ironmongery</u>				
A	Brass 'Sonnato BW450PB' Handles and Lever	11	nr		
B	Mortice locks and receivers	11	nr		
C	steel butt hinges	44	nr		
D	door stops	11	nr		
	<b><u>GENERALLY</u></b>				
E	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(32) INTERNAL WALL: COMPLETIONS (Continued)</b>				
<b>COLLECTION</b>				
Page 52/1:				0
Page 52/2:				0
Page 52/3:				0
<b>(32) INTERNAL WALL: COMPLETIONS</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(-- ) AIRTIGHTNESS &amp; BER TESTS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
C	3. Ensure continuity of insulation to limit thermal bridging around windows, doors, other wall openings and at any junctions between elements as required by TGD L Conservation of Fuel & Energy - Dwellings 2019. Refer to the document ' Limiting Air Infiltration - Acceptable Construction details'	1	item		
	<b><u>(-- ) AIRTIGHTNESS</u></b>				
	<b>Airtightness Membrane; Isover Vario KM Duplex UV or equal and approved air-tightness membrane; to all ceilings under attic spaces to the houses prior to fitting plasterboard; membrane to be installed strictly in accordance with the manufacturers recommendations; include for all necessary proprietary adhesive tapes, laps, allowing for sealing any ducts, wiring, pipes going through membrane etc. as recommended by the manufacturer; all in accordance with TA Group's drawings and specifications</b>				
	<u>Membrane</u>				
D	exceeding 300mm wide; horizontal	54	m2		
	<b>Airtightness Taping; Contega Solido SL 2 ply air tightness window sealing plastering tape or equivalent all around window &amp; door opes internally after fitting windows &amp; doors but before plastering the walls; prior to fitting windowboards; tape to be fitted strictly in accordance with the manufacturers recommendations; including Orcon F flexible sealant to all junctions between the windows/doors and walls, internally and externally; ensuring a good airtight seal; all in accordance with TA Group's drawings and specifications</b>				
	<u>Airtightness Tape; to External Opes</u>				
E	not exceeding 300mm wide; reveals	51	m		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(--) AIRTIGHTNESS &amp; BER TESTS (Continued)</b>				
	<b>Airtightness Testing; contractor is to include for carrying out an air tightness test; the required result is air permeability rate (Q50) of not greater than 4 cubic metres per hour per square metre of exposed envelope area, to allow an entry into the deep software for adjusted result of air permeability test in AC/H adj of not greater than 0.2; including all associated site visits, testing, survey, reporting and certification; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Airtightness Testing</u>				
A	generally	1	nr		
	<b>(--) BER TESTING</b>				
	<b>Contractor is to provide BER certificate on completion of construction - minimum acceptable BER rating is A2; contractor is to provide certificates to confirm u-values of materials used to M&amp;E Engineers to provide BER certificate on completion of construction; including all associated site visits, testing, survey, reporting and certification; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Building Energy Rating (BER) Certificate</u>				
B	generally	1	nr		
	<b>GENERALLY</b>				
C	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(--)</b> AIRTIGHTNESS & BER TESTS (Continued)				
<b>COLLECTION</b>				
Page 53/1:				0
Page 53/2:				0
<b>(--)</b> AIRTIGHTNESS & BER TESTS				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(37) ROOF COMPLETIONS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>WOODWORK: Composite Items</u></b>				
	<b>Loft Access Trap Door &amp; Folding Ladder; insulated airtight hatch; stira or similar approved; contractor to allow for forming hatch in first floor ceiling and hatch shall be accommodated within the truss spacing; the attic hatch to airtight and insulated with half hour fire rated protection as per Part B of the Building Regulations; the hatch shall be finished with 75x19mm painted architrave to perimeter of hatch; including all associated framing, door, hinges, foldable ladder, railings, fittings, ironmongery, insulation, fire-rating &amp; airtightness requirements etc; complete; fitted as per manufacturers instructions; all in accordance with TA Group's drawings and specifications</b>				
	<u>Composite Item</u>				
C	Loft Access Trap Door & Ladder; 900x600mm	1	nr		
	<b><u>GENERALLY</u></b>				
D	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<p><b>(37) ROOF COMPLETIONS (Continued)</b></p> <p><b>COLLECTION</b></p> <p>Page 54/1:</p> <p><b>(37) ROOF COMPLETIONS</b></p> <p><b>Carried to Summary:</b></p>				<p>0</p> <p><b>0.00</b></p>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(41) WALL FINISHES EXTERNALLY</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>FLOOR WALL AND CEILING FINISHES: In-Situ Finishes</u></b>				
	<b>External Plastering; mortar; scud, render and float in cement and sand (1:3); 3nr coats; waterproofed approved compound; smooth plaster finish; 25mm thick work; to blockwork base; including all necessary expanded metal angle bead to reveals and corners as required; all in accordance with TA Group's drawings and specifications</b>				
	<u>Walls; to existing blockwork base</u>				
C	over 300mm wide	15	m2		
	<b>External Plastering; render and float in cement and sand (1:3); on top of existing plaster finish; waterproofed approved compound; smooth plaster finish; 12.5mm thick; to existing plaster base; including all necessary expanded metal angle bead to reveals and corners as required; all in accordance with TA Group's drawings and specifications</b>				
	<u>Walls; to existing plaster base</u>				
D	over 300mm wide	125	m2		
	<u>Reveals; to existing plaster base</u>				
E	not exceeding 300mm wide	39	m		
	<b><u>PAINTING AND DECORATING: Painting</u></b>				
	<b>External Painting; preparing and painting one coat primer and three coats Dulux Weathershield Smooth Masonry or similar approved external paint; colour to be selected; three different colours to be used; colours to be selected by Engineer; including cleaning down and all preparatory works as necessary prior to painting; all in accordance with TA Group's drawings and specifications</b>				
	<u>Walls</u>				
F	over 300mm wide	125	m2		
	<u>Reveals; to blockwork base</u>				
G	not exceeding 300mm wide	39	m		
	<u>Cills;</u>				
H	not exceeding 300mm wide	11	m		

	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<p data-bbox="225 170 788 203"><b>(41) WALL FINISHES EXTERNALLY (Continued)</b></p> <p data-bbox="156 210 304 239"><b><u>GENERALLY</u></b></p> <p data-bbox="156 246 831 367">The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications</p>	1	item		

A

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(41) WALL FINISHES EXTERNALLY (Continued)</b>				
<b>COLLECTION</b>				
Page 55/1:				0
Page 55/2:				0
<b>(41) WALL FINISHES EXTERNALLY</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(42) WALL FINISHES INTERNALLY</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>FLOOR WALL AND CEILING FINISHES: In-Situ Finishes</u></b>				
	<b>Internal Plastering; scud; render and float in cement mortar (1:3); to blockwork base; 12mm thick; including all necessary plaster angle beads to reveals and corners as required; all in accordance with TA Group's drawings and specifications</b>				
	<u>Walls</u>				
C	over 300mm wide; beds and backings for wall tiles <b>Internal Plastering; render and float in cement mortar; to existing internal plastered walls; gyplite finishing plaster; including all necessary plaster angle beads to reveals and corners as required; all in accordance with TA Group's drawings and specifications</b>	46	m2		
	<u>Walls</u>				
D	not exceeding 300mm wide	158	m2		
E	over 300mm wide; to existing plaster <b>Plaster; Gypsum Pinnacle skim coat plaster; steel trowelled to a smooth finish; 5mm thick; to plasterboard base; including all necessary plaster angle beads to reveals and corners as required; all in accordance with TA Group's drawings and specifications</b>				
	<u>Walls</u>	39	m		
F	over 300mm wide	54	m2		
	<u>Walls; existing</u>				
G	over 300mm wide <b><u>FLOOR WALL AND CEILING FINISHES: Board Finishes</u></b> <b>Service Void to Soil Vent Pipes; pipe to be boxed in using 25x50mm treated timber battens and lined with 15mm gyproc moisture resistant plasterboard; all in accordance with TA Group's drawings and specifications</b>	85	m2		
	<u>SVP Box Sections</u>				
H	175x175x 4900mm high	1	nr		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(42) WALL FINISHES INTERNALLY (Continued)</b>				
	<b>Plasterboard to Reveals; 26.5mm insulated plasterboard mechanically fixed to blockwork walls with galvanised steel fixings; all as per TA Group's drawings and specifications</b>				
	<u>Walls</u>				
A	not exceeding 300mm wide	39	m		
	<b><u>FLOOR WALL AND CEILING FINISHINGS: Tile, Slab and Mosaic Finishes</u></b>				
	<b>Wall tiling; Pilkington Ceramic or equally approved; 150 x 150 x 5.5mm thick; including all cutting and trims; fixed with appropriate adhesive and grout in accordance with manufacturers instructions; all in accordance with TA Group's drawings and specifications</b>				
	<u>Walls</u>				
B	over 300mm wide; kitchen splashback	4	m2		
	<b>Wall tiling; Pilkington Ceramic or equally approved; 150 x 150 x 5.5mm thick; white flat gloss, glazed ceramic tiles with bevelled edge; including all cutting and trims; fixed with flexible adhesive and grout in accordance with manufacturers instructions; all in accordance with TA Group's drawings and specifications</b>				
	<u>Walls</u>				
C	over 300mm wide; bath walls and WHB splashback	40	m2		
D	extra over; for primer and tanking before tiling	40	m2		
	<b><u>PAINTING AND DECORATING: Painting</u></b>				
	<b>Internal Painting; preparing and painting one coat sealer; three coats of soft sheen emulsion; to plastered blockwork and plasterboard bases; colour to be confirmed on site; including cleaning down and all preparatory works as necessary prior to painting; all in accordance with TA Group's drawings and specifications</b>				
	<u>Walls; plaster base</u>				
E	not exceeding 300mm wide	39	m		
F	over 300mm wide	241	m2		
	<b><u>GENERALLY</u></b>				
G	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(42) WALL FINISHES INTERNALLY (Continued)</b>				
<b>COLLECTION</b>				
Page 56/1:				0
Page 56/2:				0
<b>(42) WALL FINISHES INTERNALLY</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(43) FLOOR FINISHES</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>WOODWORK: Boarding &amp; Second Fixings</u></b>				
	<b>Skirtings; Softwood; Pine; wrought; selected; matched for grain and colour; bullnosed detail; mechanically fixed to walls; include for countersinking, flush pelleting, to be filled, primed, undercoated; all in accordance with TA Group's drawings and specifications</b>				
	<u>Second fixings</u>				
C	skirtings; 112 x 20mm; bullnosed <b>Softwood; White/Red Deal; wrought; selected; matched for grain and colour; approved Hilti fixings; countersinking and flush pelleting; all in accordance with TA Group's drawings and specifications</b>	104	m		
	<u>Second fixings</u>				
D	22mm door saddles	9	m		
	<b><u>PAINTING AND DECORATING: Painting</u></b>				
	<b>Internal Painting; cleaning, knotting and stopping; spot priming; one coat aluminum primer; carried out off-site before fixing members; all in accordance with TA Group's drawings and specifications</b>				
	<u>General surfaces</u>				
E	not exceeding 300mm girth; backs of skirtings	104	m		
F	door saddles	9	m		
	<b>Internal Painting; cleaning, knotting and stopping; spot priming; one coat primer; two undercoats; one coat satin wood; all in accordance with TA Group's drawings and specifications</b>				
	<u>General surfaces</u>				
G	not exceeding 300mm girth; skirtings <b>Internal Painting; apply two coats of clear varnish to saddle board, include for filling, sanding and sealing all joints to adjacent surfaces; all in accordance with TA Group's drawings and specifications</b>	104	m		
	<u>General surfaces</u>				
H	not exceeding 300mm girth; door saddles	9	m		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(43) FLOOR FINISHES (Continued)</b>				
	<b><u>FLOOR WALL AND CEILING FINISHES: Tile, Slab and Mosaic Finishes</u></b>				
	Floor tiling; 300 x 300 x 8mm thick; Pilkington ceramic porcelain floor tiles or equivalent and approved; Slip-resistance PTV rating >36 using Slider 55/96 slip rating to DIN 51097; to toilets; colour of tiles to be selected by Architect within same price range; including all cutting, grout, fittings, trims, perimeter beads, sealants, etc.; fixed onto a solid bed of BAL or equivalent flexible adhesive to a thickness recommended by tile supplier; allow for joints, provisions for movement and that the ground floor is to have underfloor heating; grout colour to be selected by Architect; as per manufacturers instructions; all in accordance with TA Group's drawings and specifications				
	<u>Floors; concrete base</u>				
A	over 300mm wide;	4	m2		
	<u>Floors; timber base</u>				
B	over 300mm wide;	6	m2		
	<u>Skirting; plaster base</u>				
C	150mm high	17	m		
	Floor tiling; 600 x 600 x 8mm thick; Pilkington ceramic floor tiles or equivalent and approved; Slip-resistance PTV rating >36 using Slider 55/96 slip rating to DIN 51097; to kitchen; colour of tiles to be selected by Architect within same price range; including all cutting, grout, fittings, trims, perimeter beads, sealants, etc.; fixed onto a solid bed of BAL or equivalent flexible adhesive to a thickness recommended by tile supplier; allow for joints, provisions for movement and that the ground floor is to have underfloor heating; grout colour to be selected by Architect; as per manufacturers instructions; all in accordance with TA Group's drawings and specifications				
	<u>Floors; concrete base</u>				
D	over 300mm wide;	20	m2		
	<b><u>PREPARATION FOR ALL FLOOR FINISHES :</u></b>				
	<i>Note: Without prejudice to Section O of the ARM4 the following items are included as:</i>				
	Sub floor preparation for floor coverings; including all associated preparation work, floor leveling compound and DPM underlay if required; ensure moisture reading is taken and the correct moisture content has been achieved prior to installation of the proposed floor coverings; all moisture content readings to be reported to the Architect prior to commencement of floor finishes; relative humidity above substrate when tested with a hygrometer: include testing to all corners, around perimeter, and random points; all in strict accordance with the floor finish manufacturer's instructions; all in accordance with TA Group's drawings and specifications				
	<u>Achieving required moisture content in concrete floors prior to laying floor finish</u>				
E	floors; greater than 300mm wide	24	m2		

	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<p style="text-align: center;"><b>(43) FLOOR FINISHES (Continued)</b></p> <p><b><u>GENERALLY</u></b></p> <p>A The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications</p>	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(43) FLOOR FINISHES (Continued)</b>				
<b>COLLECTION</b>				
Page 57/1:				0
Page 57/2:				0
Page 57/3:				0
<b>(43) FLOOR FINISHES</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(45) CEILING FINISHES</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>FLOOR WALL AND CEILING FINISHINGS: In-Situ Finishes</u></b>				
	<b>Plaster; Gypsum Pinnacle skim coat plaster; steel trowelled to a smooth finish; 5mm thick; to plasterboard base; all in accordance with TA Group and Roscommon County Councils drawings and specifications</b>				
	<u>Ceilings; to plasterboard base</u>				
C	over 300mm wide	108	m2		
	<b><u>FLOOR WALL AND CEILING FINISHINGS: Board Finishes</u></b>				
	<b>Plasterboard; one layer of Gyproc foil-backed plasterboard; fixing with galvanised clout nails; filling joints and spotting nail holes; 15mm thick; all in accordance with TA Group's drawings and specifications</b>				
	<u>Ceilings</u>				
D	over 300mm wide	108	m2		
E	extra over for Moisture Resistant Slabs; to bathrooms	6	m2		
F	extra over for 50x32mm counter battens at 400mm centres to ceilings; prior to installation of plasterboard	108	m2		
	<b><u>PAINTING AND DECORATING: Painting</u></b>				
	<b>Internal Painting; preparing and painting one coat sealer; three coats of soft sheen emulsion; to plastered blockwork and plasterboard bases; colour to be confirmed on site; including cleaning down and all preparatory works as necessary prior to painting; all in accordance with TA Group's drawings and specifications</b>				
	<u>Ceilings; plaster base</u>				
G	over 300mm wide	108	m2		
	<b><u>GENERALLY</u></b>				
H	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<p data-bbox="284 170 727 203"><b>(45) CEILING FINISHES (Continued)</b></p> <p data-bbox="153 210 320 239"><b>COLLECTION</b></p> <p data-bbox="153 253 300 286">Page 58/1:</p> <p data-bbox="153 293 432 327"><b>(45) CEILING FINISHES</b></p> <p data-bbox="153 331 424 365"><b>Carried to Summary:</b></p>				<p data-bbox="1497 253 1509 282">0</p> <p data-bbox="1457 331 1509 360"><b>0.00</b></p>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(47) ROOF FINISHES</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>ROOFING CLADDING AND WATERPROOFING: Slate &amp; Tile Roofing</u></b>				
	<b>Concrete roof tiles to I.S. 3; "Roadstone" or equivalent flat interlocking tiles; black in colour; including vent tiles as necessary; 44 x 35mm softwood battens and counter battens; pressure impregnated preservative; including Tyvec or equivalent grade reinforced roofing felt to IS 36, type 1F, 400 laps; fixed with galvanised clout nails at 75mm centres; fixed in accordance with the manufacturers instructions; all in accordance with TA Group's and specifications</b>				
	<u>Coverings</u>				
C	Main Roof; over 300mm wide; sloping less than or equal to 35 degrees	103	m2		
	<u>Eaves</u>				
D	double course at eaves; including Roll Out Rafter Vent Tray; 300mm deep	12	m		
	<u>Verges</u>				
E	dry verge system to verges	16	m		
	<u>Ridges</u>				
F	concrete ridge tile; with continuous dry ridge ventilation strip as per details	10	m		
G	extra over above for working on neighbouring roof	1	item		
	<b>Black uPVC fascia, barge and soffit's; 225mm overhang; with 10mm continuous ventilation gap between soffit and fascia/barge; including all support work and timber backings necessary; installed as per manufacturer's instructions and recommendations; all in accordance with TA Group's drawings and specifications</b>				
	<u>Fascia board; fixed to timber backings</u>				
H	225mm wide	12	m		
	<u>Barge board; fixed to timber backings</u>				
J	225mm wide	16	m		
	<u>Soffit board; fixed to timber backings</u>				
K	225mm wide	27	m		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(47) ROOF FINISHES (Continued)</b>				
	<b>Special fittings; ventilation strip; Glidevale or equal approved; fixing in accordance with manufacturers instructions; all in accordance with TA Group's drawings and specifications</b>				
	<u>Roof Ventilation</u>				
A	over fascia eaves ventilators	12	m		
B	continuous dry ridge ventilation strip	8	m		
	<b>Special fittings; roof vent tile; to be provided at front and rear; fixing in accordance with manufacturers instructions; all in accordance with TA Group's drawings and specifications</b>				
	<u>Roof Ventilation</u>				
C	Roof Vent Tile	4	nr		
	<b>Special fittings; Mechanical Air Extract Exhaust; fixed through roof vent tile; fixing in accordance with manufacturers instructions; all in accordance with TA Group's and CMD's drawings and specifications</b>				
	<u>Roof Ventilation</u>				
D	Mechanical Air Extract Exhaust	2	nr		
	<b>Special fittings; Roll Out Rafter Vent Tray; 300mm; fixed to rafters; fixing in accordance with manufacturers instructions; all in accordance with TA Group's drawings and specifications</b>				
	<u>Roof Ventilation</u>				
E	Roll Out Rafter Vent Tray	24	m		
	<b>Valley details; tilting fillets with mortar bedded in undercloak; code 5 lead flashing treated with patination oil on 1000gauge DPC secondary lining on 22mm thick EN 636 Class 1 Marine Plywood Valley Boards between rafters; all as per TA Group's drawings and specifications</b>				
	<u>Valleys</u>				
F	as described above	6	m		
	<b><u>GENERALLY</u></b>				
G	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(47) ROOF FINISHES (Continued)</b>				
<b>COLLECTION</b>				
Page 59/1:				0
Page 59/2:				0
<b>(47) ROOF FINISHES</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(52) DRAINAGE &amp; REFUSE DISPOSAL</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>DRAINAGE: Disposal Above Ground</u></b>				
	<b>Gutters; black uPVC; standard fittings, clips &amp; fixings; supplied and fitted in strict accordance with manufacturers instructions; gutter brackets at 800mm max centres and left in a perfectly watertight condition; all in accordance with TA Group's drawings and specifications</b>				
	<u>Gutters</u>				
C	75mm wide	12	m		
D	extra; outlets	2	nr		
E	extra; stop ends	4	nr		
	<b>Pipes and fittings; black uPVC; solvent welded joints in the running length; standard pipe clips at 500mm centres fixed to blockwork requiring plugging; all in accordance with TA Group's drawings and specifications</b>				
	<u>Downpipes</u>				
F	75 x 75mm	11	m		
G	extra; offset bends	2	nr		
H	extra; bends	2	nr		
J	extra; shoes	2	nr		
	<u>SVP; 100mm diameter</u>				
K	surface fixed; vertical	6	m		
L	extra; connection to WC outlets; special adaptor	1	nr		
M	extra; bends	1	nr		
N	extra; vent cowl	1	nr		
P	extra; cleaning eye	1	nr		
	<b><u>GENERALLY</u></b>				
Q	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(52) DRAINAGE &amp; REFUSE DISPOSAL (Continued)</b> <b>COLLECTION</b>				
Page 60/1:				0
<b>(52) DRAINAGE &amp; REFUSE DISPOSAL</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(59) MECHANICAL INSTALLATIONS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
C	3. The Contractor is also requested to complete the associated M&E Consultants Pricing Document separately and submit this with his tender for evaluation in its associated house breakdown.		note		
	<b><u>(-) DECOMMISSIONING AND REMOVAL OF EXISTING SYSTEMS</u></b>				
	<b>Existing Mechanical Services within the Existing Site to be cut off from site supply, decommissioned and removed completed from all buildings; allow for the draining, of any existing radiators, pipework, associated bracketing and making good to locations upon completion; removal of all surplus material disposed offsite including all associated builders work and mechanical alterations; complete; all as per M&amp;E Drawings and specifications</b>				
	<u>Decommissioning</u>				
D	Decommissioning and removal of the existing mechanical installations	1	item		
	<b><u>1. SITE SERVICES INSTALLATION - MAINS COLD WATER SUPPLY</u></b>				
	<b>Mains cold water in accordance drawings and specifications; accessories associated primary equipment (Supplied from existing incoming mains)</b>				
	<u>Valves</u>				
E	valves; isolation valves, stop valves, double check valves, lockshield valves as required to complete the works	1	item		
	<b>Mains cold water supply in accordance drawings and specification; distribution system; laid externally in trench and connect to mains</b>				
	<u>Pipework</u>				
F	pipework; generally	1	item		
	<u>General</u>				
G	All Builders works associated	1	item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(59) MECHANICAL INSTALLATIONS (Continued)</b>				
	<b>2. HEATING INSTALLATION (HEATING CENTRE)</b>				
	<b>Heating installation in accordance the drawings and specifications</b>				
	<u>Primary Equipment</u>				
A	Air to Water Heat Pump; Outdoor Unit; 5.7KW Air to Water heat pump; Heat pump to be installed, connected and commissioned in accordance with the manufacturer; Heat pump to comply with EN14825, EN14511, EN16147 & EN12102 and shall be suitable for average climate; all as per service Engineers details and specifications	1	nr		
B	Air to Water Heat Pump Indoor Module; c/w 180L cylinder and controller; complete with integral hot water cylinder and integral controller; module to contain two pumps; all as per Engineers details and specifications	1	nr		
	<u>Accessories associated primary equipment</u>				
C	Controller; as per Engineers details and specifications	1	nr		
D	Expansion Vessel	1	nr		
E	pumps	1	item		
	<u>Terminal equipment and fittings</u>				
F	Radiators; Type K1; Round Top radiator panel c/w thermostatic & lockshield valves or equal approved by Architect; 400 x 600mm; 136W output; all sized and in accordance Services Engineers drawings and specifications	1	nr		
G	Radiators; Type K1; Round Top radiator panel c/w thermostatic & lockshield valves or equal approved by Architect; 600 x 600mm; 203W output; all sized and in accordance Services Engineers drawings and specifications	1	nr		
H	Radiators; Type K1; Round Top radiator panel c/w thermostatic & lockshield valves or equal approved by Architect; 800 x 600mm; 270W output; all sized and in accordance Services Engineers drawings and specifications	1	nr		
J	Radiators; Type K1; Round Top radiator panel c/w thermostatic & lockshield valves or equal approved by Architect; 1400 x 600mm; 473W output; all sized and in accordance Services Engineers drawings and specifications	1	nr		
K	Radiators; Type K2; Round Top radiator panel c/w thermostatic & lockshield valves or equal approved by Architect; 600 x 600mm; 357W output; all sized and in accordance Services Engineers drawings and specifications	1	nr		
L	Radiators; Type K2; Round Top radiator panel c/w thermostatic & lockshield valves or equal approved by Architect; 800 x 600mm; 477W output; all sized and in accordance Services Engineers drawings and specifications	1	nr		
M	Radiators; Type K2; Round Top radiator panel c/w thermostatic & lockshield valves or equal approved by Architect; 1000 x 600mm; 596W output; all sized and in accordance Services Engineers drawings and specifications	1	nr		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b><u>(59) MECHANICAL INSTALLATIONS (Continued)</u></b>				
A	Radiators; Type K2; Round Top radiator panel c/w thermostatic & lockshield valves or equal approved by Architect; 1400 x 600mm; 835W output; all sized and in accordance Services Engineers drawings and specifications	2	nr		
B	taps	1	item		
C	grilles	1	item		
D	other items	1	item		
	<u>Accessories associated terminal equipment and fittings</u>				
E	valves	1	item		
F	Manifolds	1	item		
G	mixing valves	1	item		
H	Manifold pumps	1	item		
J	Manifold control box	1	item		
K	Central control box	1	item		
L	pumps	1	item		
M	thermostats	1	item		
N	Heatmiser web accessible stats	1	item		
P	zoning controls as per specifications	1	item		
Q	other items	1	item		
	<u>Distribution system</u>				
R	pipework generally	1	item		
S	ductwork	1	item		
	<u>Insulation</u>				
T	insulation	1	item		
	<u>General</u>				
U	All Builders works associated	1	item		
	<b><u>4. HOT AND COLD WATER INSTALLATION</u></b>				
	<b>Hot and cold water installation in accordance the drawings and specifications.</b>				
	<u>Primary equipment</u>				
V	Water Storage Tanks; Format 30 Horizontal Tank; 300L; including all filtered overflow connections and vents, access panels, drip trays, supports, cover, etc.; all in accordance Services Engineers drawings and specifications	1	nr		
W	Cold Water Booster Pump; to be fitted with an anti vibration tico mat and flexible connections and discharges; as per Engineers specification; including all trays, supports, cover, etc.; all in accordance Services Engineers drawings and specifications	1	nr		
X	Heat Pump Buffer Vessel; all in accordance Services Engineers drawings and specifications	1	nr		
	<u>Accessories associated with primary equipment</u>				
Y	isolation valves, HWS, BCWS, drain cock, overflow connections, monitors as required to complete the works	1	item		
	<u>Accessories associated with terminal equipment and fittings</u>				
Z	isolation valves, water meters, pressure reducing valves as required to complete the works	1	item		
AA	Combimate or similar approved water softener	1	item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b><u>(59) MECHANICAL INSTALLATIONS (Continued)</u></b>				
A	Magnaclean professional or similar approved filter system	1	item		
B	garden tap <u>Distribution system</u>	1	nr		
C	pipework <u>Insulation</u>	1	item		
D	Insulation to pipework; foil backed insulation, self-seal insulation, trace heating as required to complete the works <u>General</u>	1	item		
E	All Builders works associated <b><u>6. VENTILATION INSTALLATION</u></b> <b>Ventilation Services installation in accordance with the drawings and specifications; ; all ducting, grilles, extracts, sensors etc. as per specifications</b> <u>Primary Equipment</u>	1	item		
F	Central Mechanical Extract Ventilation system (CMEV); complete; all in accordance with Services Engineers drawings and specifications	1	item		
G	CMEV Ducobox/ vent axia unit; with 150mm diameter exhaust through attic to proprietary roof vent; c/w fire collar; all ductwork in attic space to be insulated	1	item		
H	Ceiling Extract Grilles; fire rated; toilets; 6l/s	1	nr		
J	Ceiling Extract Grilles; fire rated; bathroom & utility; 8l/s	3	nr		
K	Ceiling Extract Grilles; fire rated; kitchen; 13l/s	1	nr		
L	Tenmat Fire Rated Air Valves (or equal approved)	5	nr		
M	Demand Control' with Aereco V4A (or equal approved) continuous mechanical extract Unit <u>Accessories associated primary equipment</u>	1	item		
N	controls	1	item		
P	other items <u>Terminal equipment and fittings</u>	1	item		
Q	EG-WHM Wall Vents; complete; all in accordance with Services Engineers drawings and specifications	5	Nr		
R	Aereco BXC1842 or equally approved humidity sensitive units	3	nr		
S	Aereco BXC275 or equally approved humidity sensitive units	2	nr		
T	Aereco EHT acoustic kit with Aereco EHT humidity sensitive air inlets or equal approved; with external canopy & insect grille	5	nr		
U	Extract grilles	1	item		
V	kitchen hood cooker	1	item		
W	other items <u>Accessories associated terminal equipment and fittings</u>	1	item		
X	controls	1	item		
Y	other items <u>Distribution system</u>	1	item		
Z	pipework generally	1	item		
AA	ductwork	1	item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b><u>(59) MECHANICAL INSTALLATIONS (Continued)</u></b>				
	<u>Insulation</u>				
A	insulation	1	item		
	<u>General</u>				
B	All Builders works associated	1	item		
	<b><u>7. DRAINAGE INSTALLATION</u></b>				
	<u>Primary Equipment</u>				
C	All Sanitaryware is taken for elsewhere; see Element (74)		note		
	<u>Distribution system (Above ground soils and wastes)</u>				
D	Pipework; generally as required to complete the works	1	item		
	<u>General</u>				
E	All Builders works associated	1	item		
	<b><u>8. MECHANICAL SERVICES INSTALLATION - GENERALLY</u></b>				
	<b><u>INSPECTION, TESTING, COMISSIONING &amp; HANDOVER</u></b>				
F	liaison and co-ordination of the installation	1	item		
G	site supervision, site facilities and waste disposal	1	item		
H	inspection of installation, complete	1	item		
J	final clean of installation, complete	1	item		
K	testing installation, complete	1	item		
L	commissioning installation, complete	1	item		
M	operating & maintenance (O&M) manuals	1	item		
N	as-built drawings	1	item		
P	identification plates, labels and the like	1	item		
Q	builders works	1	item		
R	fire stopping and other associated fire protection works	1	item		
S	boxing around exposed pipework timber and plasterboard finish	1	item		
T	client demonstration and handover	1	item		
	<u>Any other works necessary to complete the installations</u>				
U	item	1	item		
	<b><u>GENERALLY</u></b>				
V	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(59) MECHANICAL INSTALLATIONS (Continued)</b>				
<b>COLLECTION</b>				
Page 61/1:				0
Page 61/2:				0
Page 61/3:				0
Page 61/4:				0
Page 61/5:				0
<b>(59) MECHANICAL INSTALLATIONS</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(69) ELECTRICAL INSTALLATIONS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
C	3. The Contractor is also requested to complete the associated M&E Consultants Pricing Document separately and submit this with his tender for evaluation in its associated house breakdown.		note		
	<b><u>(-) DECOMMISSIONING AND REMOVAL OF EXISTING SYSTEMS</u></b>				
	<b>Existing Electrical Services within the Existing Site to be cut off from site supply, decommissioned and removed completed from all buildings; allow for the draining, of any existing sockets, cabling, associated bracketing and making good to locations upon completion; removal of all surplus material disposed offsite including all associated builders work and mechanical alterations; complete; all as per M&amp;E Drawings and specifications</b>				
	<u>Decommissioning</u>				
D	Decommissioning and removal of the existing electrical installations	1	item		
	<b><u>1. MAIN INSTALLATIONS</u></b>				
	<b>Low Voltage Switchgear including cabling in accordance with the drawings and specifications</b>				
	<u>Equipment</u>				
E	Main distribution board	1	nr		
F	like items	1	item		
	<u>Fittings</u>				
	<u>generally in accordance ARM</u>				
	<u>Mains and Sub-main cables</u>				
G	Allow for all connections required	1	item		
	<u>General</u>				
H	All Builders works associated	1	item		
	<b><u>2. CONDUIT / TRAY / TRUNKING INSTALLATION</u></b>				
	<b>Conduit and Cable containment in accordance with the drawings and specifications</b>				
	<u>Containment</u>				
J	Conduit to be installed at H/L for low voltage electrical services	1	item		
K	Conduit for general electrical services at high level	1	item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(69) ELECTRICAL INSTALLATIONS (Continued)</b>				
	<u>General</u>				
A	All Builders works associated	1	item		
	<b><u>3. LIGHTING AND EMERGENCY LIGHTING INSTALLATIONS</u></b>				
	<b><u>INTERNAL</u></b>				
	<b>Luminaries in accordance with the drawings and specifications</b>				
	<u>Fittings; supply and fix in position</u>				
B	Downlights	2	nr		
C	Pendant Fittings	9	nr		
D	Shaver Light	2	nr		
E	22W Recessed Light	5	nr		
F	PIR Light to Bathroom	1	nr		
	<u>Lighting switches</u>				
G	1 way 'gang' light switch	19	nr		
H	2 way 'gang' switch	2	nr		
J	3 way 'gang' switch	1	nr		
	<b><u>INTERNAL LIGHTING WIRING</u></b>				
	<b>Lighting cabling in accordance with the drawings and specifications</b>				
	<u>Cabling internal</u>				
K	lighting point	18	nr		
	<u>Cabling light switches</u>				
L	1 way 'gang' light switch	19	nr		
M	2 way 'gang' switch	2	nr		
N	3 way 'gang' switch	1	nr		
	<b><u>EXTERNAL</u></b>				
	<b>Luminaries in accordance with the drawings and specifications</b>				
	<u>Fittings; supply and fix in position</u>				
P	External Light Fitting	2	nr		
	<u>Cabling External</u>				
Q	lighting points	2	nr		
	<u>General</u>				
R	All Builders works associated	1	item		
	<b><u>4. GENERAL SERVICES AND SMALL POWER INSTALLATIONS</u></b>				
	<b>Surface Mounted General Services Outlets in accordance with the drawings and specifications to be MK or similar approved</b>				
	<u>Fittings</u>				
S	Single Phase Isolator	6	nr		
T	Single Socket	21	nr		
U	Single Socket; 450mm	5	nr		
V	Single Socket; 1100mm	4	nr		
W	Outdoor Socket	1	nr		
X	Cooker Point; isolator	1	nr		
Y	Cooker Point; connection unit	1	nr		
Z	Extractor Spur	1	nr		
AA	Data Point	3	nr		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b><u>(69) ELECTRICAL INSTALLATIONS (Continued)</u></b>				
A	Kitchen Isolators/power supply	2	nr		
B	Thermostats	2	nr		
C	Heat Pump: External; Power Supply	1	nr		
D	Heat Pump: Internal; Power Supply	1	nr		
E	Car Electric Charge Point	1	nr		
F	like items; isolators, spurs, fans, time clocks, final circuits for Mechanical Installation Controls .	1	item		
	<b>Cabling in accordance with the drawings and specifications</b>				
	<u>Cabling</u>				
G	Single Phase Isolator	6	nr		
H	Single Socket	21	nr		
J	Single Socket; 450mm	5	nr		
K	Single Socket; 1100mm	4	nr		
L	Outdoor Socket	1	nr		
M	Cooker Point; isolator	1	nr		
N	Cooker Point; connection unit	1	nr		
P	Extractor Spur	1	nr		
Q	Data Point	3	nr		
R	Kitchen Isolators/power supply	2	nr		
S	Thermostats	2	nr		
T	Heat Pump: External; Power Supply	1	nr		
U	Heat Pump: Internal; Power Supply	1	nr		
V	Car Electric Charge Point	1	nr		
W	like items; isolators, spurs, fans, time clocks, final circuits for Mechanical Installation Controls .	1	item		
	<u>General</u>				
X	All Builders works associated	1	item		
	<b><u>5. FIRE ALARM INSTALLATION</u></b>				
	<b>Fire Alarm Equipment in accordance with the drawings and specifications; L1 type fire alarm, contractor to include in tender package any additional works deemed necessary to achieve type L1 fire alarm status</b>				
	<u>Fittings</u>				
Y	Smoke Detector main connected battery back up	9	nr		
Z	Heat detector main connected battery backup	1	nr		
AA	Carbon Monoxide Detector	2	nr		
	<u>Cabling</u>				
AB	Smoke Detector main connected battery back up	9	nr		
AC	Heat detector main connected battery backup	1	nr		
AD	Carbon Monoxide Detector	2	nr		
AE	any other fire alarm equipment	1	item		
AF	commissioning	1	item		
	<u>General</u>				
AG	All Builders works associated	1	item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(69) ELECTRICAL INSTALLATIONS (Continued)</b>				
	<b><u>6. DATA / IT INSTALLATION</u></b>				
	<b>Data/IT Equipment in accordance with the drawings and specifications</b>				
	<u>Equipment</u>				
A	any items required to complete the installation	1	item		
	<b>Data/IT outlets in accordance with the drawings and specifications</b>				
	<u>Outlets</u>				
B	Twin Data Points Cat 6	3	nr		
C	Heat Pump: External; CAT5S to Indoor Module	1	nr		
D	Sensor Wired Back to Indoor CAT5E; External	1	nr		
E	commissioning, including termination and labeling into comms cabinet	1	item		
	<u>Cabling</u>				
F	Twin Data Points Cat 6	3	nr		
G	Heat Pump: External; CAT5S to Indoor Module	1	nr		
H	Sensor Wired Back to Indoor CAT5E; External	1	nr		
J	commissioning, including termination and labeling into comms cabinet	1	item		
	<u>General</u>				
K	All Builders works associated	1	item		
	<b><u>7. EARTHING AND BONDING INSTALLATION</u></b>				
	<b>Earthing and bonding in accordance with the drawings and specifications</b>				
L	earthing and bonding	1	item		
M	commissioning	1	item		
	<u>General</u>				
N	All Builders works associated	1	item		
	<b><u>8. OTHER INSTALLATION</u></b>				
	<b>Door Bell system in accordance with the drawings and specifications</b>				
	<u>Equipment</u>				
P	Door Bell Push	1	nr		
Q	Door Bell Chime	1	nr		
R	Any other equipment required for the complete system as per Engineers drawings and specifications	1	item		
S	Commissioning	1	item		
	<u>Cabling</u>				
T	Door Bell Push	1	nr		
U	Door Bell Chime	1	nr		
V	Any other equipment required for the complete system as per Engineers drawings and specifications	1	item		
	<u>General</u>				
W	All Builders works associated	1	item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(69) ELECTRICAL INSTALLATIONS (Continued)</b>				
	<b><u>9. ELECTRICAL SERVICES INSTALLATION - GENERALLY</u></b>				
	<u>INSPECTION, TESTING, COMMISSIONING &amp; HANDOVER</u>				
A	liaison and co-ordination of the installation	1	item		
B	site supervision, site facilities and waste disposal	1	item		
C	inspection of installation, complete	1	item		
D	final clean of installation, complete	1	item		
E	testing installation, complete	1	item		
F	Commissioning installation, complete	1	item		
G	operating & maintenance (O&M) manuals	1	item		
H	as-built drawings	1	item		
J	identification plates, labels and the like	1	item		
K	builders works	1	item		
L	fire stopping and other associated fire protection works	1	item		
M	client demonstration and handover	1	item		
	<u>Any other works necessary to complete the electrical installation</u>				
N	item	1	item		
	<b><u>GENERALLY</u></b>				
P	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(69) ELECTRICAL INSTALLATIONS (Continued)</b>				
<b>COLLECTION</b>				
Page 62/1:				0
Page 62/2:				0
Page 62/3:				0
Page 62/4:				0
Page 62/5:				0
<b>(69) ELECTRICAL INSTALLATIONS</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(73) CULINARY FITTINGS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>FITTINGS: Fittings, Equipment and Furniture</u></b>				
	<b>Kitchen Installation; complete with base and overhead units and all worktop &amp; sinks; including all associated handles, hinges, drawer runners, cabinet legs, stainless steel sink with taps, Built in Extractor Fans, plinths and mouldings; contractor to allow adequate supports, fixings, fitting of appliances and all necessary works to complete; fixing to concrete blockwork backgrounds; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Culinary fittings</u>				
C	kitchen to House Type 3; U-shaped design; wall and base units including sinks and voids for appliances; all as per drawings	1	nr		
	<b>Wall mounted fire blanket in each kitchen; exact location of each fire blanket to be agreed the architect prior to installation; fire blanket to be 1.2 x 1.2m in size and must have the British Standard Kitemark; the fire blanket must also have been tested and certified to the requirements of BS EN 1869:1997, and is to come with a minimum 5 year cloth warranty; all in accordance with TA Group's drawings and specifications</b>				
	<u>Equipment</u>				
D	1200 x 1200mm	1	nr		
	<b><u>GENERALLY</u></b>				
E	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<p><b>(73) CULINARY FITTINGS (Continued)</b></p> <p><b>COLLECTION</b></p> <p>Page 63/1:</p> <p><b>(73) CULINARY FITTINGS</b></p> <p><b>Carried to Summary:</b></p>				<p>0</p> <p><b>0.00</b></p>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(74) SANITARY FITTINGS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>FITTING, EQUIPMENT AND FURNITURE: Fitting, Equipment and Furniture</u></b>				
	<b>Sanitary Fittings; Supply, assemble and fix the following sanitary fittings; all references are to Armitage Shanks "Sandringham Classic" products or equivalent; colour white; lever taps to be installed; all sanitary fitting and appliances to have flexible pennyvalve feeds; include for fittings, fixings, accessories and sealing; all in accordance with TA Group's drawings and specifications</b>				
	<u>Fittings</u>				
C	WC; complete; Close coupled WC pan & cistern dual flush valve water saving 6/4 litre push button dual flush cistern; including soft close seat and cover and all required fittings	2	nr		
D	WHB; complete; 50cm washbasin, single tap hole overflow; washbasin to be mounted on pedestals; install single lever type mixer tap chrome finish and all required fittings	2	nr		
E	900mm x 900mm Shower Tray including any associated gullies and fittings; flexi seal shower seal between tiling; complete	1	nr		
F	Chrome/glass shower door; 900 mm wide x 1850 mm high; bifolding; quadrant; including all associated fittings, fixings and sealants; complete; fitted in accordance with manufacturers instructions; all as per TA Group's drawings and specifications; complete	1	nr		
G	Shower Set; Supply and install wall mounted thermostatic shower mixer with handset shower attachment and selector; shower tray rail, shower handset with chrome finish; including all associated fittings, fixings and sealants; complete; fitted in accordance with manufacturers instructions; all as per TA Group's drawings	1	nr		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(74) SANITARY FITTINGS (Continued)</b>				
	<b>Bath including framing &amp; finish; selected 1700x700mm porcelain enameled heavy gauge steel bath with slip resistant finish; include for supply and installation of side panels with tiled finish; include for Flexi-seal bath/shower seal between bath &amp; tiling along with chrome round edge tile trim; supply and install bath / shower mixer shower rail, shower handset with chrome finish &amp; approx 1.8m hose; complete including taps and drilling for tap holes; anti-slip, earth connection, boxing out at end and side of bath; 18mm marine plywood sheeting (in two sections to allow access for maintenance) to top at end of bath and full length at side of bath; screw fixed with galvanised mild steel screws to timber stud framing under; all shower and bath fittings to be fitted to wall using classi-seal or flexible waterproof upstand; all in accordance TA Group's drawings and specifications</b>				
	<u>Fittings</u>				
A	1700x 700mm overall bath size	1	nr		
B	extra for folding bath / shower screen. Frame to be chrome finish glazed 6mm safety glass; including for all required fixings; installed as per manufacturers guidelines	1	nr		
	<b>Provide and fit the following accessories; as approved by architect; include for all screws, washers, fixings, fittings, sealants, etc.; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Accessories</u>				
C	Toilet roll holders; Chrome plated toilet roll holder; wall mounted concealed fixings; fixing to stud and blockwalls; include for grounds on stud walls where necessary	2	nr		
D	Towel Rail; wall mounted towel ring chrome plated finish; concealed fixings; fixing to stud and blockwalls; include for grounds on stud walls where necessary	2	nr		
	<b>Mirrors; Class C safety glass to BS 6206; 6mm thick; bevelled edges; free from all defect visible in the designed viewing conditions; wall mounted and bonded to wall with double sided self adhesive pads; aluminium foil backing and edges bevelled; complete including all fixings, sealants as required; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Mirror</u>				
E	450 x 900mm	2	nr		
	<b>GENERALLY</b>				
F	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(74) SANITARY FITTINGS (Continued)</b>				
<b>COLLECTION</b>				
Page 64/1:				0
Page 64/2:				0
<b>(74) SANITARY FITTINGS</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(79) BUILDING FITTINGS &amp; FURNITURE</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall deemed to included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>METALWORK: Non-Structural</u></b>				
	<b>Letter Boxes; wall mounted; Smith &amp; Lock Compact Post Box or equally approved to Architects approval; powdercoated metal to black colour; secret fixed to External Wall; including all keys and fittings; all as per TA Group drawings and specifications</b>				
	<u>Composite Items</u>				
C	260 x 310 x 90mm	1	nr		
	<b><u>GENERALLY</u></b>				
D	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(79) BUILDING FITTINGS &amp; FURNITURE (Continued)</b> <b>COLLECTION</b>				
Page 65/1:				0
<b>(79) BUILDING FITTINGS &amp; FURNITURE</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

**SECTION 2.4:** HOUSE TYPE 3A -3BED TWO STOREY SEMI  
DETACHED (UNIT 39)

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(-- ) DEMOLITIONS &amp; ALTERATIONS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
C	3. The Contractor is deemed to have visited the site to ascertain the nature and extent of the work		note		
D	4. All Items of demolition are deemed to include removal off site of all arising materials, unless otherwise stated		note		
	<b><u>DEMOLITIONS AND ALTERATIONS: Demolitions</u></b>				
	<b>Demolition of internal blockwork wall; complete; in preparation for new blockwork wall (measured elsewhere); all existing surfaces to be made good and removal, disposal of any debris off site; temporary propping to be provided if required; all in accordance with TA Group's drawings and specifications</b>				
	<u>Demolishing parts of structures</u>				
E	Demolition of internal blockwork walls; 100mm thick; approx 2400mm high	7	m2		
	<b>Demolition of internal timber studwork wall; complete; in preparation for new studwork wall (measured elsewhere); all existing surfaces to be made good and removal, disposal of any debris off site; temporary propping to be provided if required; all in accordance with TA Group's drawings and specifications</b>				
	<u>Demolishing parts of structures</u>				
F	Demolition of internal walls; 100mm thick; approx 2400mm high	13	m2		
	<b>Removal of chimney blockwork down to below roof level; all existing surfaces to be made good and removal, disposal of any debris off site; chimney ope to be blocked off at top; all in accordance with TA Group's drawings and specifications</b>				
	<u>Demolishing parts of structures</u>				
G	Removal of Chimney blockwork	1	item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(-- ) DEMOLITIONS &amp; ALTERATIONS (Continued)</b>				
	<b>DEMOLITIONS AND ALTERATIONS: Alterations</b>				
	<b>Cutting expansion joint at front, rear and side gable walls to install Helifix bar at 450 vertical centres at each side of the expansion joint; including all associated cutting, helifix bars and all accessories; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Cutting</u>				
A	Helifix (or Equal and approved) bar; each side of expansion joints	11	m		
	<b>Forming opening in existing flooring; complete in preparation for the preparation of a new staircase to be fitted (elsewhere measured); all existing surfaces to be made good and removal, disposal of any debris off site and any temporary propping required whilst works are being carried out; all in accordance with TA Group's drawings and specifications</b>				
	<u>Cutting</u>				
B	Openings in existing structures; floors; forming opening of approx 260mm wide x 1100mm wide	1	nr		
C	Openings in existing structures; floors; forming opening of approx 470mm wide x 1100mm wide	1	nr		
	<b>Forming temporary opening in existing concrete floor; complete in preparation for the preparation of new pipework for Mechanical &amp; Electrical installations (elsewhere measured); contractor is to saw cut the concrete slab and insulation layer; include for re-installation of new insulation and concrete floors on completion of works; floors to be made good after chasing for pipework with sand/cement fill and finished with Larsen (or equal and approved) SLC100 Self Leveling Flooring Compound; leave areas ready for new floor finishes (by client); all existing surfaces to be made good and removal, disposal of any debris off site; all in accordance with TA Group's drawings and specifications</b>				
	<u>Cutting</u>				
D	Forming new opening in ground floor; approx 50mm wide	25	m		
E	extra over for reinstatement as outlined above	25	m		
	<b>Removal of existing External Rainwater Goods; including associated first fixings, second fixings etc; complete in preparation for new rainwater goods (elsewhere measured); all existing surfaces to be made good and removal, disposal of any debris off site and any temporary propping and support required whilst works are being carried out; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
F	existing gutters	12	m		
G	existing downpipes	11	m		
H	existing SVPs	8	m		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(-- ) DEMOLITIONS &amp; ALTERATIONS (Continued)</b>				
	<b>Removal of existing Fascia &amp; Soffit; including associated first fixings, second fixings etc; complete in preparation for new (measured elsewhere); all existing surfaces to be made good and removal, disposal of any debris off site and any temporary propping and support required whilst works are being carried out; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
A	existing fascia	12	m		
B	existing verge	16	m		
C	existing soffit	27	m		
	<b>Removal of existing External Doors; including associated screens, doors, any frames, second fixings etc; complete in preparation for new doors to be fitted (elsewhere measured); all existing surfaces to be made good and removal, disposal of any debris off site and any temporary propping and support required whilst works are being carried out; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
D	Existing Front Door; approx 1500mm wide x 2100mm	1	nr		
E	Existing Rear Door; approx 1500mm wide x 2100mm	1	nr		
	<b>Removal of existing Internal Doors; including any frames, second fixings etc; complete in preparation for new doors to be fitted (elsewhere measured); all existing surfaces to be made good and removal, disposal of any debris off site and any temporary propping and support required whilst works are being carried out; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing Doors; to Blockwork</u>				
F	Existing Internal Doors; approx 1000mm wide x 2100mm	3	nr		
	<u>Removing Doors; to Timber Studwork</u>				
G	Existing Internal Doors; approx 1000mm wide x 2100mm	6	nr		
	<b>Removal of existing External Windows; including glazing; any frames, second fixings etc; complete in preparation for new windows to be fitted (elsewhere measured); including all associated temporary supports, fixings and weatherings; all existing surfaces to be made good and removal, disposal of any debris off site; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
H	Existing window; approx 880mm wide x 980mm	2	nr		
J	Existing window; approx 1100mm wide x 1200mm	4	nr		
K	Existing window; approx 1200mm wide x 1200mm	1	nr		
L	Existing window; approx 1500mm wide x 1200mm	1	nr		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(--) DEMOLITIONS &amp; ALTERATIONS (Continued)</b>				
	<b>Removal of existing roof trusses; as per roof layout; complete in preparation for new roof trusses (elsewhere measured); including all associated temporary supports, fixings and weatherings; all existing surfaces to be made good and removal, disposal of any debris off site; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
A	Existing roof trusses	5	nr		
	<b>Removal of existing roof tiles; including first fixings, second fixings; battens; felt etc; complete in preparation for new roof tiles (elsewhere measured); all existing surfaces to be made good and removal, disposal of any debris off site; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
B	Existing roof tiles	125	m2		
C	extra over above for working on neighbouring roof	1	item		
D	extra for removal and replacement of existing valley board; once roof tiles removed; including all associated supports and fixings	6	m		
	<b>Removal of existing plaster board ceilings; including first fixings, second fixings etc; complete in preparation for new plasterboard ceilings (elsewhere measured); all existing surfaces to be made good and removal, disposal of any debris off site; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
E	Existing plasterboard ceilings	113	m2		
	<b>Removal of existing floor boards to first floor; including first fixings, second fixings etc; complete in preparation for new floorboard and floor finishes (elsewhere measured); all existing surfaces to be made good and removal, disposal of any debris off site; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
F	Existing floorboards	57	m2		
	<b>Removal of existing floor finishes to ground floor; including associated fixings, bedding and ground; complete; in preparation for new floor finishes (elsewhere measured); all existing surfaces to be made good and removal, disposal of any debris off site; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
G	Existing Floor Tiles	35	m2		
H	Existing Timber Flooring	21	m2		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(--) DEMOLITIONS &amp; ALTERATIONS (Continued)</b>				
	<b>Removal of existing windowboards to all window opes; including first fixings, second fixings etc; complete in preparation for new windowboards (elsewhere measured); all existing surfaces to be made good and removal, disposal of any debris off site; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
A	Existing windowboards	9	m		
	<b>Alterations to existing fireplace; block up ope with 13n/mm2 blocks and plastered; flue to be cleared of any debris prior to blocking up; making good to surrounding surfaces; including removal of debris off site, adjustments to wall if required, making good to surrounding surfaces to match existing finishes and any temporary supports required; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Building Up</u>				
B	existing fire place	1	item		
	<b>Cleaning works to remove existing stains to external walls; including all controlled measures, protection against neighboring properties; left ready to receive new finishes; all in accordance with TA Group's drawings and specifications</b>				
	<u>Cleaning Surfaces</u>				
C	washing; power washing	125	m2		
D	chemical treatment; moss treatment	125	m2		
E	extra over for removal of vegetation to eaves and perimeter of building; prior to commencement of works	1	item		
	<b><u>GENERALLY</u></b>				
F	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(--)</b> DEMOLITIONS & ALTERATIONS (Continued)				
<b>COLLECTION</b>				
Page 66/1:				0
Page 66/2:				0
Page 66/3:				0
Page 66/4:				0
Page 66/5:				0
<b>(--)</b> DEMOLITIONS & ALTERATIONS				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(21) EXTERNAL WALLS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>CONCRETE WORK: Precast Concrete</u></b>				
	<b>Precast Concrete Cills; pre-tensioned; standard or stock pattern units; including 25mm insulation backing; dpc turned up at back and sides; concrete backing; formwork; rebated, sunk, weathered, throated, projecting 75mm beyond the wall face; all in accordance with TA Group's drawings and specifications</b>				
	<u>Window Cills</u>				
C	extra over for removing existing cill and replacement with precast concrete 300mm deep x 150mm thick; reinforced with 3nr bars; fair finish exposed surface; including all works to blockwork and patching up as necessary upon completion	3	m		
	<b><u>CONCRETE WORK: Composite Construction</u></b>				
	<b>Level Access threshold unit; Aco Drainage Channel or equally approved; stainless steel grill type to be agreed; radon membrane wrapped and sealed; installed as per manufacturers instructions; all in accordance with TA Group's drawings and specifications</b>				
	<u>Thresholds; Level Access</u>				
D	1,450mm wide	1	nr		
E	1,560mm wide	1	nr		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(21) EXTERNAL WALLS (Continued)</b>				
	<b>Party Wall Cavity Barrier to existing blockwork; including breaking out pockets of blockwork in existing walls for the installation of the proprietary firestop at party wall; ARC T Barrier Masonry with Integral DPC Code TBM; suitably sized for cavity on site; minimum 50mm overlap with party wall leaf (Party Wall Cavity Barrier) or equal approved; fitted in strict accordance with the manufacturers instructions; making good to blockwork upon installation and ready for plastering (measured elsewhere); supply and install a continuous vertical DPC in the wall to be fitted between the firestop slab and the inside face of the outer leaf; all in accordance with TA Group's drawings and specifications</b>				
	<u>Fire insulation</u>				
A	vertical; 150mm wide cavity	11	m		
	<b>Cavity Barrier to blockwork; installation of the proprietary firestop at eaves level of the blockwork wall; ARC (or equal and approved) Cavity Stop Sock Fire Barrier- CSS150 - 150mm Lt Blue to top of entire cavity; suitably sized for cavity on site; fitted in strict accordance with the manufacturers instructions; making good to blockwork upon installation; supply and install a continuous vertical DPC in the wall to be fitted between the firestop slab and the inside face of the outer leaf; all in accordance with TA Group's drawings and specifications</b>				
	<u>Fire insulation; existing block walls</u>				
B	horizontal; 150mm wide cavity	25	m		
	<b><u>BRICKWORK AND BLOCKWORK: Ancillaries to Brickwork/Blockwork</u></b>				
	<b>Movement joints; 12mm wide; filling joint with 18mm flexible closed cell polyethylene; allow for proprietary bead and flexible sealant; all in accordance with TA Group's drawings and specifications</b>				
	<u>Designed joints; existing block walls</u>				
C	12mm wide; 350mm deep; vertical; all to Architect's approval	11	m		
	<b>Sundries; Recesses for Services Connections; ESB Meter cabinet to be installed max 2m from front of house and between 1.0m-1.2m from F.G.L; complete with Precast concrete lintel to head with stepped DPC over and proprietary uPVC service box with associated door and ducting; all in accordance with TA Group's drawings and specifications</b>				
	<u>Recesses</u>				
D	built in uPVC service meter boxes; complete including associated builders work, removal and replacing any existing, creating opes, new boxes, ducting, sealants etc; ESB	1	item		
E	built in uPVC service meter boxes; complete including associated builders work, removal and replacing any existing, creating opes, new boxes, ducting, sealants etc; Telecoms	1	item		



<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(21) EXTERNAL WALLS (Continued)</b>				
<b>COLLECTION</b>				
Page 67/1:				0
Page 67/2:				0
Page 67/3:				0
<b>(21) EXTERNAL WALLS</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(22) INTERNAL WALLS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>BRICKWORK AND BLOCKWORK: Brickwork/Blockwork</u></b>				
	<b>Standard ordinary quality concrete solid blocks; blocks shall be concrete masonry units conforming to BS6073; minimum 13N/mm<sup>2</sup>; 440 x 215 x 100; all masonry construction shall conform IS325 and IS EN 1996; sand for mortar shall comply with BS1200; cement shall be in accordance IS EN 197-1; all in accordance with TA Group's drawings and specifications</b>				
	<u>Walls</u>				
C	100mm thick	5	m <sup>2</sup>		
	<b><u>BRICKWORK AND BLOCKWORK: Ancillaries to Brickwork/Blockwork</u></b>				
	<b>Party Wall Fireproofing; to top of existing blockwork party wall; firestop to be fitted between battens on top of roofing membrane; firestop approx 25mm between top of party wall and underside of roofing membrane; roof battens to be saw cut at mid point of party wall and battens to be replaced where necessary; Cavity barrier of wire reinforced mineral wool (50mm min) or fire resisting board in boxed eaves; fitted in strict accordance with the manufacturers instructions; making good to blockwork upon installation and ready for plastering (measured elsewhere); supply and install a continuous vertical DPC in the wall to be fitted between the firestop slab and the inside face of the outer leaf; all in accordance with TA Group's drawings and specifications</b>				
	<u>Fire insulation</u>				
D	horizontal; 215mm wide blockwork party wall	12	m		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(22) INTERNAL WALLS (Continued)</b>				
	<b><u>FLOOR, WALL AND CEILING FINISHINGS: Stud Partitions</u></b>				
	<b>Timber stud partitions; comprising of double 100 x 44mm C16 softwood head and sole plates; 100 x 44mm vertical C16 softwood studs at 400mm centres; 100 x 44mm horizontal noggings at 900mm centres vertically; 100mm thick Rockwool or other equal and approved acoustic insulation fixing between studs; 12.5mm Gypsum Wallboard or equal and approved to both sides; fixing screws to softwood; all joints taped and filled; all in accordance with TA Group's drawings and specifications</b>				
	<u>Partitions</u>				
A	2500mm high	4	m		
B	abutments to other finishes	4	nr		
C	forming single door openings	1	nr		
	<b>Timber stud partitions; comprising of double 100 x 44mm C16 softwood head and sole plates; 100 x 44mm vertical C16 softwood studs at 400mm centres; 100 x 44mm horizontal noggings at 900mm centres vertically; 100mm thick mineral wool acoustic insulation fixing between studs; 12.5mm Gypsum Wallboard or equal and approved to one side; fixing screws to softwood; all joints taped and filled; all in accordance with TA Group's drawings and specifications</b>				
	<u>Partitions to Party Wall</u>				
D	2400mm high	8	m		
E	abutments to other finishes	6	nr		
F	extra over 50mm shadow gap	8	m		
G	2500mm high	9	m		
H	abutments to other finishes	6	nr		
J	extra over 50mm shadow gap	9	m		
	<b>Timber stud partitions; comprising of double 100 x 44mm C16 softwood head and sole plates; 100 x 44mm vertical C16 softwood studs at 400mm centres; 100 x 44mm horizontal noggings at 900mm centres vertically; 100mm thick mineral wool acoustic insulation fixing between studs; 12.5mm Gypsum Wallboard or equal and approved to one side; fixing screws to softwood; all joints taped and filled; all in accordance with TA Group's drawings and specifications</b>				
	<u>Partitions to Service Cavity Walls</u>				
K	2500mm high	3	m		
L	abutments to other finishes	2	nr		
M	extra over; moisture resistant board	8	m2		
N	extra over 50mm shadow gap	3	m		
	<b><u>GENERALLY</u></b>				
P	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(22) INTERNAL WALLS (Continued)</b>				
<b>COLLECTION</b>				
Page 68/1:				0
Page 68/2:				0
<b>(22) INTERNAL WALLS</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(23) FLOORS, GALLERIES</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>WOODWORK: Structural and First Fixings</u></b>				
	<b>Carcassing; Softwood; sawn unless otherwise stated; structural grade; tanalised; including necessary overlaps; all in accordance with TA Group and Roscommon County Councils drawings and specifications</b>				
	<u>Carcassing</u>				
C	225 x 44; C18; floor joists; 400mm centres	15	m		
D	225 x 75; C18; trimmers	20	m		
E	Extra for treating ends of joists preservatives	13	nr		
F	225 x 44; C18; solid bridging to floor joists; 1200mm centres	5	m		
	<b><u>WOODWORK: Ironmongery, Accessories and Sundries</u></b>				
	<b>Proprietary Metal Joist hangers; "Bat" or equivalent; galvanised mild steel gauge 12 to BS 2989; class Z2 coating Type C; installed as per manufacturers recommendations; all in accordance with TA Group's drawings and specifications</b>				
	<u>Accessories</u>				
G	for 225 x 44mm joists; fixed to softwood joist 32mm square twisted sheradised nails	13	nr		
	<b>Galvanised steel strap; 30x3mm steel strap; fixed to noggings; fixed at 1200mm spacings max; installed as per manufacturers recommendations; all in accordance with TA Group's drawings and specifications</b>				
	<u>Accessories</u>				
H	1200mm long	10	nr		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(23) FLOORS, GALLERIES (Continued)</b>				
	<b>WOODWORK: Boarding and Second Fixings</b>				
	<b>Tongue &amp; groove plywood; OSB3 18mm thick; screw fixed to floor joists with galvanised mild steel screws; all in accordance with TA Group's drawings and specifications</b>				
	<u>Boarding &amp; Sheeting</u>				
A	over 300mm wide; floors	47	m2		
	<b>WPB plywood; 18mm thick; moisture resistant; screw fixed to floor joists with galvanised mild steel screws; all in accordance with TA Group's drawings and specifications</b>				
	<u>Boarding &amp; Sheeting</u>				
B	over 300mm wide; floors	6	m2		
	<b>GENERALLY</b>				
C	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(23) FLOORS, GALLERIES (Continued)</b>				
<b>COLLECTION</b>				
Page 69/1:				0
Page 69/2:				0
<b>(23) FLOORS, GALLERIES</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(24) STAIRS, RAMPS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>WOODWORK: Composite Items</u></b>				
	<b>Staircase; Straight flight; 21 mm red deal bull nosed threads; projecting 25mm from riser face; with deal risers min 15mm; screw fixing to all riser tread joints to be provided using 10 gauge screws of 38mm minimum length at centres not exceeding 225mm in accordance with I.S 158; all glued, blocked, bracketed and housed on 230x27mm whitewood strings; wall strings to be secured by means of patent frame anchors; 82x82mm newel posts shall be hardwood, square or turned to detail, and shall have strings and handrail morticed and housed thereto; Handrails shall be 60x44mm moulded white deal, housed in newel; balustrade including return on first floor landing of 25mm x25mm turned hardwood uprights at 100mm centres with vertical dimensions above pitch line; 76 x 25mm rounded and projected red deal nosing pieces to landing steps at top of stairs; include for 18mm birch paneling; bottom step to be 985mm wide and projecting past bottom newel post; the whole shall be constructed in accordance with the best possible stair construction practice; all in accordance with TA Group's drawings and specifications</b>				
	<u>Composite Items</u>				
C	Staircase units; Straight Shape; 14 nr risers, 235mm wide treads, 192mm high risers, 900mm overall width, 2700mm overall rise	1	item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(24) STAIRS, RAMPS (Continued)</b>				
	<b>Balustrades; 82x82x1100mm high square profile red deal Newel Posts with chamfered profile at each corner; posts are located at ends, landings and corners of balustrades; newel posts to be capped with 115x115mm White Oak Newel Post cappings; 44x60mm handrails to top of balustrade with a housing to accept stair spindles; the exact profile to be selected by Architect and agreed with contractor prior to manufacturing; white oak fillet pieces to be fitted between spindles to finish flush handrails; base rails are to be fitted along the top of the stairs strings and horizontally along landings; with red deal fillet pieces fitted between spindles to finish flush with base rail; base rail to incorporate 5mm square shadow gap detail as per Architects details; stair spindles to be 41x41mm square profile red deal spindles chamfered edges; including all associated supports, anchors, bracketing to blockwork &amp; timber backgrounds etc.; all in accordance with TA Group's drawings and specifications</b>				
	<u>Balustrades</u>				
A	overall height 1100mm; horizontal	3	m		
B	overall height 1100mm; raking to slope of the stairs	8	m		
	<b><u>PAINTING AND DECORATING: Painting</u></b>				
	<b>Cleaning, seal knotting and stopping; primed; 3 coats of Varnish; including all associated preparation work etc.; all in accordance with TA Group's drawings and specifications</b>				
	<u>General surfaces</u>				
C	Newell Posts Cappings; '115x115mm; isolated areas	8	nr		
	<u>Second Fixings</u>				
D	Handrail; horizontal; not exceeding 300mm girth	4	m		
E	Handrail; raking; not exceeding 300mm girth	9	m		
	<b>Cleaning, seal knotting and stopping; primed; 1 coat of Aluminium Wood Primer; 2 coats of Satinwood; colour to be selected by Architect; including all associated preparation work etc.; all in accordance with TA Group's drawings and specifications</b>				
	<u>General surfaces</u>				
F	newell posts; 82x82 x1100mm high; isolated areas	6	nr		
	<u>Second Fixings</u>				
G	staircase areas; threads; girth not exceeding 300mm	14	m		
H	staircase areas; risers; girth not exceeding 300mm	14	m		
	<u>Balustrades</u>				
J	open type; horizontal; including all associated railings and spindles	7	m2		
K	open type; raking; including all associated railings and spindles	17	m2		
	<b><u>GENERALLY</u></b>				
L	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(24) STAIRS, RAMPS (Continued)</b>				
<b>COLLECTION</b>				
Page 70/1:				0
Page 70/2:				0
<b>(24) STAIRS, RAMPS</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(27) ROOFS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
C	3. The main contractor is to ensure that the roof truss manufacturer is to take all site dimensions necessary (approx sizes given below), produce all shop drawings & design calculations & submit them to the structural engineer for approval 3 weeks minimum prior to the fabrication of the roof. No fabrication is to take place without the structural engineers consent		item		
D	4. All relevant paperwork and certification for the roof trusses is to be forwarded to the structural engineer and assigned certifier as trusses are delivered to site. Ensure that trusses are not notched or drilled to accommodate services.		item		
	<b><u>WOODWORK: Structural &amp; First Fixings</u></b>				
	<b>Prefabricated roof trusses; NSAI approved prefabricated roof trusses to suppliers design; include for certification as required by Assigned Certifier; at 400mm centres; all roof timbers to be pressure treated; connect roof truss to wall plate using proprietary truss clips and existing roof trusses in accordance with manufacturers instructions; roof truss plan indicative, along with spans and number of trusses; all to contractors design and certification; including all necessary interaction and tying in to existing roof structure, timber bracing, purlins, hips, ridge boards, tilting fillets, struts, gable ladders, truss clips, fixings etc; complete; all to Engineers Approval; all in accordance with TA Group's drawings and specifications</b>				
	<u>Pre-fabricated; pitched roof trusses</u>				
E	11000mm approx overall span; main roof	5	nr		
F	extra over for works to existing trusses at chimneys where the chimneys are being blocked up	1	item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(27) ROOFS (Continued)</b>				
	<b>Carcassing; Softwood; sawn unless otherwise stated; structural grade; tanalised; timber construction shall conform with EN1995 Eurocode 5: Design of timber structures; timber grades and sizes to be in accordance with BS4978 &amp; BS EN 60146 respectively; including necessary overlaps; all in accordance with TA Group's drawings and specifications</b>				
	<u>Carcassing</u>				
A	225 x 44mm; C16 ridge board	4	m		
B	225 x 75mm; C16 water tank supports	12	m		
C	225 x 44mm; spliced C16 rafter to existing rafters	18	m		
	<u>First Fixings</u>				
D	backing for fascia and barge; 50x 50mm	27	m		
E	soffit support; 50 x 50mm; fixed to blockwork	27	m		
	<u>Labours; splicing end of existing rafters</u>				
F	splicing to end of all existing rafters at eaves; new spliced C16 end rafter to be bolted to existing rafter at 3 locations; as per details	20	nr		
	<b><u>WOODWORK: Boarding &amp; second fixing</u></b>				
	<b>WBP plywood; 18mm thick; screw fixed to timber joists with galvanised mild steel screws; all in accordance with TA Group's drawings and specifications</b>				
	<u>Boarding &amp; Sheeting</u>				
G	backings for fascia and barge; 240 x 25mm	27	m		
H	backings for soffit; 225 x 25mm	27	m		
J	support for water tank	4	m2		
K	walkway to tank	6	m2		
L	valley board; 450mm wide complete	6	m		
	<b><u>WOODWORK: Ironmongery, Accessories and Sundries</u></b>				
	<b>Galvanised mild steel wall plate anchor straps; "Bat" or equivalent; 150mm bend at one end; pre-drilled; fixed to blockwork with proprietary fixings; including all necessary fixings; 4 nr to wall, 3 nr to truss and 2 nr to wall plate; all in accordance with TA Group's drawings and specifications</b>				
	<u>Accessories</u>				
M	32 x 2.5 x 1200mm	3	nr		
	<b>Insulation; Mineral Wool insulation; 300mm thick; 150mm laid between joists and 150mm over; thermal conductivity of 0.044w/mk; required u-value of 0.13W/m2k; all in accordance with TA Group's drawings and specifications</b>				
	<u>Thermal Insulation</u>				
N	horizontal; 300mm thick; exceeding 300mm	54	m2		
P	raking; eaves; 300mm thick; exceeding 300mm	12	m2		

	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<p style="text-align: center;"><b>(27) ROOFS (Continued)</b></p> <p><b><u>GENERALLY</u></b>            The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications</p>	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(27) ROOFS (Continued)</b>				
<b>COLLECTION</b>				
Page 71/1:				0
Page 71/2:				0
Page 71/3:				0
<b>(27) ROOFS</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(31) EXTERNAL WALL: COMPLETIONS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>BRICKWORK AND BLOCKWORK: Ancillaries to Brickwork/Blockwork</u></b>				
	<b>Sundries; Ventilation openings; positioned over the internal opening of the cavity sleeve and fixed to the wall using screws and wall plugs; including vents, pipework and covers; all in accordance with Architects Drawings &amp; Specification</b>				
	<u>Ventilation Openings</u>				
C	Aereco BXC1842 or equally approved humidity sensitive units	3	nr		
D	Aereco BXC275 or equally approved humidity sensitive units	2	nr		
E	Aereco EHT acoustic kit with Aereco EHT humidity sensitive air inlets or equal approved; with external canopy & insect grille	5	nr		
	<b><u>WOODWORK: Boarding &amp; Second fixings</u></b>				
	<b>Window boards; white deal; include for notching and mechanically fixing to external blockwork wall; bullnosed edge; painted; including all associated fixings, sealants; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Second fixings</u>				
F	200 x 19mm thick; bullnose	9	m		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(31) EXTERNAL WALL: COMPLETIONS (Continued)</b>				
	<b><u>METALWORK: Non-Structural</u></b>				
	<u>Note:</u>				
A	the composite item is deemed to include all component items shown on the Architect's drawings i.e. slips, stops, beads, etc., glass, in-tumescent material and smoke stops required to achieve the required fire rating		note		
B	frame anchors and all mortices and holes together rockwool/non-combustible expanding foam packing between the frame and structure of all fire rated doorsets and framesets is deemed to be included <b>uPVC windows and doors; RAL 7015 Slate Grey; double glazed; draft proof seals; Argon-filled soft low-e windows cavity; U-Value min 1.2; manufacturers certs to be obtained and provided to the assigned certifier; sample of windows and doors to be provided before ordering; all bedroom windows to be in compliance with current building regulations to allow adequate means of escape; child safety restrictors to be fitted to bedroom windows; non-lockable handles to be fitted; doors and windows to include all necessary ironmongery, all fittings, fixings, sealants etc.; complete; all in accordance with TA Group's drawings and specifications</b>		note		
	<u>Windows; Composite Items</u>				
C	880 x 980mm overall size; Type I	1	nr		
D	880 x 980mm overall size; Type I-A	1	nr		
E	extra over for glazing being Opaque	1	nr		
F	1100 x 1200mm overall size; Type F	3	nr		
G	1100 x 1200mm overall size; Type F-A	1	nr		
H	extra over for glazing being Opaque	1	nr		
J	1200 x 1200mm overall size; Type M	1	nr		
K	1500 x 1200mm overall size; type G	1	nr		
L	extra over on above for fitting child safety restrictors to bedroom windows <b>Front door; Composite Single leaf door; Argon-filled soft low-e windows cavity; U-Value min 1.2; receiver type on external doors to be of the hooked type, 5point locking system; manufacturers certs to be obtained and provided to the assigned certifier; sample of doors to be provided before ordering; doors to include all necessary ironmongery; front door to have maximum threshold height of 15mm, exposed edges chamfered; all doors to comply with Technical Guidance Documents Part 'M' for disabled access &amp; Part 'B' for Fire Regulations; including all ironmongery, fittings, fixings, sealants, etc.; complete; all in accordance with TA Group's drawings and specifications</b>	3	nr		
	<u>Doors; Composite Items</u>				
M	1450 x 2100mm high overall size ; 1000 x 2100mm high front door including 500mm x 2100 high glazed side screen	1	nr		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(31) EXTERNAL WALL: COMPLETIONS (Continued)</b>				
	<b>Rear door; Composite Single leaf door; full panel to be safety glass; double glazed; draft proof seals; Argon-filled soft low-e windows cavity; U-Value min 1.2; receiver type on external doors to be of the hooked type, 5point locking system; manufacturers certs to be obtained and provided to the assigned certifier; sample of doors to be provided before ordering; doors to include all necessary ironmongery; front door to have maximum threshold height of 15mm, exposed edges chamfered; all doors to comply with Technical Guidance Documents Part 'M' for disabled access &amp; Part 'B' for Fire Regulations; including all ironmongery, fittings, fixings, sealants, etc.; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Doors; Composite Items</u>				
A	1500 x 2100mm high overall size ; 1060 x 2100mm high rear door including 500mm x 2100 high glazed side screen	1	nr		
	<b><u>PAINTING AND DECORATING: Painting</u></b>				
	<b>Painting; one coat aluminum primer, to the contact faces of members fixed permanently to blockwork or the like; all in accordance with TA Group's drawings and specifications</b>				
	<u>General surfaces</u>				
B	not exceeding 300mm girth; back of window boards	9	m		
	<b>Painting; prepare, knot, prime, stop, spot primer, one coat Sadolins PX65 in stain to be selected; two coats Sadolins Top Coat Lacquer; all in accordance with TA Group's drawings and specifications</b>				
	<u>General surfaces</u>				
C	not exceeding 300mm girth; window boards	9	m		
	<b><u>GENERALLY</u></b>				
D	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(31) EXTERNAL WALL: COMPLETIONS (Continued)</b>				
<b>COLLECTION</b>				
Page 72/1:				0
Page 72/2:				0
Page 72/3:				0
<b>(31) EXTERNAL WALL: COMPLETIONS</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(32) INTERNAL WALL: COMPLETIONS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>WOODWORK: Boarding &amp; Second Fixing</u></b>				
	<b>Deal Architraves; 75mm x 20mm splayed; wrought unless otherwise stated; fixed and plugged to blockwork and timber backgrounds; all in accordance with TA Group's drawings and specifications</b>				
	<u>Second fixings</u>				
C	Architraves; 75 x 20mm; splayed	108	m		
	<b><u>WOODWORK: Composite Items</u></b>				
	<u>Note:</u>				
D	the composite item is deemed to include all component items shown on the Architect's drawings (except ironmongery) i.e. slips, stops beads, glass, in-tumescent material and smoke stops required to achieve the required fire rating		note		
E	frame anchors and all mortices and holes together rockwool/non-combustible expanding foam packing between the frame and structure of all fire rated doorsets and framesets is deemed to be included		note		
	<b>Softwood; Red Deal; wrought; selected; matched for grain and colour; approved Hilti fixings; countersinking and flush pelleting; all in accordance with TA Group's drawings and specifications</b>				
	<u>Framing</u>				
F	jamb and heads; ex 150 x 50mm; splayed - 1; rebated - 1	53	m		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(32) INTERNAL WALL: COMPLETIONS (Continued)</b>				
	<b>Doors; Internal wood flush doors to be 44mm solid core flush internal door with hardwood veneer facing; factory primed; manufacturer to contractors choice; solid core door tested to BS EN 1634-1:2014; sample door to be approved in writing before an order is placed; facings to be 4mm thick plywood facings both sides and lippings to be hardwood lipping's to two long edges; primed by manufacturer for site painting; all internal door leaves to be fitted with a minimum 18mm gap between finished floor Level and door leaf due to ventilation requirements (CMEV); locks and handles to be brass Sonnato BW450PB with 4 steel butt hinges per door and door stops to be fitted to all doors; including all fixings, fittings, ironmongery, etc; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Single doors</u>				
A	Type A; 960 x 2110mm overall size	4	nr		
B	Type B; 915 x 2110mm overall size	5	nr		
	<b>Doors; Glazed Internal wood flush doors to be 44mm solid core flush internal door with hardwood veneer facing; factory primed; manufacturer to contractors choice; glazed to be toughened safety glass and sealed; solid core door tested to BS EN 1634-1:2014; sample door to be approved in writing before an order is placed; facings to be 4mm thick plywood facings both sides and lippings to be hardwood lipping's to two long edges; primed by manufacturer for site painting; all internal door leaves to be fitted with a minimum 18mm gap between finished floor Level and door leaf due to ventilation requirements (CMEV); locks and handles to be brass Sonnato BW450PB with 4 steel butt hinges per door and door stops to be fitted to all doors; including all fixings, fittings, ironmongery, etc; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Double Doors</u>				
C	Type D; 1580 x 2090 overall size	1	nr		
	<b><u>PAINTING AND DECORATING: Painting</u></b>				
	<b>Painting; one coat aluminum primer, to the contact faces of members fixed permanently to blockwork or the like; all in accordance with TA Group's drawings and specifications</b>				
	<u>General surfaces</u>				
D	not exceeding 300mm girth; backs of door frames and architraves	160	m		
	<b>Painting; prepare, knot, prime, stop primer; two coats undercoat; one coat full satin wood paint; all in accordance with TA Group's drawings and specifications</b>				
	<u>General surfaces</u>				
E	not exceeding 300mm girth; door frames and architraves	160	m		
F	over 300mm wide	43	m2		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(32) INTERNAL WALL: COMPLETIONS (Continued)</b>				
	<b><u>WOODWORK: Ironmongery, Accessories and Sundries</u></b>				
	Supply and fix the following ironmongery to doors; assemble & fit carefully all ironmongery using fastenings with matching finish supplied by the ironmongery supplier; sample to be provided for approval; prevent damage to ironmongery & adjacent surfaces; prior to handover ensure that all ironmongery functions correctly; adjust and lubricate as necessary to ensure correct functioning; all as per Architects specification				
	<u>Ironmongery</u>				
A	Brass 'Sonnato BW450PB' Handles and Lever	11	nr		
B	Mortice locks and receivers	11	nr		
C	steel butt hinges	44	nr		
D	door stops	11	nr		
	<b><u>GENERALLY</u></b>				
E	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(32) INTERNAL WALL: COMPLETIONS (Continued)</b>				
<b>COLLECTION</b>				
Page 73/1:				0
Page 73/2:				0
Page 73/3:				0
<b>(32) INTERNAL WALL: COMPLETIONS</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(-- ) AIRTIGHTNESS &amp; BER TESTS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
C	3. Ensure continuity of insulation to limit thermal bridging around windows, doors, other wall openings and at any junctions between elements as required by TGD L Conservation of Fuel & Energy - Dwellings 2019. Refer to the document ' Limiting Air Infiltration - Acceptable Construction details'	1	item		
	<b><u>(-- ) AIRTIGHTNESS</u></b>				
	<b>Airtightness Membrane; Isover Vario KM Duplex UV or equal and approved air-tightness membrane; to all ceilings under attic spaces to the houses prior to fitting plasterboard; membrane to be installed strictly in accordance with the manufacturers recommendations; include for all necessary proprietary adhesive tapes, laps, allowing for sealing any ducts, wiring, pipes going through membrane etc. as recommended by the manufacturer; all in accordance with TA Group's drawings and specifications</b>				
	<u>Membrane</u>				
D	exceeding 300mm wide; horizontal	54	m2		
	<b>Airtightness Taping; Contega Solido SL 2 ply air tightness window sealing plastering tape or equivalent all around window &amp; door opes internally after fitting windows &amp; doors but before plastering the walls; prior to fitting windowboards; tape to be fitted strictly in accordance with the manufacturers recommendations; including Orcon F flexible sealant to all junctions between the windows/doors and walls, internally and externally; ensuring a good airtight seal; all in accordance with TA Group's drawings and specifications</b>				
	<u>Airtightness Tape; to External Opes</u>				
E	not exceeding 300mm wide; reveals	51	m		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b><u>(--)</u> AIRTIGHTNESS &amp; BER TESTS (Continued)</b>				
	<b>Airtightness Testing; contractor is to include for carrying out an air tightness test; the required result is air permeability rate (Q50) of not greater than 4 cubic metres per hour per square metre of exposed envelope area, to allow an entry into the deep software for adjusted result of air permeability test in AC/H adj of not greater than 0.2; including all associated site visits, testing, survey, reporting and certification; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Airtightness Testing</u>				
A	generally	1	nr		
	<b><u>(--)</u> BER TESTING</b>				
	<b>Contractor is to provide BER certificate on completion of construction - minimum acceptable BER rating is A2; contractor is to provide certificates to confirm u-values of materials used to M&amp;E Engineers to provide BER certificate on completion of construction; including all associated site visits, testing, survey, reporting and certification; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Building Energy Rating (BER) Certificate</u>				
B	generally	1	nr		
	<b><u>GENERALLY</u></b>				
C	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(--)</b> AIRTIGHTNESS & BER TESTS (Continued)				
<b>COLLECTION</b>				
Page 74/1:				0
Page 74/2:				0
<b>(--)</b> AIRTIGHTNESS & BER TESTS				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(37) ROOF COMPLETIONS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>WOODWORK: Composite Items</u></b>				
	<b>Loft Access Trap Door &amp; Folding Ladder; insulated airtight hatch; stira or similar approved; contractor to allow for forming hatch in first floor ceiling and hatch shall be accommodated within the truss spacing; the attic hatch to airtight and insulated with half hour fire rated protection as per Part B of the Building Regulations; the hatch shall be finished with 75x19mm painted architrave to perimeter of hatch; including all associated framing, door, hinges, foldable ladder, railings, fittings, ironmongery, insulation, fire-rating &amp; airtightness requirements etc; complete; fitted as per manufacturers instructions; all in accordance with TA Group's drawings and specifications</b>				
	<u>Composite Item</u>				
C	Loft Access Trap Door & Ladder; 900x600mm	1	nr		
	<b><u>GENERALLY</u></b>				
D	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<p data-bbox="261 170 751 203"><b>(37) ROOF COMPLETIONS (Continued)</b></p> <p data-bbox="153 210 320 239"><b>COLLECTION</b></p> <p data-bbox="153 253 300 286">Page 75/1:</p> <p data-bbox="153 291 478 324"><b>(37) ROOF COMPLETIONS</b></p> <p data-bbox="153 329 424 362"><b>Carried to Summary:</b></p>				<p data-bbox="1497 253 1513 282">0</p> <p data-bbox="1457 329 1513 358"><b>0.00</b></p>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(41) WALL FINISHES EXTERNALLY</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>FLOOR WALL AND CEILING FINISHES: In-Situ Finishes</u></b>				
	<b>External Plastering; mortar; scud, render and float in cement and sand (1:3); 3nr coats; waterproofed approved compound; smooth plaster finish; 25mm thick work; to blockwork base; including all necessary expanded metal angle bead to reveals and corners as required; all in accordance with TA Group's drawings and specifications</b>				
	<u>Walls; to existing blockwork base</u>				
C	over 300mm wide	15	m2		
	<b>External Plastering; render and float in cement and sand (1:3); on top of existing plaster finish; waterproofed approved compound; smooth plaster finish; 12.5mm thick; to existing plaster base; including all necessary expanded metal angle bead to reveals and corners as required; all in accordance with TA Group's drawings and specifications</b>				
	<u>Walls; to existing plaster base</u>				
D	over 300mm wide	125	m2		
	<u>Reveals; to existing plaster base</u>				
E	not exceeding 300mm wide	39	m		
	<b><u>PAINTING AND DECORATING: Painting</u></b>				
	<b>External Painting; preparing and painting one coat primer and three coats Dulux Weathershield Smooth Masonry or similar approved external paint; colour to be selected; three different colours to be used; colours to be selected by Engineer; including cleaning down and all preparatory works as necessary prior to painting; all in accordance with TA Group's drawings and specifications</b>				
	<u>Walls</u>				
F	over 300mm wide	125	m2		
	<u>Reveals; to blockwork base</u>				
G	not exceeding 300mm wide	39	m		
	<u>Cills;</u>				
H	not exceeding 300mm wide	11	m		

	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<p data-bbox="225 170 788 203"><b>(41) WALL FINISHES EXTERNALLY (Continued)</b></p> <p data-bbox="156 210 304 239"><b><u>GENERALLY</u></b></p> <p data-bbox="156 248 831 367">The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications</p>	1	item		

A

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(41) WALL FINISHES EXTERNALLY (Continued)</b>				
<b>COLLECTION</b>				
Page 76/1:				0
Page 76/2:				0
<b>(41) WALL FINISHES EXTERNALLY</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(42) WALL FINISHES INTERNALLY</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>FLOOR WALL AND CEILING FINISHES: In-Situ Finishes</u></b>				
	<b>Internal Plastering; scud; render and float in cement mortar (1:3); to blockwork base; 12mm thick; including all necessary plaster angle beads to reveals and corners as required; all in accordance with TA Group's drawings and specifications</b>				
	<u>Walls</u>				
C	over 300mm wide; beds and backings for wall tiles <b>Internal Plastering; render and float in cement mortar; to existing internal plastered walls; gyplite finishing plaster; including all necessary plaster angle beads to reveals and corners as required; all in accordance with TA Group's drawings and specifications</b>	46	m2		
	<u>Walls</u>				
D	not exceeding 300mm wide	39	m		
E	over 300mm wide; to existing plaster <b>Plaster; Gypsum Pinnacle skim coat plaster; steel trowelled to a smooth finish; 5mm thick; to plasterboard base; including all necessary plaster angle beads to reveals and corners as required; all in accordance with TA Group's drawings and specifications</b>	158	m2		
	<u>Walls</u>				
F	over 300mm wide	54	m2		
	<u>Walls; existing</u>				
G	over 300mm wide <b><u>FLOOR WALL AND CEILING FINISHES: Board Finishes</u></b> <b>Service Void to Soil Vent Pipes; pipe to be boxed in using 25x50mm treated timber battens and lined with 15mm gyproc moisture resistant plasterboard; all in accordance with TA Group's drawings and specifications</b>	85	m2		
	<u>SVP Box Sections</u>				
H	175x175x 4900mm high	1	nr		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(42) WALL FINISHES INTERNALLY (Continued)</b>				
	<b>Plasterboard to Reveals; 26.5mm insulated plasterboard mechanically fixed to blockwork walls with galvanised steel fixings; all as per TA Group's drawings and specifications</b>				
	<u>Walls</u>				
A	not exceeding 300mm wide	39	m		
	<b><u>FLOOR WALL AND CEILING FINISHINGS: Tile, Slab and Mosaic Finishes</u></b>				
	<b>Wall tiling; Pilkington Ceramic or equally approved; 150 x 150 x 5.5mm thick; including all cutting and trims; fixed with appropriate adhesive and grout in accordance with manufacturers instructions; all in accordance with TA Group's drawings and specifications</b>				
	<u>Walls</u>				
B	over 300mm wide; kitchen splashback	4	m2		
	<b>Wall tiling; Pilkington Ceramic or equally approved; 150 x 150 x 5.5mm thick; white flat gloss, glazed ceramic tiles with bevelled edge; including all cutting and trims; fixed with flexible adhesive and grout in accordance with manufacturers instructions; all in accordance with TA Group's drawings and specifications</b>				
	<u>Walls</u>				
C	over 300mm wide; bath walls and WHB splashback	42	m2		
D	extra over; for primer and tanking before tiling	42	m2		
	<b><u>PAINTING AND DECORATING: Painting</u></b>				
	<b>Internal Painting; preparing and painting one coat sealer; three coats of soft sheen emulsion; to plastered blockwork and plasterboard bases; colour to be confirmed on site; including cleaning down and all preparatory works as necessary prior to painting; all in accordance with TA Group's drawings and specifications</b>				
	<u>Walls; plaster base</u>				
E	not exceeding 300mm wide	39	m		
F	over 300mm wide	242	m2		
	<b><u>GENERALLY</u></b>				
G	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(42) WALL FINISHES INTERNALLY (Continued)</b>				
<b>COLLECTION</b>				
Page 77/1:				0
Page 77/2:				0
<b>(42) WALL FINISHES INTERNALLY</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(43) FLOOR FINISHES</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>WOODWORK: Boarding &amp; Second Fixings</u></b>				
	<b>Skirtings; Softwood; Pine; wrought; selected; matched for grain and colour; bullnosed detail; mechanically fixed to walls; include for countersinking, flush pelleting, to be filled, primed, undercoated; all in accordance with TA Group's drawings and specifications</b>				
	<u>Second fixings</u>				
C	skirtings; 112 x 20mm; bullnosed <b>Softwood; White/Red Deal; wrought; selected; matched for grain and colour; approved Hilti fixings; countersinking and flush pelleting; all in accordance with TA Group's drawings and specifications</b>	104	m		
	<u>Second fixings</u>				
D	22mm door saddles	9	m		
	<b><u>PAINTING AND DECORATING: Painting</u></b>				
	<b>Internal Painting; cleaning, knotting and stopping; spot priming; one coat aluminum primer; carried out off-site before fixing members; all in accordance with TA Group's drawings and specifications</b>				
	<u>General surfaces</u>				
E	not exceeding 300mm girth; backs of skirtings	104	m		
F	door saddles	9	m		
	<b>Internal Painting; cleaning, knotting and stopping; spot priming; one coat primer; two undercoats; one coat satin wood; all in accordance with TA Group's drawings and specifications</b>				
	<u>General surfaces</u>				
G	not exceeding 300mm girth; skirtings <b>Internal Painting; apply two coats of clear varnish to saddle board, include for filling, sanding and sealing all joints to adjacent surfaces; all in accordance with TA Group's drawings and specifications</b>	104	m		
	<u>General surfaces</u>				
H	not exceeding 300mm girth; door saddles	9	m		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(43) FLOOR FINISHES (Continued)</b>				
	<b><u>FLOOR WALL AND CEILING FINISHES: Tile, Slab and Mosaic Finishes</u></b>				
	Floor tiling; 300 x 300 x 8mm thick; Pilkington ceramic porcelain floor tiles or equivalent and approved; Slip-resistance PTV rating >36 using Slider 55/96 slip rating to DIN 51097; to toilets; colour of tiles to be selected by Architect within same price range; including all cutting, grout, fittings, trims, perimeter beads, sealants, etc.; fixed onto a solid bed of BAL or equivalent flexible adhesive to a thickness recommended by tile supplier; allow for joints, provisions for movement and that the ground floor is to have underfloor heating; grout colour to be selected by Architect; as per manufacturers instructions; all in accordance with TA Group's drawings and specifications				
	<u>Floors; concrete base</u>				
A	over 300mm wide;	4	m2		
	<u>Floors; timber base</u>				
B	over 300mm wide;	6	m2		
	<u>Skirting; plaster base</u>				
C	150mm high	17	m		
	Floor tiling; 600 x 600 x 8mm thick; Pilkington ceramic floor tiles or equivalent and approved; Slip-resistance PTV rating >36 using Slider 55/96 slip rating to DIN 51097; to kitchen; colour of tiles to be selected by Architect within same price range; including all cutting, grout, fittings, trims, perimeter beads, sealants, etc.; fixed onto a solid bed of BAL or equivalent flexible adhesive to a thickness recommended by tile supplier; allow for joints, provisions for movement and that the ground floor is to have underfloor heating; grout colour to be selected by Architect; as per manufacturers instructions; all in accordance with TA Group's drawings and specifications				
	<u>Floors; concrete base</u>				
D	over 300mm wide;	20	m2		
	<b><u>PREPARATION FOR ALL FLOOR FINISHES :</u></b>				
	<i>Note: Without prejudice to Section O of the ARM4 the following items are included as:</i>				
	Sub floor preparation for floor coverings; including all associated preparation work, floor leveling compound and DPM underlay if required; ensure moisture reading is taken and the correct moisture content has been achieved prior to installation of the proposed floor coverings; all moisture content readings to be reported to the Architect prior to commencement of floor finishes; relative humidity above substrate when tested with a hygrometer: include testing to all corners, around perimeter, and random points; all in strict accordance with the floor finish manufacturer's instructions; all in accordance with TA Group's drawings and specifications				
	<u>Achieving required moisture content in concrete floors prior to laying floor finish</u>				
E	floors; greater than 300mm wide	24	m2		

	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<p style="text-align: center;"><b>(43) FLOOR FINISHES (Continued)</b></p> <p><b><u>GENERALLY</u></b></p> <p>A The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications</p>	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(43) FLOOR FINISHES (Continued)</b>				
<b>COLLECTION</b>				
Page 78/1:				0
Page 78/2:				0
Page 78/3:				0
<b>(43) FLOOR FINISHES</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(45) CEILING FINISHES</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>FLOOR WALL AND CEILING FINISHINGS: In-Situ Finishes</u></b>				
	<b>Plaster; Gypsum Pinnacle skim coat plaster; steel trowelled to a smooth finish; 5mm thick; to plasterboard base; all in accordance with TA Group and Roscommon County Councils drawings and specifications</b>				
	<u>Ceilings; to plasterboard base</u>				
C	over 300mm wide	108	m2		
	<b><u>FLOOR WALL AND CEILING FINISHINGS: Board Finishes</u></b>				
	<b>Plasterboard; one layer of Gyproc foil-backed plasterboard; fixing with galvanised clout nails; filling joints and spotting nail holes; 15mm thick; all in accordance with TA Group's drawings and specifications</b>				
	<u>Ceilings</u>				
D	over 300mm wide	108	m2		
E	extra over for Moisture Resistant Slabs; to bathrooms	6	m2		
F	extra over for 50x32mm counter battens at 400mm centres to ceilings; prior to installation of plasterboard	108	m2		
	<b><u>PAINTING AND DECORATING: Painting</u></b>				
	<b>Internal Painting; preparing and painting one coat sealer; three coats of soft sheen emulsion; to plastered blockwork and plasterboard bases; colour to be confirmed on site; including cleaning down and all preparatory works as necessary prior to painting; all in accordance with TA Group's drawings and specifications</b>				
	<u>Ceilings; plaster base</u>				
G	over 300mm wide	108	m2		
	<b><u>GENERALLY</u></b>				
H	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<p data-bbox="284 170 727 203"><b>(45) CEILING FINISHES (Continued)</b></p> <p data-bbox="153 210 320 237"><b>COLLECTION</b></p> <p data-bbox="153 253 300 286">Page 79/1:</p> <p data-bbox="153 293 432 327"><b>(45) CEILING FINISHES</b></p> <p data-bbox="153 331 424 365"><b>Carried to Summary:</b></p>				<p data-bbox="1493 253 1509 280">0</p> <p data-bbox="1453 331 1509 358"><b>0.00</b></p>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(47) ROOF FINISHES</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>ROOFING CLADDING AND WATERPROOFING: Slate &amp; Tile Roofing</u></b>				
	<b>Concrete roof tiles to I.S. 3; "Roadstone" or equivalent flat interlocking tiles; black in colour; including vent tiles as necessary; 44 x 35mm softwood battens and counter battens; pressure impregnated preservative; including Tyvec or equivalent grade reinforced roofing felt to IS 36, type 1F, 400 laps; fixed with galvanised clout nails at 75mm centres; fixed in accordance with the manufacturers instructions; all in accordance with TA Group's and specifications</b>				
	<u>Coverings</u>				
C	Main Roof; over 300mm wide; sloping less than or equal to 35 degrees	125	m2		
D	extra over above for working on neighbouring roof	1	item		
	<u>Eaves</u>				
E	double course at eaves; including Roll Out Rafter Vent Tray; 300mm deep	12	m		
	<u>Verges</u>				
F	dry verge system to verges	16	m		
	<u>Ridges</u>				
G	concrete ridge tile; with continuous dry ridge ventilation strip as per details	10	m		
H	extra over above for working on neighbouring roof	1	item		
	<b>Black uPVC fascia, barge and soffit's; 225mm overhang; with 10mm continuous ventilation gap between soffit and fascia/barge; including all support work and timber backings necessary; installed as per manufacturer's instructions and recommendations; all in accordance with TA Group's drawings and specifications</b>				
	<u>Fascia board; fixed to timber backings</u>				
J	225mm wide	12	m		
	<u>Barge board; fixed to timber backings</u>				
K	225mm wide	16	m		
	<u>Soffit board; fixed to timber backings</u>				
L	225mm wide	27	m		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(47) ROOF FINISHES (Continued)</b>				
	<b>Special fittings; ventilation strip; Glidevale or equal approved; fixing in accordance with manufacturers instructions; all in accordance with TA Group's drawings and specifications</b>				
	<u>Roof Ventilation</u>				
A	over fascia eaves ventilators	12	m		
B	continuous dry ridge ventilation strip	8	m		
	<b>Special fittings; roof vent tile; to be provided at front and rear; fixing in accordance with manufacturers instructions; all in accordance with TA Group's drawings and specifications</b>				
	<u>Roof Ventilation</u>				
C	Roof Vent Tile	4	nr		
	<b>Special fittings; Mechanical Air Extract Exhaust; fixed through roof vent tile; fixing in accordance with manufacturers instructions; all in accordance with TA Group's and CMD's drawings and specifications</b>				
	<u>Roof Ventilation</u>				
D	Mechanical Air Extract Exhaust	2	nr		
	<b>Special fittings; Roll Out Rafter Vent Tray; 300mm; fixed to rafters; fixing in accordance with manufacturers instructions; all in accordance with TA Group's drawings and specifications</b>				
	<u>Roof Ventilation</u>				
E	Roll Out Rafter Vent Tray	24	m		
	<b>Valley details; tilting fillets with mortar bedded in undercloak; code 5 lead flashing treated with patination oil on 1000gauge DPC secondary lining on 22mm thick EN 636 Class 1 Marine Plywood Valley Boards between rafters; all as per TA Group's drawings and specifications</b>				
	<u>Valleys</u>				
F	as described above	6	m		
	<b><u>GENERALLY</u></b>				
G	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(47) ROOF FINISHES (Continued)</b>				
<b>COLLECTION</b>				
Page 80/1:				0
Page 80/2:				0
<b>(47) ROOF FINISHES</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(52) DRAINAGE &amp; REFUSE DISPOSAL</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>DRAINAGE: Disposal Above Ground</u></b>				
	<b>Gutters; black uPVC; standard fittings, clips &amp; fixings; supplied and fitted in strict accordance with manufacturers instructions; gutter brackets at 800mm max centres and left in a perfectly watertight condition; all in accordance with TA Group's drawings and specifications</b>				
	<u>Gutters</u>				
C	75mm wide	12	m		
D	extra; outlets	2	nr		
E	extra; stop ends	4	nr		
	<b>Pipes and fittings; black uPVC; solvent welded joints in the running length; standard pipe clips at 500mm centres fixed to blockwork requiring plugging; all in accordance with TA Group's drawings and specifications</b>				
	<u>Downpipes</u>				
F	75 x 75mm	11	m		
G	extra; offset bends	2	nr		
H	extra; bends	2	nr		
J	extra; shoes	2	nr		
	<u>SVP; 100mm diameter</u>				
K	surface fixed; vertical	6	m		
L	extra; connection to WC outlets; special adaptor	1	nr		
M	extra; bends	1	nr		
N	extra; vent cowl	1	nr		
P	extra; cleaning eye	1	nr		
	<b><u>GENERALLY</u></b>				
Q	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(52) DRAINAGE &amp; REFUSE DISPOSAL (Continued)</b> <b>COLLECTION</b>				
Page 81/1:				0
<b>(52) DRAINAGE &amp; REFUSE DISPOSAL</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(59) MECHANICAL INSTALLATIONS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
C	3. The Contractor is also requested to complete the associated M&E Consultants Pricing Document separately and submit this with his tender for evaluation in its associated house breakdown.		note		
	<b><u>(- -) DECOMMISSIONING AND REMOVAL OF EXISTING SYSTEMS</u></b>				
	<b>Existing Mechanical Services within the Existing Site to be cut off from site supply, decommissioned and removed completed from all buildings; allow for the draining, of any existing radiators, pipework, associated bracketing and making good to locations upon completion; removal of all surplus material disposed offsite including all associated builders work and mechanical alterations; complete; all as per M&amp;E Drawings and specifications</b>				
	<u>Decommissioning</u>				
D	Decommissioning and removal of the existing mechanical installations	1	item		
	<b><u>1. SITE SERVICES INSTALLATION - MAINS COLD WATER SUPPLY</u></b>				
	<b>Mains cold water in accordance drawings and specifications; accessories associated primary equipment (Supplied from existing incoming mains)</b>				
	<u>Valves</u>				
E	valves; isolation valves, stop valves, double check valves, lockshield valves as required to complete the works	1	item		
	<b>Mains cold water supply in accordance drawings and specification; distribution system; laid externally in trench and connect to mains</b>				
	<u>Pipework</u>				
F	pipework; generally	1	item		
	<u>General</u>				
G	All Builders works associated	1	item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(59) MECHANICAL INSTALLATIONS (Continued)</b>				
	<b>2. HEATING INSTALLATION (HEATING CENTRE)</b>				
	<b>Heating installation in accordance the drawings and specifications</b>				
	<u>Primary Equipment</u>				
A	Air to Water Heat Pump; Outdoor Unit; 5.7KW Air to Water heat pump; Heat pump to be installed, connected and commissioned in accordance with the manufacturer; Heat pump to comply with EN14825, EN14511, EN16147 & EN12102 and shall be suitable for average climate; all as per service Engineers details and specifications	1	nr		
B	Air to Water Heat Pump Indoor Module; c/w 180L cylinder and controller; complete with integral hot water cylinder and integral controller; module to contain two pumps; all as per Engineers details and specifications	1	nr		
	<u>Accessories associated primary equipment</u>				
C	Controller; as per Engineers details and specifications	1	nr		
D	Expansion Vessel	1	nr		
E	pumps	1	item		
	<u>Terminal equipment and fittings</u>				
F	Radiators; Type K1; Round Top radiator panel c/w thermostatic & lockshield valves or equal approved by Architect; 400 x 600mm; 136W output; all sized and in accordance Services Engineers drawings and specifications	1	nr		
G	Radiators; Type K1; Round Top radiator panel c/w thermostatic & lockshield valves or equal approved by Architect; 600 x 600mm; 203W output; all sized and in accordance Services Engineers drawings and specifications	1	nr		
H	Radiators; Type K1; Round Top radiator panel c/w thermostatic & lockshield valves or equal approved by Architect; 800 x 600mm; 270W output; all sized and in accordance Services Engineers drawings and specifications	1	nr		
J	Radiators; Type K1; Round Top radiator panel c/w thermostatic & lockshield valves or equal approved by Architect; 1400 x 600mm; 473W output; all sized and in accordance Services Engineers drawings and specifications	1	nr		
K	Radiators; Type K2; Round Top radiator panel c/w thermostatic & lockshield valves or equal approved by Architect; 600 x 600mm; 357W output; all sized and in accordance Services Engineers drawings and specifications	1	nr		
L	Radiators; Type K2; Round Top radiator panel c/w thermostatic & lockshield valves or equal approved by Architect; 800 x 600mm; 477W output; all sized and in accordance Services Engineers drawings and specifications	1	nr		
M	Radiators; Type K2; Round Top radiator panel c/w thermostatic & lockshield valves or equal approved by Architect; 1000 x 600mm; 596W output; all sized and in accordance Services Engineers drawings and specifications	1	nr		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(59) MECHANICAL INSTALLATIONS (Continued)</b>				
A	Radiators; Type K2; Round Top radiator panel c/w thermostatic & lockshield valves or equal approved by Architect; 1400 x 600mm; 835W output; all sized and in accordance Services Engineers drawings and specifications	2	nr		
B	taps	1	item		
C	grilles	1	item		
D	other items	1	item		
	<u>Accessories associated terminal equipment and fittings</u>				
E	valves	1	item		
F	Manifolds	1	item		
G	mixing valves	1	item		
H	Manifold pumps	1	item		
J	Manifold control box	1	item		
K	Central control box	1	item		
L	pumps	1	item		
M	thermostats	1	item		
N	Heatmiser web accessible stats	1	item		
P	zoning controls as per specifications	1	item		
Q	other items	1	item		
	<u>Distribution system</u>				
R	pipework generally	1	item		
S	ductwork	1	item		
	<u>Insulation</u>				
T	insulation	1	item		
	<u>General</u>				
U	All Builders works associated	1	item		
	<b><u>4. HOT AND COLD WATER INSTALLATION</u></b>				
	<b>Hot and cold water installation in accordance the drawings and specifications.</b>				
	<u>Primary equipment</u>				
V	Water Storage Tanks; Format 30 Horizontal Tank; 300L; including all filtered overflow connections and vents, access panels, drip trays, supports, cover, etc.; all in accordance Services Engineers drawings and specifications	1	nr		
W	Cold Water Booster Pump; to be fitted with an anti vibration tico mat and flexible connections and discharges; as per Engineers specification; including all trays, supports, cover, etc.; all in accordance Services Engineers drawings and specifications	1	nr		
X	Heat Pump Buffer Vessel; all in accordance Services Engineers drawings and specifications	1	nr		
	<u>Accessories associated with primary equipment</u>				
Y	isolation valves, HWS, BCWS, drain cock, overflow connections, monitors as required to complete the works	1	item		
	<u>Accessories associated with terminal equipment and fittings</u>				
Z	isolation valves, water meters, pressure reducing valves as required to complete the works	1	item		
AA	Combimate or similar approved water softener	1	item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b><u>(59) MECHANICAL INSTALLATIONS (Continued)</u></b>				
A	Masgnaclean professional or similar approved filter system	1	item		
B	garden tap <u>Distribution system</u>	1	nr		
C	pipework <u>Insulation</u>	1	item		
D	Insulation to pipework; foil backed insulation, self-seal insulation, trace heating as required to complete the works <u>General</u>	1	item		
E	All Builders works associated <b><u>6. VENTILATION INSTALLATION</u></b> <b>Ventilation Services installation in accordance with the drawings and specifications; ; all ducting, grilles, extracts, sensors etc. as per specifications</b> <u>Primary Equipment</u>	1	item		
F	Central Mechanical Extract Ventilation system (CMEV); complete; all in accordance with Services Engineers drawings and specifications	1	item		
G	CMEV Ducobox/ vent axia unit; with 150mm diameter exhaust through attic to proprietary roof vent; c/w fire collar; all ductwork in attic space to be insulated	1	item		
H	Ceiling Extract Grilles; fire rated; toilets; 6l/s	1	nr		
J	Ceiling Extract Grilles; fire rated; bathroom & utility; 8l/s	3	nr		
K	Ceiling Extract Grilles; fire rated; kitchen; 13l/s	1	nr		
L	Tenmat Fire Rated Air Valves (or equal approved)	5	nr		
M	Demand Control' with Aereco V4A (or equal approved) continuous mechanical extract Unit <u>Accessories associated primary equipment</u>	1	item		
N	controls	1	item		
P	other items <u>Terminal equipment and fittings</u>	1	item		
Q	EG-WHM Wall Vents; complete; all in accordance with Services Engineers drawings and specifications	5	Nr		
R	Aereco BXC1842 or equally approved humidity sensitive units	3	nr		
S	Aereco BXC275 or equally approved humidity sensitive units	2	nr		
T	Aereco EHT acoustic kit with Aereco EHT humidity sensitive air inlets or equal approved; with external canopy & insect grille	5	nr		
U	Extract grilles	1	item		
V	kitchen hood cooker	1	item		
W	other items <u>Accessories associated terminal equipment and fittings</u>	1	item		
X	controls	1	item		
Y	other items <u>Distribution system</u>	1	item		
Z	pipework generally	1	item		
AA	ductwork	1	item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b><u>(59) MECHANICAL INSTALLATIONS (Continued)</u></b>				
	<u>Insulation</u>				
A	insulation	1	item		
	<u>General</u>				
B	All Builders works associated	1	item		
	<b><u>7. DRAINAGE INSTALLATION</u></b>				
	<u>Primary Equipment</u>				
C	All Sanitaryware is taken for elsewhere; see Element (74)		note		
	<u>Distribution system (Above ground soils and wastes)</u>				
D	Pipework; generally as required to complete the works	1	item		
	<u>General</u>				
E	All Builders works associated	1	item		
	<b><u>8. MECHANICAL SERVICES INSTALLATION - GENERALLY</u></b>				
	<b><u>INSPECTION, TESTING, COMMISSIONING &amp; HANDOVER</u></b>				
F	liaison and co-ordination of the installation	1	item		
G	site supervision, site facilities and waste disposal	1	item		
H	inspection of installation, complete	1	item		
J	final clean of installation, complete	1	item		
K	testing installation, complete	1	item		
L	commissioning installation, complete	1	item		
M	operating & maintenance (O&M) manuals	1	item		
N	as-built drawings	1	item		
P	identification plates, labels and the like	1	item		
Q	builders works	1	item		
R	fire stopping and other associated fire protection works	1	item		
S	boxing around exposed pipework timber and plasterboard finish	1	item		
T	client demonstration and handover	1	item		
	<u>Any other works necessary to complete the installations</u>				
U	item	1	item		
	<b><u>GENERALLY</u></b>				
V	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(59) MECHANICAL INSTALLATIONS (Continued)</b>				
<b>COLLECTION</b>				
Page 82/1:				0
Page 82/2:				0
Page 82/3:				0
Page 82/4:				0
Page 82/5:				0
<b>(59) MECHANICAL INSTALLATIONS</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(69) ELECTRICAL INSTALLATIONS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
C	3. The Contractor is also requested to complete the associated M&E Consultants Pricing Document separately and submit this with his tender for evaluation in its associated house breakdown.		note		
	<b><u>(-.) DECOMMISSIONING AND REMOVAL OF EXISTING SYSTEMS</u></b>				
	<b>Existing Electrical Services within the Existing Site to be cut off from site supply, decommissioned and removed completed from all buildings; allow for the draining, of any existing sockets, cabling, associated bracketing and making good to locations upon completion; removal of all surplus material disposed offsite including all associated builders work and mechanical alterations; complete; all as per M&amp;E Drawings and specifications</b>				
	<u>Decommissioning</u>				
D	Decommissioning and removal of the existing electrical installations	1	item		
	<b><u>1. MAIN INSTALLATIONS</u></b>				
	<b>Low Voltage Switchgear including cabling in accordance with the drawings and specifications</b>				
	<u>Equipment</u>				
E	Main distribution board	1	nr		
F	like items	1	item		
	<u>Fittings</u>				
	<u>generally in accordance ARM</u>				
	<u>Mains and Sub-main cables</u>				
G	Allow for all connections required	1	item		
	<u>General</u>				
H	All Builders works associated	1	item		
	<b><u>2. CONDUIT / TRAY / TRUNKING INSTALLATION</u></b>				
	<b>Conduit and Cable containment in accordance with the drawings and specifications</b>				
	<u>Containment</u>				
J	Conduit to be installed at H/L for low voltage electrical services	1	item		
K	Conduit for general electrical services at high level	1	item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(69) ELECTRICAL INSTALLATIONS (Continued)</b>				
	<u>General</u>				
A	All Builders works associated	1	item		
	<b><u>3. LIGHTING AND EMERGENCY LIGHTING INSTALLATIONS</u></b>				
	<b><u>INTERNAL</u></b>				
	<b>Luminaries in accordance with the drawings and specifications</b>				
	<u>Fittings; supply and fix in position</u>				
B	Downlights	2	nr		
C	Pendant Fittings	9	nr		
D	Shaver Light	2	nr		
E	22W Recessed Light	5	nr		
F	PIR Light to Bathroom	1	nr		
	<u>Lighting switches</u>				
G	1 way 'gang' light switch	19	nr		
H	2 way 'gang' switch	2	nr		
J	3 way 'gang' switch	1	nr		
	<b><u>INTERNAL LIGHTING WIRING</u></b>				
	<b>Lighting cabling in accordance with the drawings and specifications</b>				
	<u>Cabling internal</u>				
K	lighting point	18	nr		
	<u>Cabling light switches</u>				
L	1 way 'gang' light switch	19	nr		
M	2 way 'gang' switch	2	nr		
N	3 way 'gang' switch	1	nr		
	<b><u>EXTERNAL</u></b>				
	<b>Luminaries in accordance with the drawings and specifications</b>				
	<u>Fittings; supply and fix in position</u>				
P	External Light Fitting	2	nr		
	<u>Cabling External</u>				
Q	lighting points	2	nr		
	<u>General</u>				
R	All Builders works associated	1	item		
	<b><u>4. GENERAL SERVICES AND SMALL POWER INSTALLATIONS</u></b>				
	<b>Surface Mounted General Services Outlets in accordance with the drawings and specifications to be MK or similar approved</b>				
	<u>Fittings</u>				
S	Single Phase Isolator	6	nr		
T	Single Socket	21	nr		
U	Single Socket; 450mm	5	nr		
V	Single Socket; 1100mm	4	nr		
W	Outdoor Socket	1	nr		
X	Cooker Point; isolator	1	nr		
Y	Cooker Point; connection unit	1	nr		
Z	Extractor Spur	1	nr		
AA	Data Point	3	nr		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b><u>(69) ELECTRICAL INSTALLATIONS (Continued)</u></b>				
A	Kitchen Isolators/power supply	2	nr		
B	Thermostats	2	nr		
C	Heat Pump: External; Power Supply	1	nr		
D	Heat Pump: Internal; Power Supply	1	nr		
E	Car Electric Charge Point	1	nr		
F	like items; isolators, spurs, fans, time clocks, final circuits for Mechanical Installation Controls .	1	item		
	<b>Cabling in accordance with the drawings and specifications</b>				
	<u>Cabling</u>				
G	Single Phase Isolator	6	nr		
H	Single Socket	21	nr		
J	Single Socket; 450mm	5	nr		
K	Single Socket; 1100mm	4	nr		
L	Outdoor Socket	1	nr		
M	Cooker Point; isolator	1	nr		
N	Cooker Point; connection unit	1	nr		
P	Extractor Spur	1	nr		
Q	Data Point	3	nr		
R	Kitchen Isolators/power supply	2	nr		
S	Thermostats	2	nr		
T	Heat Pump: External; Power Supply	1	nr		
U	Heat Pump: Internal; Power Supply	1	nr		
V	Car Electric Charge Point	1	nr		
W	like items; isolators, spurs, fans, time clocks, final circuits for Mechanical Installation Controls .	1	item		
	<u>General</u>				
X	All Builders works associated	1	item		
	<b><u>5. FIRE ALARM INSTALLATION</u></b>				
	<b>Fire Alarm Equipment in accordance with the drawings and specifications; L1 type fire alarm, contractor to include in tender package any additional works deemed necessary to achieve type L1 fire alarm status</b>				
	<u>Fittings</u>				
Y	Smoke Detector main connected battery back up	9	nr		
Z	Heat detector main connected battery backup	1	nr		
AA	Carbon Monoxide Detector	2	nr		
	<u>Cabling</u>				
AB	Smoke Detector main connected battery back up	9	nr		
AC	Heat detector main connected battery backup	1	nr		
AD	Carbon Monoxide Detector	2	nr		
AE	any other fire alarm equipment	1	item		
AF	commissioning	1	item		
	<u>General</u>				
AG	All Builders works associated	1	item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(69) ELECTRICAL INSTALLATIONS (Continued)</b>				
	<b>6. DATA / IT INSTALLATION</b>				
	<b>Data/IT Equipment in accordance with the drawings and specifications</b>				
	<u>Equipment</u>				
A	any items required to complete the installation	1	item		
	<b>Data/IT outlets in accordance with the drawings and specifications</b>				
	<u>Outlets</u>				
B	Twin Data Points Cat 6	3	nr		
C	Heat Pump: External; CAT5S to Indoor Module	1	nr		
D	Sensor Wired Back to Indoor CAT5E; External	1	nr		
E	commissioning, including termination and labeling into comms cabinet	1	item		
	<u>Cabling</u>				
F	Twin Data Points Cat 6	3	nr		
G	Heat Pump: External; CAT5S to Indoor Module	1	nr		
H	Sensor Wired Back to Indoor CAT5E; External	1	nr		
J	commissioning, including termination and labeling into comms cabinet	1	item		
	<u>General</u>				
K	All Builders works associated	1	item		
	<b>7. EARTHING AND BONDING INSTALLATION</b>				
	<b>Earthing and bonding in accordance with the drawings and specifications</b>				
L	earthing and bonding	1	item		
M	commissioning	1	item		
	<u>General</u>				
N	All Builders works associated	1	item		
	<b>8. OTHER INSTALLATION</b>				
	<b>Door Bell system in accordance with the drawings and specifications</b>				
	<u>Equipment</u>				
P	Door Bell Push	1	nr		
Q	Door Bell Chime	1	nr		
R	Any other equipment required for the complete system as per Engineers drawings and specifications	1	item		
S	Commissioning	1	item		
	<u>Cabling</u>				
T	Door Bell Push	1	nr		
U	Door Bell Chime	1	nr		
V	Any other equipment required for the complete system as per Engineers drawings and specifications	1	item		
	<u>General</u>				
W	All Builders works associated	1	item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(69) ELECTRICAL INSTALLATIONS (Continued)</b>				
	<b><u>9. ELECTRICAL SERVICES INSTALLATION - GENERALLY</u></b>				
	<u>INSPECTION, TESTING, COMMISSIONING &amp; HANDOVER</u>				
A	liaison and co-ordination of the installation	1	item		
B	site supervision, site facilities and waste disposal	1	item		
C	inspection of installation, complete	1	item		
D	final clean of installation, complete	1	item		
E	testing installation, complete	1	item		
F	Commissioning installation, complete	1	item		
G	operating & maintenance (O&M) manuals	1	item		
H	as-built drawings	1	item		
J	identification plates, labels and the like	1	item		
K	builders works	1	item		
L	fire stopping and other associated fire protection works	1	item		
M	client demonstration and handover	1	item		
	<u>Any other works necessary to complete the electrical installation</u>				
N	item	1	item		
	<b><u>GENERALLY</u></b>				
P	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b><u>(69) ELECTRICAL INSTALLATIONS (Continued)</u></b>				
<b>COLLECTION</b>				
Page 83/1:				0
Page 83/2:				0
Page 83/3:				0
Page 83/4:				0
Page 83/5:				0
<b>(69) ELECTRICAL INSTALLATIONS</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(73) CULINARY FITTINGS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>FITTINGS: Fittings, Equipment and Furniture</u></b>				
	<b>Kitchen Installation; complete with base and overhead units and all worktop &amp; sinks; including all associated handles, hinges, drawer runners, cabinet legs, stainless steel sink with taps, Built in Extractor Fans, plinths and mouldings; contractor to allow adequate supports, fixings, fitting of appliances and all necessary works to complete; fixing to concrete blockwork backgrounds; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Culinary fittings</u>				
C	kitchen to House Type 3A; U-shaped design; wall and base units including sinks and voids for appliances; all as per drawings	1	nr		
	<b>Wall mounted fire blanket in each kitchen; exact location of each fire blanket to be agreed the architect prior to installation; fire blanket to be 1.2 x 1.2m in size and must have the British Standard Kitemark; the fire blanket must also have been tested and certified to the requirements of BS EN 1869:1997, and is to come with a minimum 5 year cloth warranty; all in accordance with TA Group's drawings and specifications</b>				
	<u>Equipment</u>				
D	1200 x 1200mm	1	nr		
	<b><u>GENERALLY</u></b>				
E	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<p><b>(73) CULINARY FITTINGS (Continued)</b></p> <p><b>COLLECTION</b></p> <p>Page 84/1:</p> <p><b>(73) CULINARY FITTINGS</b></p> <p><b>Carried to Summary:</b></p>				<p>0</p> <p><b>0.00</b></p>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(74) SANITARY FITTINGS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>FITTING, EQUIPMENT AND FURNITURE: Fitting, Equipment and Furniture</u></b>				
	<b>Sanitary Fittings; Supply, assemble and fix the following sanitary fittings; all references are to Armitage Shanks "Sandringham Classic" products or equivalent; colour white; lever taps to be installed; all sanitary fitting and appliances to have flexible pennyvalve feeds; include for fittings, fixings, accessories and sealing; all in accordance with TA Group's drawings and specifications</b>				
	<u>Fittings</u>				
C	WC; complete; Close coupled WC pan & cistern dual flush valve water saving 6/4 litre push button dual flush cistern; including soft close seat and cover and all required fittings	2	nr		
D	WHB; complete; 50cm washbasin, single tap hole overflow; washbasin to be mounted on pedestals; install single lever type mixer tap chrome finish and all required fittings	2	nr		
E	900mm x 900mm Shower Tray including any associated gullies and fittings; flexi seal shower seal between tiling; complete	1	nr		
F	Chrome/glass shower door; 900 mm wide x 1850 mm high; bifolding; quadrant; including all associated fittings, fixings and sealants; complete; fitted in accordance with manufacturers instructions; all as per TA Group's drawings and specifications; complete	1	nr		
G	Shower Set; Supply and install wall mounted thermostatic shower mixer with handset shower attachment and selector; shower tray rail, shower handset with chrome finish; including all associated fittings, fixings and sealants; complete; fitted in accordance with manufacturers instructions; all as per TA Group's drawings	1	nr		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(74) SANITARY FITTINGS (Continued)</b>				
	<b>Bath including framing &amp; finish; selected 1700x700mm porcelain enameled heavy gauge steel bath with slip resistant finish; include for supply and installation of side panels with tiled finish; include for Flexi-seal bath/shower seal between bath &amp; tiling along with chrome round edge tile trim; supply and install bath / shower mixer shower rail, shower handset with chrome finish &amp; approx 1.8m hose; complete including taps and drilling for tap holes; anti-slip, earth connection, boxing out at end and side of bath; 18mm marine plywood sheeting (in two sections to allow access for maintenance) to top at end of bath and full length at side of bath; screw fixed with galvanised mild steel screws to timber stud framing under; all shower and bath fittings to be fitted to wall using classi-seal or flexible waterproof upstand; all in accordance TA Group's drawings and specifications</b>				
	<u>Fittings</u>				
A	1700x 700mm overall bath size	1	nr		
B	extra for folding bath / shower screen. Frame to be chrome finish glazed 6mm safety glass; including for all required fixings; installed as per manufacturers guidelines	1	nr		
	<b>Provide and fit the following accessories; as approved by architect; include for all screws, washers, fixings, fittings, sealants, etc.; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Accessories</u>				
C	Toilet roll holders; Chrome plated toilet roll holder; wall mounted concealed fixings; fixing to stud and blockwalls; include for grounds on stud walls where necessary	2	nr		
D	Towel Rail; wall mounted towel ring chrome plated finish; concealed fixings; fixing to stud and blockwalls; include for grounds on stud walls where necessary	2	nr		
	<b>Mirrors; Class C safety glass to BS 6206; 6mm thick; bevelled edges; free from all defect visible in the designed viewing conditions; wall mounted and bonded to wall with double sided self adhesive pads; aluminium foil backing and edges bevelled; complete including all fixings, sealants as required; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Mirror</u>				
E	450 x 900mm	2	nr		
	<b>GENERALLY</b>				
F	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(74) SANITARY FITTINGS (Continued)</b>				
<b>COLLECTION</b>				
Page 85/1:				0
Page 85/2:				0
<b>(74) SANITARY FITTINGS</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(79) BUILDING FITTINGS &amp; FURNITURE</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall deemed to included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>METALWORK: Non-Structural</u></b>				
	<b>Letter Boxes; wall mounted; Smith &amp; Lock Compact Post Box or equally approved to Architects approval; powdercoated metal to black colour; secret fixed to External Wall; including all keys and fittings; all as per TA Group drawings and specifications</b>				
	<u>Composite Items</u>				
C	260 x 310 x 90mm	1	nr		
	<b><u>GENERALLY</u></b>				
D	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(79) BUILDING FITTINGS &amp; FURNITURE (Continued)</b> <b>COLLECTION</b>				
Page 86/1:				0
<b>(79) BUILDING FITTINGS &amp; FURNITURE</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

**SECTION 2.5:** HOUSE TYPE 3B -3BED TWO STOREY SEMI  
DETACHED (UNIT 49)

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(-- ) DEMOLITIONS &amp; ALTERATIONS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
C	3. The Contractor is deemed to have visited the site to ascertain the nature and extent of the work		note		
D	4. All Items of demolition are deemed to include removal off site of all arising materials, unless otherwise stated		note		
	<b><u>DEMOLITIONS AND ALTERATIONS: Demolitions</u></b>				
	<b>Demolition of internal blockwork wall; complete; in preparation for new blockwork wall (measured elsewhere); all existing surfaces to be made good and removal, disposal of any debris off site; temporary propping to be provided if required; all in accordance with TA Group's drawings and specifications</b>				
	<u>Demolishing parts of structures</u>				
E	Demolition of internal blockwork walls; 100mm thick; approx 2400mm high <b>Demolition of internal timber studwork wall; complete; in preparation for new studwork wall (measured elsewhere); all existing surfaces to be made good and removal, disposal of any debris off site; temporary propping to be provided if required; all in accordance with TA Group's drawings and specifications</b>	7	m2		
	<u>Demolishing parts of structures</u>				
F	Demolition of internal walls; 100mm thick; approx 2400mm high <b>Removal of chimney blockwork down to below roof level; all existing surfaces to be made good and removal, disposal of any debris off site; chimney ope to be blocked off at top; all in accordance with TA Group's drawings and specifications</b>	13	m2		
	<u>Demolishing parts of structures</u>				
G	Removal of Chimney blockwork	1	item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(-- ) DEMOLITIONS &amp; ALTERATIONS (Continued)</b>				
	<b>DEMOLITIONS AND ALTERATIONS: Alterations</b>				
	<b>Cutting expansion joint at front, rear and side gable walls to install Helifix bar at 450 vertical centres at each side of the expansion joint; including all associated cutting, helifix bars and all accessories; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Cutting</u>				
A	Helifix (or Equal and approved) bar; each side of expansion joints	11	m		
	<b>Forming opening in existing flooring; complete in preparation for the preparation of a new staircase to be fitted (elsewhere measured); all existing surfaces to be made good and removal, disposal of any debris off site and any temporary propping required whilst works are being carried out; all in accordance with TA Group's drawings and specifications</b>				
	<u>Cutting</u>				
B	Openings in existing structures; floors; forming opening of approx 260mm wide x 1100mm wide	1	nr		
C	Openings in existing structures; floors; forming opening of approx 470mm wide x 1100mm wide	1	nr		
	<b>Forming temporary opening in existing concrete floor; complete in preparation for the preparation of new pipework for Mechanical &amp; Electrical installations (elsewhere measured); contractor is to saw cut the concrete slab and insulation layer; include for re-installation of new insulation and concrete floors on completion of works; floors to be made good after chasing for pipework with sand/cement fill and finished with Larsen (or equal and approved) SLC100 Self Leveling Flooring Compound; leave areas ready for new floor finishes (by client); all existing surfaces to be made good and removal, disposal of any debris off site; all in accordance with TA Group's drawings and specifications</b>				
	<u>Cutting</u>				
D	Forming new opening in ground floor; approx 50mm wide	25	m		
E	extra over for reinstatement as outlined above	25	m		
	<b>Removal of existing External Rainwater Goods; including associated first fixings, second fixings etc; complete in preparation for new rainwater goods (elsewhere measured); all existing surfaces to be made good and removal, disposal of any debris off site and any temporary propping and support required whilst works are being carried out; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
F	existing gutters	12	m		
G	existing downpipes	11	m		
H	existing SVPs	8	m		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(-- ) DEMOLITIONS &amp; ALTERATIONS (Continued)</b>				
	<b>Removal of existing Fascia &amp; Soffit; including associated first fixings, second fixings etc; complete in preparation for new (measured elsewhere); all existing surfaces to be made good and removal, disposal of any debris off site and any temporary propping and support required whilst works are being carried out; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
A	existing fascia	12	m		
B	existing verge	16	m		
C	existing soffit	27	m		
	<b>Removal of existing External Doors; including associated screens, doors, any frames, second fixings etc; complete in preparation for new doors to be fitted (elsewhere measured); all existing surfaces to be made good and removal, disposal of any debris off site and any temporary propping and support required whilst works are being carried out; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
D	Existing Front Door; approx 1500mm wide x 2100mm	1	nr		
E	Existing Rear Door; approx 1500mm wide x 2100mm	1	nr		
	<b>Removal of existing Internal Doors; including any frames, second fixings etc; complete in preparation for new doors to be fitted (elsewhere measured); all existing surfaces to be made good and removal, disposal of any debris off site and any temporary propping and support required whilst works are being carried out; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing Doors; to Blockwork</u>				
F	Existing Internal Doors; approx 1000mm wide x 2100mm	3	nr		
	<u>Removing Doors; to Timber Studwork</u>				
G	Existing Internal Doors; approx 1000mm wide x 2100mm	6	nr		
	<b>Removal of existing External Windows; including glazing; any frames, second fixings etc; complete in preparation for new windows to be fitted (elsewhere measured); including all associated temporary supports, fixings and weatherings; all existing surfaces to be made good and removal, disposal of any debris off site; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
H	Existing window; approx 880mm wide x 980mm	2	nr		
J	Existing window; approx 1100mm wide x 1200mm	4	nr		
K	Existing window; approx 1200mm wide x 1200mm	1	nr		
L	Existing window; approx 1500mm wide x 1200mm	1	nr		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(--) DEMOLITIONS &amp; ALTERATIONS (Continued)</b>				
	<b>Removal of existing roof trusses; as per roof layout; complete in preparation for new roof trusses (elsewhere measured); including all associated temporary supports, fixings and weatherings; all existing surfaces to be made good and removal, disposal of any debris off site; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
A	Existing roof trusses	5	nr		
	<b>Removal of existing roof tiles; including first fixings, second fixings; battens; felt etc; complete in preparation for new roof tiles (elsewhere measured); all existing surfaces to be made good and removal, disposal of any debris off site; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
B	Existing roof tiles	125	m2		
C	extra over above for working on neighbouring roof	1	item		
D	extra for removal and replacement of existing valley board; once roof tiles removed; including all associated supports and fixings	6	m		
	<b>Removal of existing plaster board ceilings; including first fixings, second fixings etc; complete in preparation for new plasterboard ceilings (elsewhere measured); all existing surfaces to be made good and removal, disposal of any debris off site; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
E	Existing plasterboard ceilings	113	m2		
	<b>Removal of existing floor boards to first floor; including first fixings, second fixings etc; complete in preparation for new floorboard and floor finishes (elsewhere measured); all existing surfaces to be made good and removal, disposal of any debris off site; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
F	Existing floorboards	57	m2		
	<b>Removal of existing floor finishes to ground floor; including associated fixings, bedding and ground; complete; in preparation for new floor finishes (elsewhere measured); all existing surfaces to be made good and removal, disposal of any debris off site; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
G	Existing Floor Tiles	35	m2		
H	Existing Timber Flooring	21	m2		
	<b>Removal of existing wall finishes; including associated fixings, bedding and ground; complete; in preparation for new wall finishes (elsewhere measured); all existing surfaces to be made good and removal, disposal of any debris off site; all in accordance with TA Group's drawings and specifications</b>				

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(--) DEMOLITIONS &amp; ALTERATIONS (Continued)</b>				
	<u>Removing</u>				
A	Existing Wall Tiles <b>Removal of existing windowboards to all window opes; including first fixings, second fixings etc; complete in preparation for new windowboards (elsewhere measured); all existing surfaces to be made good and removal, disposal of any debris off site; all in accordance with TA Group's drawings and specifications</b>	10	m2		
	<u>Removing</u>				
B	Existing windowboards <b>Alterations to existing fireplace; block up ope with 13n/mm2 blocks and plastered; flue to be cleared of any debris prior to blocking up; making good to surrounding surfaces; including removal of debris off site, adjustments to wall if required, making good to surrounding surfaces to match existing finishes and any temporary supports required; complete; all in accordance with TA Group's drawings and specifications</b>	9	m		
	<u>Building Up</u>				
C	existing fire place <b>Cleaning works to remove existing stains to external walls; including all controlled measures, protection against neighboring properties; left ready to receive new finishes; all in accordance with TA Group's drawings and specifications</b>	1	item		
	<u>Cleaning Surfaces</u>				
D	washing; power washing	125	m2		
E	chemical treatment; moss treatment	125	m2		
F	extra over for removal of vegetation to eaves and perimeter of building; prior to commencement of works	1	item		
	<b><u>GENERALLY</u></b>				
G	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(--)</b> DEMOLITIONS & ALTERATIONS (Continued)				
<b>COLLECTION</b>				
Page 87/1:				0
Page 87/2:				0
Page 87/3:				0
Page 87/4:				0
Page 87/5:				0
<b>(--)</b> DEMOLITIONS & ALTERATIONS				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(21) EXTERNAL WALLS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>CONCRETE WORK: Precast Concrete</u></b>				
	<b>Precast Concrete Cills; pre-tensioned; standard or stock pattern units; including 25mm insulation backing; dpc turned up at back and sides; concrete backing; formwork; rebated, sunk, weathered, throated, projecting 75mm beyond the wall face; all in accordance with TA Group's drawings and specifications</b>				
	<u>Window Cills</u>				
C	extra over for removing existing cill and replacement with precast concrete 300mm deep x 150mm thick; reinforced with 3nr bars; fair finish exposed surface; including all works to blockwork and patching up as necessary upon completion	3	m		
	<b><u>CONCRETE WORK: Composite Construction</u></b>				
	<b>Level Access threshold unit; Aco Drainage Channel or equally approved; stainless steel grill type to be agreed; radon membrane wrapped and sealed; installed as per manufacturers instructions; all in accordance with TA Group's drawings and specifications</b>				
	<u>Thresholds; Level Access</u>				
D	1,450mm wide	1	nr		
E	1,560mm wide	1	nr		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(21) EXTERNAL WALLS (Continued)</b>				
	<b>Party Wall Cavity Barrier to existing blockwork; breaking out pockets of blockwork in existing walls for the installation of the proprietary firestop at party wall; ARC T Barrier Masonry with Integral DPC Code TBM; suitably sized for cavity on site; minimum 50mm overlap with party wall leaf (Party Wall Cavity Barrier) or equal approved; fitted in strict accordance with the manufacturers instructions; making good to blockwork upon installation and ready for plastering (measured elsewhere); supply and install a continuous vertical DPC in the wall to be fitted between the firestop slab and the inside face of the outer leaf; all in accordance with TA Group's drawings and specifications</b>				
	<u>Fire insulation</u>				
A	vertical; 150mm wide cavity	11	m		
	<b>Cavity Barrier to blockwork; installation of the proprietary firestop at eaves level of the blockwork wall; ARC (or equal and approved) Cavity Stop Sock Fire Barrier- CSS150 - 150mm Lt Blue to top of entire cavity; suitably sized for cavity on site; fitted in strict accordance with the manufacturers instructions; making good to blockwork upon installation; supply and install a continuous vertical DPC in the wall to be fitted between the firestop slab and the inside face of the outer leaf; all in accordance with TA Group's drawings and specifications</b>				
	<u>Fire insulation; existing block walls</u>				
B	horizontal; 150mm wide cavity	25	m		
	<b><u>BRICKWORK AND BLOCKWORK: Ancillaries to Brickwork/Blockwork</u></b>				
	<b>Movement joints; 12mm wide; filling joint with 18mm flexible closed cell polyethylene; allow for proprietary bead and flexible sealant; all in accordance with TA Group's drawings and specifications</b>				
	<u>Expansion joints; existing block walls</u>				
C	12mm wide; 350mm deep; vertical; all to Architect's approval	11	m		
	<b>Sundries; Recesses for Services Connections; ESB Meter cabinet to be installed max 2m from front of house and between 1.0m-1.2m from F.G.L; complete with Precast concrete lintel to head with stepped DPC over and proprietary uPVC service box with associated door and ducting; all in accordance with TA Group's drawings and specifications</b>				
	<u>Recesses</u>				
D	built in uPVC service meter boxes; complete including associated builders work, removal and replacing any existing, creating opes, new boxes, ducting, sealants etc; ESB	1	item		
E	built in uPVC service meter boxes; complete including associated builders work, removal and replacing any existing, creating opes, new boxes, ducting, sealants etc; Telecoms	1	item		

	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<p style="text-align: center;"><b>(21) EXTERNAL WALLS (Continued)</b></p> <p><b>Sundries; creating ventilation openings; all in accordance with TA Group's drawings and specifications</b></p> <p><u>Ventilation openings</u></p>				
A	9	nr		
<p><b><u>GENERALLY</u></b></p>				
B	1	item		
<p>The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications</p>				

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(21) EXTERNAL WALLS (Continued)</b>				
<b>COLLECTION</b>				
Page 88/1:				0
Page 88/2:				0
Page 88/3:				0
<b>(21) EXTERNAL WALLS</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(22) INTERNAL WALLS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>BRICKWORK AND BLOCKWORK: Brickwork/Blockwork</u></b>				
	<b>Standard ordinary quality concrete solid blocks; blocks shall be concrete masonry units conforming to BS6073; minimum 13N/mm<sup>2</sup>; 440 x 215 x 100; all masonry construction shall conform IS325 and IS EN 1996; sand for mortar shall comply with BS1200; cement shall be in accordance IS EN 197-1; all in accordance with TA Group's drawings and specifications</b>				
	<u>Walls</u>				
C	100mm thick	5	m <sup>2</sup>		
	<b><u>BRICKWORK AND BLOCKWORK: Ancillaries to Brickwork/Blockwork</u></b>				
	<b>Party Wall Fireproofing; to top of existing blockwork party wall; firestop to be fitted between battens on top of roofing membrane; firestop approx 25mm between top of party wall and underside of roofing membrane; roof battens to be saw cut at mid point of party wall and battens to be replaced where necessary; Cavity barrier of wire reinforced mineral wool (50mm min) or fire resisting board in boxed eaves; fitted in strict accordance with the manufacturers instructions; making good to blockwork upon installation and ready for plastering (measured elsewhere); supply and install a continuous vertical DPC in the wall to be fitted between the firestop slab and the inside face of the outer leaf; all in accordance with TA Group's drawings and specifications</b>				
	<u>Fire insulation</u>				
D	horizontal; 215mm wide blockwork party wall	12	m		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(22) INTERNAL WALLS (Continued)</b>				
	<b><u>FLOOR, WALL AND CEILING FINISHINGS: Stud Partitions</u></b>				
	<b>Timber stud partitions; comprising of double 100 x 44mm C16 softwood head and sole plates; 100 x 44mm vertical C16 softwood studs at 400mm centres; 100 x 44mm horizontal noggings at 900mm centres vertically; 100mm thick mineral wool acoustic insulation fixing between studs; 12.5mm Gypsum Wallboard or equal and approved to both sides; fixing screws to softwood; all joints taped and filled; all in accordance with TA Group's drawings and specifications</b>				
	<u>Partitions</u>				
A	2415mm high	4	m		
B	abutments to other finishes	4	nr		
C	forming single door openings	1	nr		
	<b>Timber stud partitions; comprising of double 100 x 44mm C16 softwood head and sole plates; 100 x 44mm vertical C16 softwood studs at 400mm centres; 100 x 44mm horizontal noggings at 900mm centres vertically; 100mm thick mineral wool acoustic insulation fixing between studs; 12.5mm Gypsum Wallboard or equal and approved to one side; fixing screws to softwood; all joints taped and filled; all in accordance with TA Group's drawings and specifications</b>				
	<u>Partitions to Party Wall</u>				
D	2400mm high	8	m		
E	abutments to other finishes	6	nr		
F	extra over 50mm shadow gap	8	m		
G	2500mm high	9	m		
H	abutments to other finishes	6	nr		
J	extra over 50mm shadow gap	9	m		
	<b>Timber stud partitions; comprising of double 100 x 44mm C16 softwood head and sole plates; 100 x 44mm vertical C16 softwood studs at 400mm centres; 100 x 44mm horizontal noggings at 900mm centres vertically; 100mm thick mineral wool acoustic insulation fixing between studs; 12.5mm Gypsum Wallboard or equal and approved to one side; fixing screws to softwood; all joints taped and filled; all in accordance with TA Group's drawings and specifications</b>				
	<u>Partitions to Service Cavity Walls</u>				
K	2500mm high	3	m		
L	abutments to other finishes	2	nr		
M	extra over; moisture resistant board	8	m2		
N	extra over 50mm shadow gap	3	m		
	<b><u>GENERALLY</u></b>				
P	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(22) INTERNAL WALLS (Continued)</b>				
<b>COLLECTION</b>				
Page 89/1:				0
Page 89/2:				0
<b>(22) INTERNAL WALLS</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(23) FLOORS, GALLERIES</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>WOODWORK: Structural and First Fixings</u></b>				
	<b>Carcassing; Softwood; sawn unless otherwise stated; structural grade; tanalised; including necessary overlaps; all in accordance with TA Group and Roscommon County Councils drawings and specifications</b>				
	<u>Carcassing</u>				
C	225 x 44; C18; floor joists; 400mm centres	15	m		
D	225 x 75; C18; trimmers	20	m		
E	Extra for treating ends of joists preservatives	13	nr		
F	225 x 44; C18; solid bridging to floor joists; 1200mm centres	5	m		
	<b><u>WOODWORK: Ironmongery, Accessories and Sundries</u></b>				
	<b>Proprietary Metal Joist hangers; "Bat" or equivalent; galvanised mild steel gauge 12 to BS 2989; class Z2 coating Type C; installed as per manufacturers recommendations; all in accordance with TA Group's drawings and specifications</b>				
	<u>Accessories</u>				
G	for 225 x 44mm joists; fixed to softwood joist 32mm square twisted sheradised nails	13	nr		
	<b>Galvanised steel strap; 30x3mm steel strap; fixed to noggings; fixed at 1200mm spacings max; installed as per manufacturers recommendations; all in accordance with TA Group's drawings and specifications</b>				
	<u>Accessories</u>				
H	1200mm long	10	nr		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(23) FLOORS, GALLERIES (Continued)</b>				
	<b>WOODWORK: Boarding and Second Fixings</b>				
	<b>Tongue &amp; groove plywood; OSB3 18mm thick; screw fixed to floor joists with galvanised mild steel screws; all in accordance with TA Group's drawings and specifications</b>				
A	<u>Boarding &amp; Sheeting</u> over 300mm wide; floors	47	m2		
	<b>WPB plywood; 18mm thick; moisture resistant; screw fixed to floor joists with galvanised mild steel screws; all in accordance with TA Group's drawings and specifications</b>				
B	<u>Boarding &amp; Sheeting</u> over 300mm wide; floors	6	m2		
	<b>GENERALLY</b>				
C	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(23) FLOORS, GALLERIES (Continued)</b>				
<b>COLLECTION</b>				
Page 90/1:				0
Page 90/2:				0
<b>(23) FLOORS, GALLERIES</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(24) STAIRS, RAMPS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>WOODWORK: Composite Items</u></b>				
	<b>Balustrades; 82x82x1100mm high square profile red deal Newel Posts with chamfered profile at each corner; posts are located at ends, landings and corners of balustrades; newel posts to be capped with 115x115mm White Oak Newel Post cappings; 44x60mm handrails to top of balustrade with a housing to accept stair spindles; the exact profile to be selected by Architect and agreed with contractor prior to manufacturing; white oak fillet pieces to be fitted between spindles to finish flush handrails; base rails are to be fitted along the top of the stairs strings and horizontally along landings; with red deal fillet pieces fitted between spindles to finish flush with base rail; base rail to incorporate 5mm square shadow gap detail as per Architects details; stair spindles to be 41x41mm square profile red deal spindles chamfered edges; including all associated supports, anchors, bracketing to blockwork &amp; timber backgrounds etc.; all in accordance with TA Group's drawings and specifications</b>				
	<u>Composite Items</u>				
C	Staircase units; Straight Shape; 14 nr risers, 235mm wide treads, 192mm high risers, 900mm overall width, 2700mm overall rise	1	item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(24) STAIRS, RAMPS (Continued)</b>				
	<b>Balustrades; 82x82x1100mm high square profile red deal Newel Posts with chamfered profile at each corner; posts are located at ends, landings and corners of balustrades; newel posts to be capped with 115x115mm White Oak Newel Post cappings; 44x60mm handrails to top of balustrade with a housing to accept stair spindles; the exact profile to be selected by Architect and agreed with contractor prior to manufacturing; white oak fillet pieces to be fitted between spindles to finish flush handrails; base rails are to be fitted along the top of the stairs strings and horizontally along landings; with red deal fillet pieces fitted between spindles to finish flush with base rail; base rail to incorporate 5mm square shadow gap detail as per Architects details; stair spindles to be 41x41mm square profile red deal spindles chamfered edges; including all associated supports, anchors, bracketing to blockwork &amp; timber backgrounds etc.; all in accordance with TA Group and Roscommon County Councils drawings and specifications</b>				
	<u>Balustrades</u>				
A	overall height 1100mm; horizontal	3	m		
B	overall height 1100mm; raking to slope of the stairs	8	m		
	<b><u>PAINTING AND DECORATING: Painting</u></b>				
	<b>Cleaning, seal knotting and stopping; primed; 3 coats of Varnish; including all associated preparation work etc.; all in accordance with TA Group's drawings and specifications</b>				
	<u>General surfaces</u>				
C	Newell Posts Cappings; '115x115mm; isolated areas	8	nr		
	<u>Second Fixings</u>				
D	Handrail; horizontal; not exceeding 300mm girth	4	m		
E	Handrail; raking; not exceeding 300mm girth	9	m		
	<b>Cleaning, seal knotting and stopping; primed; 1 coat of Aluminium Wood Primer; 2 coats of Satinwood; colour to be selected by Architect; including all associated preparation work etc.; all in accordance with TA Group's drawings and specifications</b>				
	<u>General surfaces</u>				
F	newell posts; 82x82 x1100mm high; isolated areas	6	nr		
	<u>Second Fixings</u>				
G	staircase areas; threads; girth not exceeding 300mm	14	m		
H	staircase areas; risers; girth not exceeding 300mm	14	m		
	<u>Balustrades</u>				
J	open type; horizontal; including all associated railings and spindles	7	m2		
K	open type; raking; including all associated railings and spindles	17	m2		
	<b><u>GENERALLY</u></b>				
L	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<p data-bbox="301 170 708 201">(24) STAIRS, RAMPS (Continued)</p> <p data-bbox="153 210 319 237"><b>COLLECTION</b></p> <p data-bbox="153 253 296 282">Page 91/1:</p> <p data-bbox="153 291 296 320">Page 91/2:</p> <p data-bbox="153 329 397 358"><b>(24) STAIRS, RAMPS</b></p> <p data-bbox="153 367 421 396"><b>Carried to Summary:</b></p>				<p data-bbox="1493 253 1509 282">0</p> <p data-bbox="1493 291 1509 320">0</p> <p data-bbox="1453 367 1509 396"><b>0.00</b></p>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(27) ROOFS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
C	3. The main contractor is to ensure that the roof truss manufacturer is to take all site dimensions necessary (approx sizes given below), produce all shop drawings & design calculations & submit them to the structural engineer for approval 3 weeks minimum prior to the fabrication of the roof. No fabrication is to take place without the structural engineers consent		item		
D	4. All relevant paperwork and certification for the roof trusses is to be forwarded to the structural engineer and assigned certifier as trusses are delivered to site. Ensure that trusses are not notched or drilled to accommodate services.		item		
	<b><u>WOODWORK: Structural &amp; First Fixings</u></b>				
	<b>Prefabricated roof trusses; NSAI approved prefabricated roof trusses to suppliers design; include for certification as required by Assigned Certifier; at 400mm centres; all roof timbers to be pressure treated; connect roof truss to wall plate using proprietary truss clips and existing roof trusses in accordance with manufacturers instructions; roof truss plan indicative, along with spans and number of trusses; all to contractors design and certification; including all necessary interaction and tying in to existing roof structure, timber bracing, purlins, hips, ridge boards, tilting fillets, struts, gable ladders, truss clips, fixings etc; complete; all to Engineers Approval; all in accordance with TA Group's drawings and specifications</b>				
	<u>Pre-fabricated; pitched roof trusses</u>				
E	11000mm approx overall span; main roof	5	nr		
F	extra over for works to existing trusses at chimneys where the chimneys are being blocked up	1	item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(27) ROOFS (Continued)</b>				
	<b>Carcassing; Softwood; sawn unless otherwise stated; structural grade; tanalised; timber construction shall conform with EN1995 Eurocode 5: Design of timber structures; timber grades and sizes to be in accordance with BS4978 &amp; BS EN 60146 respectively; including necessary overlaps; all in accordance with TA Group's drawings and specifications</b>				
	<u>Carcassing</u>				
A	225 x 44mm; C16 ridge board	4	m		
B	225 x 75mm; C16 water tank supports	12	m		
C	225 x 44mm; spliced C16 rafter to existing rafters	18	m		
	<u>First Fixings</u>				
D	backing for fascia and barge; 50x 50mm	27	m		
E	soffit support; 50 x 50mm; fixed to blockwork	27	m		
	<u>Labours; splicing end of existing rafters</u>				
F	splicing to end of all existing rafters at eaves; new spliced C16 end rafter to be bolted to existing rafter at 3 locations; as per details	20	nr		
	<b><u>WOODWORK: Boarding &amp; second fixing</u></b>				
	<b>WBP plywood; 18mm thick; screw fixed to timber joists with galvanised mild steel screws; all in accordance with TA Group's drawings and specifications</b>				
	<u>Boarding &amp; Sheeting</u>				
G	backings for fascia and barge; 240 x 25mm	27	m		
H	backings for soffit; 225 x 25mm	27	m		
J	support for water tank	4	m2		
K	walkway to tank	6	m2		
L	valley board; 450mm wide complete	6	m		
	<b><u>WOODWORK: Ironmongery, Accessories and Sundries</u></b>				
	<b>Galvanised mild steel wall plate anchor straps; "Bat" or equivalent; 150mm bend at one end; pre-drilled; fixed to blockwork with proprietary fixings; including all necessary fixings; 4 nr to wall, 3 nr to truss and 2 nr to wall plate; all in accordance with TA Group's drawings and specifications</b>				
	<u>Accessories</u>				
M	32 x 2.5 x 1200mm	3	nr		
	<b>Insulation; Mineral Wool insulation; 300mm thick; 150mm laid between joists and 150mm over; thermal conductivity of 0.044w/mk; required u-value of 0.13W/m2k; all in accordance with TA Group's drawings and specifications</b>				
	<u>Thermal Insulation</u>				
N	horizontal; 300mm thick; exceeding 300mm	54	m2		
P	raking; eaves; 300mm thick; exceeding 300mm	12	m2		

	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<p style="text-align: center;"><b>(27) ROOFS (Continued)</b></p> <p><b><u>GENERALLY</u></b>            The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications</p>	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(27) ROOFS (Continued)</b>				
<b>COLLECTION</b>				
Page 92/1:				0
Page 92/2:				0
Page 92/3:				0
<b>(27) ROOFS</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(31) EXTERNAL WALL: COMPLETIONS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>BRICKWORK AND BLOCKWORK: Ancillaries to Brickwork/Blockwork</u></b>				
	<b>Sundries; Ventilation openings; positioned over the internal opening of the cavity sleeve and fixed to the wall using screws and wall plugs; including vents, pipework and covers; all in accordance with Architects Drawings &amp; Specification</b>				
	<u>Ventilation Openings</u>				
C	Aereco BXC1842 or equally approved humidity sensitive units	3	nr		
D	Aereco BXC275 or equally approved humidity sensitive units	2	nr		
E	Aereco EHT acoustic kit with Aereco EHT humidity sensitive air inlets or equal approved; with external canopy & insect grille	5	nr		
	<b><u>WOODWORK: Boarding &amp; Second fixings</u></b>				
	<b>Window boards; white deal; include for notching and mechanically fixing to external blockwork wall; bullnosed edge; painted; including all associated fixings, sealants; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Second fixings</u>				
F	200 x 19mm thick; bullnose	9	m		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(31) EXTERNAL WALL: COMPLETIONS (Continued)</b>				
	<b><u>METALWORK: Non-Structural</u></b>				
	<u>Note:</u>				
A	the composite item is deemed to include all component items shown on the Architect's drawings i.e. slips, stops, beads, etc., glass, in-tumescent material and smoke stops required to achieve the required fire rating		note		
B	frame anchors and all mortices and holes together rockwool/non-combustible expanding foam packing between the frame and structure of all fire rated doorsets and framesets is deemed to be included <b>uPVC windows and doors; RAL 7015 Slate Grey; double glazed; draft proof seals; Argon-filled soft low-e windows cavity; U-Value min 1.2; manufacturers certs to be obtained and provided to the assigned certifier; sample of windows and doors to be provided before ordering; all bedroom windows to be in compliance with current building regulations to allow adequate means of escape; child safety restrictors to be fitted to bedroom windows; non-lockable handles to be fitted; doors and windows to include all necessary ironmongery, all fittings, fixings, sealants etc.; complete; all in accordance with TA Group's drawings and specifications</b>		note		
	<u>Windows; Composite Items</u>				
C	880 x 980mm overall size; Type I	1	nr		
D	880 x 980mm overall size; Type I-A	1	nr		
E	extra over for glazing being Opaque	1	nr		
F	1100 x 1200mm overall size; Type F	3	nr		
G	1100 x 1200mm overall size; Type F-A	1	nr		
H	extra over for glazing being Opaque	1	nr		
J	1200 x 1200mm overall size; Type M	1	nr		
K	1500 x 1200mm overall size; type G	1	nr		
L	extra over on above for fitting child safety restrictors to bedroom windows <b>Front door; Composite Single leaf door; Argon-filled soft low-e windows cavity; U-Value min 1.2; receiver type on external doors to be of the hooked type, 5point locking system; manufacturers certs to be obtained and provided to the assigned certifier; sample of doors to be provided before ordering; doors to include all necessary ironmongery; front door to have maximum threshold height of 15mm, exposed edges chamfered; all doors to comply with Technical Guidance Documents Part 'M' for disabled access &amp; Part 'B' for Fire Regulations; including all ironmongery, fittings, fixings, sealants, etc.; complete; all in accordance with TA Group's drawings and specifications</b>	3	nr		
	<u>Doors; Composite Items</u>				
M	1450 x 2100mm high overall size ; 1000 x 2100mm high front door including 500mm x 2100 high glazed side screen	1	nr		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(31) EXTERNAL WALL: COMPLETIONS (Continued)</b>				
	<b>Rear door; Composite Single leaf door; full panel to be safety glass; double glazed; draft proof seals; Argon-filled soft low-e windows cavity; U-Value min 1.2; receiver type on external doors to be of the hooked type, 5point locking system; manufacturers certs to be obtained and provided to the assigned certifier; sample of doors to be provided before ordering; doors to include all necessary ironmongery; front door to have maximum threshold height of 15mm, exposed edges chamfered; all doors to comply with Technical Guidance Documents Part 'M' for disabled access &amp; Part 'B' for Fire Regulations; including all ironmongery, fittings, fixings, sealants, etc.; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Doors; Composite Items</u>				
A	1500 x 2100mm high overall size ; 1060 x 2100mm high rear door including 500mm x 2100 high glazed side screen	1	nr		
	<b><u>PAINTING AND DECORATING: Painting</u></b>				
	<b>Painting; one coat aluminum primer, to the contact faces of members fixed permanently to blockwork or the like; all in accordance with TA Group's drawings and specifications</b>				
	<u>General surfaces</u>				
B	not exceeding 300mm girth; back of window boards	9	m		
	<b>Painting; prepare, knot, prime, stop, spot primer, one coat Sadolins PX65 in stain to be selected; two coats Sadolins Top Coat Lacquer; all in accordance with TA Group's drawings and specifications</b>				
	<u>General surfaces</u>				
C	not exceeding 300mm girth; window boards	9	m		
	<b><u>GENERALLY</u></b>				
D	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(31) EXTERNAL WALL: COMPLETIONS (Continued)</b>				
<b>COLLECTION</b>				
Page 93/1:				0
Page 93/2:				0
Page 93/3:				0
<b>(31) EXTERNAL WALL: COMPLETIONS</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(32) INTERNAL WALL: COMPLETIONS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>WOODWORK: Boarding &amp; Second Fixing</u></b>				
	<b>Deal Architraves; 75mm x 20mm splayed; wrought unless otherwise stated; fixed and plugged to blockwork and timber backgrounds; all in accordance with TA Group's drawings and specifications</b>				
	<u>Second fixings</u>				
C	Architraves; 75 x 20mm; splayed	97	m		
	<b><u>WOODWORK: Composite Items</u></b>				
	<u>Note:</u>				
D	the composite item is deemed to include all component items shown on the Architect's drawings (except ironmongery) i.e. slips, stops beads ., glass, in-tumescent material and smoke stops required to achieve the required fire rating		note		
E	frame anchors and all mortices and holes together rockwool/non-combustible expanding foam packing between the frame and structure of all fire rated doorsets and framesets is deemed to be included		note		
	<b>Softwood; Red Deal; wrought; selected; matched for grain and colour; approved Hilti fixings; countersinking and flush pelleting; all in accordance with TA Group's drawings and specifications</b>				
	<u>Framing</u>				
F	jamb and heads; ex 150 x 50mm; splayed - 1; rebated - 1	48	m		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(32) INTERNAL WALL: COMPLETIONS (Continued)</b>				
	<b>Doors; Internal wood flush doors to be 44mm solid core flush internal door with hardwood veneer facing; factory primed; manufacturer to contractors choice; solid core door tested to BS EN 1634-1:2014; sample door to be approved in writing before an order is placed; facings to be 4mm thick plywood facings both sides and lippings to be hardwood lipping's to two long edges; primed by manufacturer for site painting; all internal door leaves to be fitted with a minimum 18mm gap between finished floor Level and door leaf due to ventilation requirements (CMEV); locks and handles to be brass Sonnato BW450PB with 4 steel butt hinges per door and door stops to be fitted to all doors; including all fixings, fittings, ironmongery, etc; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Single doors</u>				
A	Type A; 960 x 2110mm overall size	3	nr		
B	Type B; 915 x 2110mm overall size	5	nr		
	<b>Doors; Glazed Internal wood flush doors to be 44mm solid core flush internal door with hardwood veneer facing; factory primed; manufacturer to contractors choice; glazed to be toughened safety glass and sealed; solid core door tested to BS EN 1634-1:2014; sample door to be approved in writing before an order is placed; facings to be 4mm thick plywood facings both sides and lippings to be hardwood lipping's to two long edges; primed by manufacturer for site painting; all internal door leaves to be fitted with a minimum 18mm gap between finished floor Level and door leaf due to ventilation requirements (CMEV); locks and handles to be brass Sonnato BW450PB with 4 steel butt hinges per door and door stops to be fitted to all doors; including all fixings, fittings, ironmongery, etc; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Double Doors</u>				
C	Type D; 1580 x 2090 overall size	1	nr		
	<b><u>PAINTING AND DECORATING: Painting</u></b>				
	<b>Painting; one coat aluminum primer, to the contact faces of members fixed permanently to blockwork or the like; all in accordance with TA Group's drawings and specifications</b>				
	<u>General surfaces</u>				
D	not exceeding 300mm girth; backs of door frames and architraves	145	m		
	<b>Painting; prepare, knot, prime, stop primer; two coats undercoat; one coat full satin wood paint; all in accordance with TA Group's drawings and specifications</b>				
	<u>General surfaces</u>				
E	not exceeding 300mm girth; door frames and architraves	145	m		
F	over 300mm wide	39	m2		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(32) INTERNAL WALL: COMPLETIONS (Continued)</b>				
	<b><u>WOODWORK: Ironmongery, Accessories and Sundries</u></b>				
	Supply and fix the following ironmongery to doors; assemble & fit carefully all ironmongery using fastenings with matching finish supplied by the ironmongery supplier; sample to be provided for approval; prevent damage to ironmongery & adjacent surfaces; prior to handover ensure that all ironmongery functions correctly; adjust and lubricate as necessary to ensure correct functioning; all as per Architects specification				
	<u>Ironmongery</u>				
A	Brass 'Sonnato BW450PB' Handles and Lever	10	nr		
B	Mortice locks and receivers	10	nr		
C	steel butt hinges	40	nr		
D	door stops	10	nr		
	<b><u>GENERALLY</u></b>				
E	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(32) INTERNAL WALL: COMPLETIONS (Continued)</b>				
<b>COLLECTION</b>				
Page 94/1:				0
Page 94/2:				0
Page 94/3:				0
<b>(32) INTERNAL WALL: COMPLETIONS</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(-- ) AIRTIGHTNESS &amp; BER TESTS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
C	3. Ensure continuity of insulation to limit thermal bridging around windows, doors, other wall openings and at any junctions between elements as required by TGD L Conservation of Fuel & Energy - Dwellings 2019. Refer to the document ' Limiting Air Infiltration - Acceptable Construction details'	1	item		
	<b><u>(-- ) AIRTIGHTNESS</u></b>				
	<b>Airtightness Membrane; Isover Vario KM Duplex UV or equal and approved air-tightness membrane; to all ceilings under attic spaces to the houses prior to fitting plasterboard; membrane to be installed strictly in accordance with the manufacturers recommendations; include for all necessary proprietary adhesive tapes, laps, allowing for sealing any ducts, wiring, pipes going through membrane etc. as recommended by the manufacturer; all in accordance with TA Group's drawings and specifications</b>				
	<u>Membrane</u>				
D	exceeding 300mm wide; horizontal	54	m2		
	<b>Airtightness Taping; Contega Solido SL 2 ply air tightness window sealing plastering tape or equivalent all around window &amp; door opes internally after fitting windows &amp; doors but before plastering the walls; prior to fitting windowboards; tape to be fitted strictly in accordance with the manufacturers recommendations; including Orcon F flexible sealant to all junctions between the windows/doors and walls, internally and externally; ensuring a good airtight seal; all in accordance with TA Group's drawings and specifications</b>				
	<u>Airtightness Tape; to External Opes</u>				
E	not exceeding 300mm wide; reveals	51	m		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b><u>(--)</u> AIRTIGHTNESS &amp; BER TESTS (Continued)</b>				
	<b>Airtightness Testing; contractor is to include for carrying out an air tightness test; the required result is air permeability rate (Q50) of not greater than 4 cubic metres per hour per square metre of exposed envelope area, to allow an entry into the deep software for adjusted result of air permeability test in AC/H adj of not greater than 0.2; including all associated site visits, testing, survey, reporting and certification; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Airtightness Testing</u>				
A	generally	1	nr		
	<b><u>(--)</u> BER TESTING</b>				
	<b>Contractor is to provide BER certificate on completion of construction - minimum acceptable BER rating is A2; contractor is to provide certificates to confirm u-values of materials used to M&amp;E Engineers to provide BER certificate on completion of construction; including all associated site visits, testing, survey, reporting and certification; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Building Energy Rating (BER) Certificate</u>				
B	generally	1	nr		
	<b><u>GENERALLY</u></b>				
C	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(--)</b> AIRTIGHTNESS & BER TESTS (Continued)				
<b>COLLECTION</b>				
Page 95/1:				0
Page 95/2:				0
<b>(--)</b> AIRTIGHTNESS & BER TESTS				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(37) ROOF COMPLETIONS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>WOODWORK: Composite Items</u></b>				
	<b>Loft Access Trap Door &amp; Folding Ladder; insulated airtight hatch; stira or similar approved; contractor to allow for forming hatch in first floor ceiling and hatch shall be accommodated within the truss spacing; the attic hatch to airtight and insulated with half hour fire rated protection as per Part B of the Building Regulations; the hatch shall be finished with 75x19mm painted architrave to perimeter of hatch; including all associated framing, door, hinges, foldable ladder, railings, fittings, ironmongery, insulation, fire-rating &amp; airtightness requirements etc; complete; fitted as per manufacturers instructions; all in accordance with TA Group's drawings and specifications</b>				
	<u>Composite Item</u>				
C	Loft Access Trap Door & Ladder; 900x600mm	1	nr		
	<b><u>GENERALLY</u></b>				
D	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<p>(37) ROOF COMPLETIONS (Continued)</p> <p>COLLECTION</p> <p>Page 96/1:</p> <p>(37) ROOF COMPLETIONS</p> <p>Carried to Summary:</p>				<p>0</p> <p>0.00</p>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(41) WALL FINISHES EXTERNALLY</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>FLOOR WALL AND CEILING FINISHES: In-Situ Finishes</u></b>				
	<b>External Plastering; mortar; scud, render and float in cement and sand (1:3); 3nr coats; waterproofed approved compound; smooth plaster finish; 25mm thick work; to blockwork base; including all necessary expanded metal angle bead to reveals and corners as required; all in accordance with TA Group's drawings and specifications</b>				
	<u>Walls; to existing blockwork base</u>				
C	over 300mm wide	15	m2		
	<b>External Plastering; render and float in cement and sand (1:3); on top of existing plaster finish; waterproofed approved compound; smooth plaster finish; 12.5mm thick; to existing plaster base; including all necessary expanded metal angle bead to reveals and corners as required; all in accordance with TA Group's drawings and specifications</b>				
	<u>Walls; to existing plaster base</u>				
D	over 300mm wide	125	m2		
	<u>Reveals; to existing plaster base</u>				
E	not exceeding 300mm wide	39	m		
	<b><u>PAINTING AND DECORATING: Painting</u></b>				
	<b>External Painting; preparing and painting one coat primer and three coats Dulux Weathershield Smooth Masonry or similar approved external paint; colour to be selected; three different colours to be used; colours to be selected by Engineer; including cleaning down and all preparatory works as necessary prior to painting; all in accordance with TA Group's drawings and specifications</b>				
	<u>Walls</u>				
F	over 300mm wide	125	m2		
	<u>Reveals; to blockwork base</u>				
G	not exceeding 300mm wide	39	m		
	<u>Cills;</u>				
H	not exceeding 300mm wide	11	m		

	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<p data-bbox="225 170 788 203"><b>(41) WALL FINISHES EXTERNALLY (Continued)</b></p> <p data-bbox="156 210 304 239"><b><u>GENERALLY</u></b></p> <p data-bbox="156 246 831 367">The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications</p>	1	item		

A

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(41) WALL FINISHES EXTERNALLY (Continued)</b>				
<b>COLLECTION</b>				
Page 97/1:				0
Page 97/2:				0
<b>(41) WALL FINISHES EXTERNALLY</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(42) WALL FINISHES INTERNALLY</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>FLOOR WALL AND CEILING FINISHES: In-Situ Finishes</u></b>				
	<b>Internal Plastering; scud; render and float in cement mortar (1:3); to blockwork base; 12mm thick; including all necessary plaster angle beads to reveals and corners as required; all in accordance with TA Group's drawings and specifications</b>				
	<u>Walls</u>				
C	over 300mm wide; beds and backings for wall tiles <b>Internal Plastering; render and float in cement mortar; to existing internal plastered walls; gyplite finishing plaster; including all necessary plaster angle beads to reveals and corners as required; all in accordance with TA Group's drawings and specifications</b>	46	m2		
	<u>Walls</u>				
D	not exceeding 300mm wide	39	m		
E	over 300mm wide; to existing plaster <b>Internal Plastering; Gypsum Pinnacle skim coat plaster; steel trowelled to a smooth finish; 5mm thick; to plasterboard base; including all necessary plaster angle beads to reveals and corners as required; all in accordance with TA Group's drawings and specifications</b>	158	m2		
	<u>Walls</u>				
F	over 300mm wide	51	m2		
	<u>Walls; existing</u>				
G	over 300mm wide <b><u>FLOOR WALL AND CEILING FINISHES: Board Finishes</u></b> <b>Service Void to Soil Vent Pipes; pipe to be boxed in using 25x50mm treated timber battens and lined with 15mm gyproc moisture resistant plasterboard; all in accordance with TA Group's drawings and specifications</b>	85	m2		
	<u>SVP Box Sections</u>				
H	175x175x 4900mm high	1	nr		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(42) WALL FINISHES INTERNALLY (Continued)</b>				
	<b>Plasterboard to Reveals; 26.5mm insulated plasterboard mechanically fixed to blockwork walls with galvanised steel fixings; all as per TA Group's drawings and specifications</b>				
	<u>Walls</u>				
A	not exceeding 300mm wide	39	m		
	<b><u>FLOOR WALL AND CEILING FINISHINGS: Tile, Slab and Mosaic Finishes</u></b>				
	<b>Wall tiling; Pilkington Ceramic or equally approved; 150 x 150 x 5.5mm thick; including all cutting and trims; fixed with appropriate adhesive and grout in accordance with manufacturers instructions; all in accordance with TA Group's drawings and specifications</b>				
	<u>Walls</u>				
B	over 300mm wide; kitchen splashback	4	m2		
	<b>Wall tiling; Pilkington Ceramic or equally approved; 150 x 150 x 5.5mm thick; white flat gloss, glazed ceramic tiles with bevelled edge; including all cutting and trims; fixed with flexible adhesive and grout in accordance with manufacturers instructions; all in accordance with TA Group's drawings and specifications</b>				
	<u>Walls</u>				
C	over 300mm wide; bath walls and WHB splashback	40	m2		
D	extra over; for primer and tanking before tiling	40	m2		
	<b><u>PAINTING AND DECORATING: Painting</u></b>				
	<b>Internal Painting; preparing and painting one coat sealer; three coats of soft sheen emulsion; to plastered blockwork and plasterboard bases; colour to be confirmed on site; including cleaning down and all preparatory works as necessary prior to painting; all in accordance with TA Group's drawings and specifications</b>				
	<u>Walls; plaster base</u>				
E	not exceeding 300mm wide	39	m		
F	over 300mm wide	229	m2		
	<b><u>GENERALLY</u></b>				
G	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(42) WALL FINISHES INTERNALLY (Continued)</b>				
<b>COLLECTION</b>				
Page 98/1:				0
Page 98/2:				0
<b>(42) WALL FINISHES INTERNALLY</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(43) FLOOR FINISHES</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>WOODWORK: Boarding &amp; Second Fixings</u></b>				
	<b>Skirtings; Softwood; Pine; wrought; selected; matched for grain and colour; bullnosed detail; mechanically fixed to walls; include for countersinking, flush pelleting, to be filled, primed, undercoated; all in accordance with TA Group's drawings and specifications</b>				
	<u>Second fixings</u>				
C	skirtings; 112 x 20mm; bullnosed <b>Softwood; White/Red Deal; wrought; selected; matched for grain and colour; approved Hilti fixings; countersinking and flush pelleting; all in accordance with TA Group's drawings and specifications</b>	104	m		
	<u>Second fixings</u>				
D	22mm door saddles	9	m		
	<b><u>PAINTING AND DECORATING: Painting</u></b>				
	<b>Internal Painting; cleaning, knotting and stopping; spot priming; one coat aluminum primer; carried out off-site before fixing members; all in accordance with TA Group's drawings and specifications</b>				
	<u>General surfaces</u>				
E	not exceeding 300mm girth; backs of skirtings	104	m		
F	door saddles	9	m		
	<b>Internal Painting; cleaning, knotting and stopping; spot priming; one coat primer; two undercoats; one coat satin wood; all in accordance with TA Group's drawings and specifications</b>				
	<u>General surfaces</u>				
G	not exceeding 300mm girth; skirtings <b>Internal Painting; apply two coats of clear varnish to saddle board, include for filling, sanding and sealing all joints to adjacent surfaces; all in accordance with TA Group's drawings and specifications</b>	104	m		
	<u>General surfaces</u>				
H	not exceeding 300mm girth; door saddles	9	m		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(43) FLOOR FINISHES (Continued)</b>				
	<b><u>FLOOR WALL AND CEILING FINISHES: Tile, Slab and Mosaic Finishes</u></b>				
	Floor tiling; 300 x 300 x 8mm thick; Pilkington ceramic porcelain floor tiles or equivalent and approved; Slip-resistance PTV rating >36 using Slider 55/96 slip rating to DIN 51097; to toilets; colour of tiles to be selected by Architect within same price range; including all cutting, grout, fittings, trims, perimeter beads, sealants, etc.; fixed onto a solid bed of BAL or equivalent flexible adhesive to a thickness recommended by tile supplier; allow for joints, provisions for movement and that the ground floor is to have underfloor heating; grout colour to be selected by Architect; as per manufacturers instructions; all in accordance with TA Group's drawings and specifications				
	<u>Floors; concrete base</u>				
A	over 300mm wide;	4	m2		
	<u>Floors; timber base</u>				
B	over 300mm wide;	6	m2		
	<u>Skirting; plaster base</u>				
C	150mm high	17	m		
	Floor tiling; 600 x 600 x 8mm thick; Pilkington ceramic floor tiles or equivalent and approved; Slip-resistance PTV rating >36 using Slider 55/96 slip rating to DIN 51097; to kitchen; colour of tiles to be selected by Architect within same price range; including all cutting, grout, fittings, trims, perimeter beads, sealants, etc.; fixed onto a solid bed of BAL or equivalent flexible adhesive to a thickness recommended by tile supplier; allow for joints, provisions for movement and that the ground floor is to have underfloor heating; grout colour to be selected by Architect; as per manufacturers instructions; all in accordance with TA Group's drawings and specifications				
	<u>Floors; concrete base</u>				
D	over 300mm wide;	20	m2		
	<b><u>PREPARATION FOR ALL FLOOR FINISHES :</u></b>				
	<i>Note: Without prejudice to Section O of the ARM4 the following items are included as:</i>				
	Sub floor preparation for floor coverings; including all associated preparation work, floor leveling compound and DPM underlay if required; ensure moisture reading is taken and the correct moisture content has been achieved prior to installation of the proposed floor coverings; all moisture content readings to be reported to the Architect prior to commencement of floor finishes; relative humidity above substrate when tested with a hygrometer: include testing to all corners, around perimeter, and random points; all in strict accordance with the floor finish manufacturer's instructions; all in accordance with TA Group's drawings and specifications				
	<u>Achieving required moisture content in concrete floors prior to laying floor finish</u>				
E	floors; greater than 300mm wide	24	m2		

	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<p style="text-align: center;"><b>(43) FLOOR FINISHES (Continued)</b></p> <p><b><u>GENERALLY</u></b></p> <p>A The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications</p>	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(43) FLOOR FINISHES (Continued)</b>				
<b>COLLECTION</b>				
Page 99/1:				0
Page 99/2:				0
Page 99/3:				0
<b>(43) FLOOR FINISHES</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(45) CEILING FINISHES</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>FLOOR WALL AND CEILING FINISHINGS: In-Situ Finishes</u></b>				
	<b>Plaster; Gypsum Pinnacle skim coat plaster; steel trowelled to a smooth finish; 5mm thick; to plasterboard base; all in accordance with TA Group and Roscommon County Councils drawings and specifications</b>				
	<u>Ceilings; to plasterboard base</u>				
C	over 300mm wide	108	m2		
	<b><u>FLOOR WALL AND CEILING FINISHINGS: Board Finishes</u></b>				
	<b>Plasterboard; one layer of Gyproc foil-backed plasterboard; fixing with galvanised clout nails; filling joints and spotting nail holes; 15mm thick; all in accordance with TA Group's drawings and specifications</b>				
	<u>Ceilings</u>				
D	over 300mm wide	108	m2		
E	extra over for Moisture Resistant Slabs; to bathrooms	6	m2		
F	extra over for 50x32mm counter battens at 400mm centres to ceilings; prior to installation of plasterboard	108	m2		
	<b><u>PAINTING AND DECORATING: Painting</u></b>				
	<b>Internal Painting; preparing and painting one coat sealer; three coats of soft sheen emulsion; to plastered blockwork and plasterboard bases; colour to be confirmed on site; including cleaning down and all preparatory works as necessary prior to painting; all in accordance with TA Group's drawings and specifications</b>				
	<u>Ceilings; plaster base</u>				
G	over 300mm wide	108	m2		
	<b><u>GENERALLY</u></b>				
H	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<p><b>(45) CEILING FINISHES (Continued)</b></p> <p><b>COLLECTION</b></p> <p>Page 100/1:</p> <p><b>(45) CEILING FINISHES</b></p> <p><b>Carried to Summary:</b></p>				<p>0</p> <p><b>0.00</b></p>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(47) ROOF FINISHES</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>ROOFING CLADDING AND WATERPROOFING: Slate &amp; Tile Roofing</u></b>				
	<b>Concrete roof tiles to I.S. 3; "Roadstone" or equivalent flat interlocking tiles; black in colour; including vent tiles as necessary; 44 x 35mm softwood battens and counter battens; pressure impregnated preservative; including Tyvec or equivalent grade reinforced roofing felt to IS 36, type 1F, 400 laps; fixed with galvanised clout nails at 75mm centres; fixed in accordance with the manufacturers instructions; all in accordance with TA Group's and specifications</b>				
	<u>Coverings</u>				
C	Main Roof; over 300mm wide; sloping less than or equal to 35 degrees	125	m2		
D	extra over above for working on neighbouring roof	1	item		
	<u>Eaves</u>				
E	double course at eaves; including Roll Out Rafter Vent Tray; 300mm deep	12	m		
	<u>Verges</u>				
F	dry verge system to verges	16	m		
	<u>Ridges</u>				
G	concrete ridge tile; with continuous dry ridge ventilation strip as per details	10	m		
H	extra over above for working on neighbouring roof	1	item		
	<b>Black uPVC fascia, barge and soffit's; 225mm overhang; with 10mm continuous ventilation gap between soffit and fascia/barge; including all support work and timber backings necessary; installed as per manufacturer's instructions and recommendations; all in accordance with TA Group's drawings and specifications</b>				
	<u>Fascia board; fixed to timber backings</u>				
J	225mm wide	12	m		
	<u>Barge board; fixed to timber backings</u>				
K	225mm wide	16	m		
	<u>Soffit board; fixed to timber backings</u>				
L	225mm wide	27	m		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(47) ROOF FINISHES (Continued)</b>				
	<b>Special fittings; ventilation strip; Glidevale or equal approved; fixing in accordance with manufacturers instructions; all in accordance with TA Group's drawings and specifications</b>				
	<u>Roof Ventilation</u>				
A	over fascia eaves ventilators	12	m		
B	continuous dry ridge ventilation strip	8	m		
	<b>Special fittings; roof vent tile; to be provided at front and rear; fixing in accordance with manufacturers instructions; all in accordance with TA Group's drawings and specifications</b>				
	<u>Roof Ventilation</u>				
C	Roof Vent Tile	4	nr		
	<b>Special fittings; Mechanical Air Extract Exhaust; fixed through roof vent tile; fixing in accordance with manufacturers instructions; all in accordance with TA Group's and CMD's drawings and specifications</b>				
	<u>Roof Ventilation</u>				
D	Mechanical Air Extract Exhaust	2	nr		
	<b>Special fittings; Roll Out Rafter Vent Tray; 300mm; fixed to rafters; fixing in accordance with manufacturers instructions; all in accordance with TA Group's drawings and specifications</b>				
	<u>Roof Ventilation</u>				
E	Roll Out Rafter Vent Tray	24	m		
	<b>Valley details; tilting fillets with mortar bedded in undercloak; code 5 lead flashing treated with patination oil on 1000gauge DPC secondary lining on 22mm thick EN 636 Class 1 Marine Plywood Valley Boards between rafters; all as per TA Group's drawings and specifications</b>				
	<u>Valleys</u>				
F	as described above	6	m		
	<b><u>GENERALLY</u></b>				
G	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(47) ROOF FINISHES (Continued)</b> <b>COLLECTION</b> Page 101/1: Page 101/2: <b>(47) ROOF FINISHES</b> <b>Carried to Summary:</b>				0 0  <b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(52) DRAINAGE &amp; REFUSE DISPOSAL</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>DRAINAGE: Disposal Above Ground</u></b>				
	<b>Gutters; black uPVC; standard fittings, clips &amp; fixings; supplied and fitted in strict accordance with manufacturers instructions; gutter brackets at 800mm max centres and left in a perfectly watertight condition; all in accordance with TA Group's drawings and specifications</b>				
	<u>Gutters</u>				
C	75mm wide	12	m		
D	extra; outlets	2	nr		
E	extra; stop ends	4	nr		
	<b>Pipes and fittings; black uPVC; solvent welded joints in the running length; standard pipe clips at 500mm centres fixed to blockwork requiring plugging; all in accordance with TA Group's drawings and specifications</b>				
	<u>Downpipes</u>				
F	75 x 75mm	11	m		
G	extra; offset bends	2	nr		
H	extra; bends	2	nr		
J	extra; shoes	2	nr		
	<u>SVP; 100mm diameter</u>				
K	surface fixed; vertical	6	m		
L	extra; connection to WC outlets; special adaptor	1	nr		
M	extra; bends	1	nr		
N	extra; vent cowl	1	nr		
P	extra; cleaning eye	1	nr		
	<b><u>GENERALLY</u></b>				
Q	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(52) DRAINAGE &amp; REFUSE DISPOSAL (Continued)</b> <b>COLLECTION</b>				
Page 102/1:				0
<b>(52) DRAINAGE &amp; REFUSE DISPOSAL</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(59) MECHANICAL INSTALLATIONS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
C	3. The Contractor is also requested to complete the associated M&E Consultants Pricing Document separately and submit this with his tender for evaluation in its associated house breakdown.		note		
	<b><u>(-) DECOMMISSIONING AND REMOVAL OF EXISTING SYSTEMS</u></b>				
	<b>Existing Mechanical Services within the Existing Site to be cut off from site supply, decommissioned and removed completed from all buildings; allow for the draining, of any existing radiators, pipework, associated bracketing and making good to locations upon completion; removal of all surplus material disposed offsite including all associated builders work and mechanical alterations; complete; all as per M&amp;E Drawings and specifications</b>				
	<u>Decommissioning</u>				
D	Decommissioning and removal of the existing mechanical installations	1	item		
	<b><u>1. SITE SERVICES INSTALLATION - MAINS COLD WATER SUPPLY</u></b>				
	<b>Mains cold water in accordance drawings and specifications; accessories associated primary equipment (Supplied from existing incoming mains)</b>				
	<u>Valves</u>				
E	valves; isolation valves, stop valves, double check valves, lockshield valves as required to complete the works	1	item		
	<b>Mains cold water supply in accordance drawings and specification; distribution system; laid externally in trench and connect to mains</b>				
	<u>Pipework</u>				
F	pipework; generally	1	item		
	<u>General</u>				
G	All Builders works associated	1	item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(59) MECHANICAL INSTALLATIONS (Continued)</b>				
	<b>2. HEATING INSTALLATION (HEATING CENTRE)</b>				
	<b>Heating installation in accordance the drawings and specifications</b>				
	<u>Primary Equipment</u>				
A	Air to Water Heat Pump; Outdoor Unit; 5.7KW Air to Water heat pump; Heat pump to be installed, connected and commissioned in accordance with the manufacturer; Heat pump to comply with EN14825, EN14511, EN16147 & EN12102 and shall be suitable for average climate; all as per service Engineers details and specifications	1	nr		
B	Air to Water Heat Pump Indoor Module; c/w 180L cylinder and controller; complete with integral hot water cylinder and integral controller; module to contain two pumps; all as per Engineers details and specifications	1	nr		
	<u>Accessories associated primary equipment</u>				
C	Controller; as per Engineers details and specifications	1	nr		
D	Expansion Vessel	1	nr		
E	pumps	1	item		
	<u>Terminal equipment and fittings</u>				
F	Radiators; Type K1; Round Top radiator panel c/w thermostatic & lockshield valves or equal approved by Architect; 400 x 600mm; 136W output; all sized and in accordance Services Engineers drawings and specifications	1	nr		
G	Radiators; Type K1; Round Top radiator panel c/w thermostatic & lockshield valves or equal approved by Architect; 600 x 600mm; 203W output; all sized and in accordance Services Engineers drawings and specifications	1	nr		
H	Radiators; Type K1; Round Top radiator panel c/w thermostatic & lockshield valves or equal approved by Architect; 800 x 600mm; 270W output; all sized and in accordance Services Engineers drawings and specifications	1	nr		
J	Radiators; Type K1; Round Top radiator panel c/w thermostatic & lockshield valves or equal approved by Architect; 1400 x 600mm; 473W output; all sized and in accordance Services Engineers drawings and specifications	1	nr		
K	Radiators; Type K2; Round Top radiator panel c/w thermostatic & lockshield valves or equal approved by Architect; 600 x 600mm; 357W output; all sized and in accordance Services Engineers drawings and specifications	1	nr		
L	Radiators; Type K2; Round Top radiator panel c/w thermostatic & lockshield valves or equal approved by Architect; 800 x 600mm; 477W output; all sized and in accordance Services Engineers drawings and specifications	1	nr		
M	Radiators; Type K2; Round Top radiator panel c/w thermostatic & lockshield valves or equal approved by Architect; 1000 x 600mm; 596W output; all sized and in accordance Services Engineers drawings and specifications	1	nr		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(59) MECHANICAL INSTALLATIONS (Continued)</b>				
A	Radiators; Type K2; Round Top radiator panel c/w thermostatic & lockshield valves or equal approved by Architect; 1400 x 600mm; 835W output; all sized and in accordance Services Engineers drawings and specifications	2	nr		
B	taps	1	item		
C	grilles	1	item		
D	other items	1	item		
	<u>Accessories associated terminal equipment and fittings</u>				
E	valves	1	item		
F	Manifolds	1	item		
G	mixing valves	1	item		
H	Manifold pumps	1	item		
J	Manifold control box	1	item		
K	Central control box	1	item		
L	pumps	1	item		
M	thermostats	1	item		
N	Heatmiser web accessible stats	1	item		
P	zoning controls as per specifications	1	item		
Q	other items	1	item		
	<u>Distribution system</u>				
R	pipework generally	1	item		
S	ductwork	1	item		
	<u>Insulation</u>				
T	insulation	1	item		
	<u>General</u>				
U	All Builders works associated	1	item		
	<b>4. HOT AND COLD WATER INSTALLATION</b>				
	<b>Hot and cold water installation in accordance the drawings and specifications.</b>				
	<u>Primary equipment</u>				
V	Water Storage Tanks; Format 30 Horizontal Tank; 300L; including all filtered overflow connections and vents, access panels, drip trays, supports, cover, etc.; all in accordance Services Engineers drawings and specifications	1	nr		
W	Cold Water Booster Pump; to be fitted with an anti vibration tico mat and flexible connections and discharges; as per Engineers specification; including all trays, supports, cover, etc.; all in accordance Services Engineers drawings and specifications	1	nr		
X	Heat Pump Buffer Vessel; all in accordance Services Engineers drawings and specifications	1	nr		
	<u>Accessories associated with primary equipment</u>				
Y	isolation valves, HWS, BCWS, drain cock, overflow connections, monitors as required to complete the works	1	item		
	<u>Accessories associated with terminal equipment and fittings</u>				
Z	isolation valves, water meters, pressure reducing valves as required to complete the works	1	item		
AA	Combimate or similar approved water softener	1	item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b><u>(59) MECHANICAL INSTALLATIONS (Continued)</u></b>				
A	Masgnaclean professional or similar approved filter system	1	item		
B	garden tap <u>Distribution system</u>	1	nr		
C	pipework <u>Insulation</u>	1	item		
D	Insulation to pipework; foil backed insulation, self-seal insulation, trace heating as required to complete the works <u>General</u>	1	item		
E	All Builders works associated <b><u>6. VENTILATION INSTALLATION</u></b> <b>Ventilation Services installation in accordance with the drawings and specifications; ; all ducting, grilles, extracts, sensors etc. as per specifications</b> <u>Primary Equipment</u>	1	item		
F	Central Mechanical Extract Ventilation system (CMEV); complete; all in accordance with Services Engineers drawings and specifications	1	item		
G	CMEV Ducobox/ vent axia unit; with 150mm diameter exhaust through attic to proprietary roof vent; c/w fire collar; all ductwork in attic space to be insulated	1	item		
H	Ceiling Extract Grilles; fire rated; toilets; 6l/s	1	nr		
J	Ceiling Extract Grilles; fire rated; bathroom & utility; 8l/s	3	nr		
K	Ceiling Extract Grilles; fire rated; kitchen; 13l/s	1	nr		
L	Tenmat Fire Rated Air Valves (or equal approved)	5	nr		
M	Demand Control' with Aereco V4A (or equal approved) continuous mechanical extract Unit <u>Accessories associated primary equipment</u>	1	item		
N	controls	1	item		
P	other items <u>Terminal equipment and fittings</u>	1	item		
Q	EG-WHM Wall Vents; complete; all in accordance with Services Engineers drawings and specifications	5	Nr		
R	Aereco BXC1842 or equally approved humidity sensitive units	3	nr		
S	Aereco BXC275 or equally approved humidity sensitive units	2	nr		
T	Aereco EHT acoustic kit with Aereco EHT humidity sensitive air inlets or equal approved; with external canopy & insect grille	5	nr		
U	Extract grilles	1	item		
V	kitchen hood cooker	1	item		
W	other items <u>Accessories associated terminal equipment and fittings</u>	1	item		
X	controls	1	item		
Y	other items <u>Distribution system</u>	1	item		
Z	pipework generally	1	item		
AA	ductwork	1	item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b><u>(59) MECHANICAL INSTALLATIONS (Continued)</u></b>				
	<u>Insulation</u>				
A	insulation	1	item		
	<u>General</u>				
B	All Builders works associated	1	item		
	<b><u>7. DRAINAGE INSTALLATION</u></b>				
	<u>Primary Equipment</u>				
C	All Sanitaryware is taken for elsewhere; see Element (74)		note		
	<u>Distribution system (Above ground soils and wastes)</u>				
D	Pipework; generally as required to complete the works	1	item		
	<u>General</u>				
E	All Builders works associated	1	item		
	<b><u>8. MECHANICAL SERVICES INSTALLATION - GENERALLY</u></b>				
	<b><u>INSPECTION, TESTING, COMISSIONING &amp; HANDOVER</u></b>				
F	liaison and co-ordination of the installation	1	item		
G	site supervision, site facilities and waste disposal	1	item		
H	inspection of installation, complete	1	item		
J	final clean of installation, complete	1	item		
K	testing installation, complete	1	item		
L	commissioning installation, complete	1	item		
M	operating & maintenance (O&M) manuals	1	item		
N	as-built drawings	1	item		
P	identification plates, labels and the like	1	item		
Q	builders works	1	item		
R	fire stopping and other associated fire protection works	1	item		
S	boxing around exposed pipework timber and plasterboard finish	1	item		
T	client demonstration and handover	1	item		
	<u>Any other works necessary to complete the installations</u>				
U	item	1	item		
	<b><u>GENERALLY</u></b>				
V	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(59) MECHANICAL INSTALLATIONS (Continued)</b>				
<b>COLLECTION</b>				
Page 103/1:				0
Page 103/2:				0
Page 103/3:				0
Page 103/4:				0
Page 103/5:				0
<b>(59) MECHANICAL INSTALLATIONS</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(69) ELECTRICAL INSTALLATIONS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
C	3. The Contractor is also requested to complete the associated M&E Consultants Pricing Document separately and submit this with his tender for evaluation in its associated house breakdown.		note		
	<b><u>(-.) DECOMMISSIONING AND REMOVAL OF EXISTING SYSTEMS</u></b>				
	<b>Existing Electrical Services within the Existing Site to be cut off from site supply, decommissioned and removed completed from all buildings; allow for the draining, of any existing sockets, cabling, associated bracketing and making good to locations upon completion; removal of all surplus material disposed offsite including all associated builders work and mechanical alterations; complete; all as per M&amp;E Drawings and specifications</b>				
	<u>Decommissioning</u>				
D	Decommissioning and removal of the existing electrical installations	1	item		
	<b><u>1. MAIN INSTALLATIONS</u></b>				
	<b>Low Voltage Switchgear including cabling in accordance with the drawings and specifications</b>				
	<u>Equipment</u>				
E	Main distribution board	1	nr		
F	like items	1	item		
	<u>Fittings</u>				
	<u>generally in accordance ARM</u>				
	<u>Mains and Sub-main cables</u>				
G	Allow for all connections required	1	item		
	<u>General</u>				
H	All Builders works associated	1	item		
	<b><u>2. CONDUIT / TRAY / TRUNKING INSTALLATION</u></b>				
	<b>Conduit and Cable containment in accordance with the drawings and specifications</b>				
	<u>Containment</u>				
J	Conduit to be installed at H/L for low voltage electrical services	1	item		
K	Conduit for general electrical services at high level	1	item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(69) ELECTRICAL INSTALLATIONS (Continued)</b>				
	<u>General</u>				
A	All Builders works associated	1	item		
	<b><u>3. LIGHTING AND EMERGENCY LIGHTING INSTALLATIONS</u></b>				
	<b><u>INTERNAL</u></b>				
	<b>Luminaries in accordance with the drawings and specifications</b>				
	<u>Fittings; supply and fix in position</u>				
B	Downlights	2	nr		
C	Pendant Fittings	9	nr		
D	Shaver Light	2	nr		
E	22W Recessed Light	5	nr		
F	PIR Light to Bathroom	1	nr		
	<u>Lighting switches</u>				
G	1 way 'gang' light switch	19	nr		
H	2 way 'gang' switch	2	nr		
J	3 way 'gang' switch	1	nr		
	<b><u>INTERNAL LIGHTING WIRING</u></b>				
	<b>Lighting cabling in accordance with the drawings and specifications</b>				
	<u>Cabling internal</u>				
K	lighting point	18	nr		
	<u>Cabling light switches</u>				
L	1 way 'gang' light switch	19	nr		
M	2 way 'gang' switch	2	nr		
N	3 way 'gang' switch	1	nr		
	<b><u>EXTERNAL</u></b>				
	<b>Luminaries in accordance with the drawings and specifications</b>				
	<u>Fittings; supply and fix in position</u>				
P	External Light Fitting	2	nr		
	<u>Cabling External</u>				
Q	lighting points	2	nr		
	<u>General</u>				
R	All Builders works associated	1	item		
	<b><u>4. GENERAL SERVICES AND SMALL POWER INSTALLATIONS</u></b>				
	<b>Surface Mounted General Services Outlets in accordance with the drawings and specifications to be MK or similar approved</b>				
	<u>Fittings</u>				
S	Single Phase Isolator	6	nr		
T	Single Socket	21	nr		
U	Single Socket; 450mm	5	nr		
V	Single Socket; 1100mm	4	nr		
W	Outdoor Socket	1	nr		
X	Cooker Point; isolator	1	nr		
Y	Cooker Point; connection unit	1	nr		
Z	Extractor Spur	1	nr		
AA	Data Point	3	nr		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b><u>(69) ELECTRICAL INSTALLATIONS (Continued)</u></b>				
A	Kitchen Isolators/power supply	2	nr		
B	Thermostats	2	nr		
C	Heat Pump: External; Power Supply	1	nr		
D	Heat Pump: Internal; Power Supply	1	nr		
E	Car Electric Charge Point	1	nr		
F	like items; isolators, spurs, fans, time clocks, final circuits for Mechanical Installation Controls .	1	item		
	<b>Cabling in accordance with the drawings and specifications</b>				
	<u>Cabling</u>				
G	Single Phase Isolator	6	nr		
H	Single Socket	21	nr		
J	Single Socket; 450mm	5	nr		
K	Single Socket; 1100mm	4	nr		
L	Outdoor Socket	1	nr		
M	Cooker Point; isolator	1	nr		
N	Cooker Point; connection unit	1	nr		
P	Extractor Spur	1	nr		
Q	Data Point	3	nr		
R	Kitchen Isolators/power supply	2	nr		
S	Thermostats	2	nr		
T	Heat Pump: External; Power Supply	1	nr		
U	Heat Pump: Internal; Power Supply	1	nr		
V	Car Electric Charge Point	1	nr		
W	like items; isolators, spurs, fans, time clocks, final circuits for Mechanical Installation Controls .	1	item		
	<u>General</u>				
X	All Builders works associated	1	item		
	<b><u>5. FIRE ALARM INSTALLATION</u></b>				
	<b>Fire Alarm Equipment in accordance with the drawings and specifications; L1 type fire alarm, contractor to include in tender package any additional works deemed necessary to achieve type L1 fire alarm status</b>				
	<u>Fittings</u>				
Y	Smoke Detector main connected battery back up	9	nr		
Z	Heat detector main connected battery backup	1	nr		
AA	Carbon Monoxide Detector	2	nr		
	<u>Cabling</u>				
AB	Smoke Detector main connected battery back up	9	nr		
AC	Heat detector main connected battery backup	1	nr		
AD	Carbon Monoxide Detector	2	nr		
AE	any other fire alarm equipment	1	item		
AF	commissioning	1	item		
	<u>General</u>				
AG	All Builders works associated	1	item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(69) ELECTRICAL INSTALLATIONS (Continued)</b>				
	<b><u>6. DATA / IT INSTALLATION</u></b>				
	<b>Data/IT Equipment in accordance with the drawings and specifications</b>				
	<u>Equipment</u>				
A	any items required to complete the installation	1	item		
	<b>Data/IT outlets in accordance with the drawings and specifications</b>				
	<u>Outlets</u>				
B	Twin Data Points Cat 6	3	nr		
C	Heat Pump: External; CAT5S to Indoor Module	1	nr		
D	Sensor Wired Back to Indoor CAT5E; External	1	nr		
E	commissioning, including termination and labeling into comms cabinet	1	item		
	<u>Cabling</u>				
F	Twin Data Points Cat 6	3	nr		
G	Heat Pump: External; CAT5S to Indoor Module	1	nr		
H	Sensor Wired Back to Indoor CAT5E; External	1	nr		
J	commissioning, including termination and labeling into comms cabinet	1	item		
	<u>General</u>				
K	All Builders works associated	1	item		
	<b><u>7. EARTHING AND BONDING INSTALLATION</u></b>				
	<b>Earthing and bonding in accordance with the drawings and specifications</b>				
L	earthing and bonding	1	item		
M	commissioning	1	item		
	<u>General</u>				
N	All Builders works associated	1	item		
	<b><u>8. OTHER INSTALLATION</u></b>				
	<b>Door Bell system in accordance with the drawings and specifications</b>				
	<u>Equipment</u>				
P	Door Bell Push	1	nr		
Q	Door Bell Chime	1	nr		
R	Any other equipment required for the complete system as per Engineers drawings and specifications	1	item		
S	Commissioning	1	item		
	<u>Cabling</u>				
T	Door Bell Push	1	nr		
U	Door Bell Chime	1	nr		
V	Any other equipment required for the complete system as per Engineers drawings and specifications	1	item		
	<u>General</u>				
W	All Builders works associated	1	item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(69) ELECTRICAL INSTALLATIONS (Continued)</b>				
	<b><u>9. ELECTRICAL SERVICES INSTALLATION - GENERALLY</u></b>				
	<u>INSPECTION, TESTING, COMMISSIONING &amp; HANDOVER</u>				
A	liaison and co-ordination of the installation	1	item		
B	site supervision, site facilities and waste disposal	1	item		
C	inspection of installation, complete	1	item		
D	final clean of installation, complete	1	item		
E	testing installation, complete	1	item		
F	Commissioning installation, complete	1	item		
G	operating & maintenance (O&M) manuals	1	item		
H	as-built drawings	1	item		
J	identification plates, labels and the like	1	item		
K	builders works	1	item		
L	fire stopping and other associated fire protection works	1	item		
M	client demonstration and handover	1	item		
	<u>Any other works necessary to complete the electrical installation</u>				
N	item	1	item		
	<b><u>GENERALLY</u></b>				
P	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b><u>(69) ELECTRICAL INSTALLATIONS (Continued)</u></b>				
<b>COLLECTION</b>				
Page 104/1:				0
Page 104/2:				0
Page 104/3:				0
Page 104/4:				0
Page 104/5:				0
<b>(69) ELECTRICAL INSTALLATIONS</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(73) CULINARY FITTINGS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>FITTINGS: Fittings, Equipment and Furniture</u></b>				
	<b>Kitchen Installation; complete with base and overhead units and all worktop &amp; sinks; including all associated handles, hinges, drawer runners, cabinet legs, stainless steel sink with taps, Built in Extractor Fans, plinths and mouldings; contractor to allow adequate supports, fixings, fitting of appliances and all necessary works to complete; fixing to concrete blockwork backgrounds; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Culinary fittings</u>				
C	kitchen to House Type 3B; U-shaped design; wall and base units including sinks and voids for appliances; all as per drawings	1	nr		
	<b>Wall mounted fire blanket in each kitchen; exact location of each fire blanket to be agreed the architect prior to installation; fire blanket to be 1.2 x 1.2m in size and must have the British Standard Kitemark; the fire blanket must also have been tested and certified to the requirements of BS EN 1869:1997, and is to come with a minimum 5 year cloth warranty; all in accordance with TA Group's drawings and specifications</b>				
	<u>Equipment</u>				
D	1200 x 1200mm	1	nr		
	<b><u>GENERALLY</u></b>				
E	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<p><b>(73) CULINARY FITTINGS (Continued)</b></p> <p><b>COLLECTION</b></p> <p>Page 105/1:</p> <p><b>(73) CULINARY FITTINGS</b></p> <p><b>Carried to Summary:</b></p>				<p>0</p> <p><b>0.00</b></p>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(74) SANITARY FITTINGS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>FITTING, EQUIPMENT AND FURNITURE: Fitting, Equipment and Furniture</u></b>				
	<b>Sanitary Fittings; Supply, assemble and fix the following sanitary fittings; all references are to Armitage Shanks "Sandringham Classic" products or equivalent; colour white; lever taps to be installed; all sanitary fitting and appliances to have flexible pennyvalve feeds; include for fittings, fixings, accessories and sealing; all in accordance with TA Group's drawings and specifications</b>				
	<u>Fittings</u>				
C	WC; complete; Close coupled WC pan & cistern dual flush valve water saving 6/4 litre push button dual flush cistern; including soft close seat and cover and all required fittings	2	nr		
D	WHB; complete; 50cm washbasin, single tap hole overflow; washbasin to be mounted on pedestals; install single lever type mixer tap chrome finish and all required fittings	2	nr		
E	900mm x 900mm Shower Tray including any associated gullies and fittings; flexi seal shower seal between tiling; complete	1	nr		
F	Chrome/glass shower door; 900 mm wide x 1850 mm high; bifolding; quadrant; including all associated fittings, fixings and sealants; complete; fitted in accordance with manufacturers instructions; all as per TA Group's drawings and specifications; complete	1	nr		
G	Shower Set; Supply and install wall mounted thermostatic shower mixer with handset shower attachment and selector; shower tray rail, shower handset with chrome finish; including all associated fittings, fixings and sealants; complete; fitted in accordance with manufacturers instructions; all as per TA Group's drawings	1	nr		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(74) SANITARY FITTINGS (Continued)</b>				
	<b>Bath including framing &amp; finish; selected 1700x700mm porcelain enameled heavy gauge steel bath with slip resistant finish; include for supply and installation of side panels with tiled finish; include for Flexi-seal bath/shower seal between bath &amp; tiling along with chrome round edge tile trim; supply and install bath / shower mixer shower rail, shower handset with chrome finish &amp; approx 1.8m hose; complete including taps and drilling for tap holes; anti-slip, earth connection, boxing out at end and side of bath; 18mm marine plywood sheeting (in two sections to allow access for maintenance) to top at end of bath and full length at side of bath; screw fixed with galvanised mild steel screws to timber stud framing under; all shower and bath fittings to be fitted to wall using classi-seal or flexible waterproof upstand; all in accordance TA Group's drawings and specifications</b>				
	<u>Fittings</u>				
A	1700x 700mm overall bath size	1	nr		
B	extra for folding bath / shower screen. Frame to be chrome finish glazed 6mm safety glass; including for all required fixings; installed as per manufacturers guidelines	1	nr		
	<b>Provide and fit the following accessories; as approved by architect; include for all screws, washers, fixings, fittings, sealants, etc.; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Accessories</u>				
C	Toilet roll holders; Chrome plated toilet roll holder; wall mounted concealed fixings; fixing to stud and blockwalls; include for grounds on stud walls where necessary	2	nr		
D	Towel Rail; wall mounted towel ring chrome plated finish; concealed fixings; fixing to stud and blockwalls; include for grounds on stud walls where necessary	2	nr		
	<b>Mirrors; Class C safety glass to BS 6206; 6mm thick; bevelled edges; free from all defect visible in the designed viewing conditions; wall mounted and bonded to wall with double sided self adhesive pads; aluminium foil backing and edges bevelled; complete including all fixings, sealants as required; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Mirror</u>				
E	450 x 900mm	2	nr		
	<b>GENERALLY</b>				
F	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(74) SANITARY FITTINGS (Continued)</b>				
<b>COLLECTION</b>				
Page 106/1:				0
Page 106/2:				0
<b>(74) SANITARY FITTINGS</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(79) BUILDING FITTINGS &amp; FURNITURE</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall deemed to included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>METALWORK: Non-Structural</u></b>				
	<b>Letter Boxes; wall mounted; Smith &amp; Lock Compact Post Box or equally approved to Architects approval; powdercoated metal to black colour; secret fixed to External Wall; including all keys and fittings; all as per TA Group drawings and specifications</b>				
	<u>Composite Items</u>				
C	260 x 310 x 90mm	1	nr		
	<b><u>GENERALLY</u></b>				
D	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(79) BUILDING FITTINGS &amp; FURNITURE (Continued)</b> <b>COLLECTION</b>				
Page 107/1:				0
<b>(79) BUILDING FITTINGS &amp; FURNITURE</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

**SECTION 2.6:** HOUSE TYPE 4 -3 BED TWO STOREY DETACHED  
(UNIT 44)

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(-- ) DEMOLITIONS &amp; ALTERATIONS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
C	3. The Contractor is deemed to have visited the site to ascertain the nature and extent of the work		note		
D	4. All Items of demolition are deemed to include removal off site of all arising materials, unless otherwise stated		note		
	<b><u>DEMOLITIONS AND ALTERATIONS: Demolitions</u></b>				
	<b>Demolition of external blockwork wall at bay window; complete; down to existing foundation level; in preparation for new blockwork wall (measured elsewhere); including blockwork, insulation; wall ties and the like; all existing surfaces to be made good and removal, disposal of any debris off site and any temporary weathering required for protection of existing building whilst works are being carried out; temporary propping to be provided to roof structure and existing floor slab exposed; allowing working space and making good floor slab upon completion; all in accordance with TA Group's drawings and specifications</b>				
	<u>Demolishing parts of structures</u>				
E	Demolition of external wall; 350mm thick; approx 7300mm high down to existing foundation level	34	m2		
	<b>Demolition of internal timber studwork wall; complete; in preparation for new studwork wall (measured elsewhere); all existing surfaces to be made good and removal, disposal of any debris off site; temporary propping to be provided if required; all in accordance with TA Group's drawings and specifications</b>				
	<u>Demolishing parts of structures</u>				
F	Demolition of internal walls; 100mm thick; approx 2450mm high	24	m2		
	<b>Removal of chimney blockwork down to below roof level; all existing surfaces to be made good and removal, disposal of any debris off site; chimney ope to be blocked off at top; all in accordance with TA Group's drawings and specifications</b>				
	<u>Demolishing parts of structures</u>				
G	Removal of Chimney blockwork	1	item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(--) DEMOLITIONS &amp; ALTERATIONS (Continued)</b>				
	<b>DEMOLITIONS AND ALTERATIONS: Alterations</b>				
	<b>Cutting expansion joint at front, rear and side gable walls to install Helifix bar at 450 vertical centres at each side of the expansion joint; including all associated cutting, helifix bars and all accessories; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Cutting</u>				
A	Helifix (or Equal and approved) bar; each side of expansion joints	11	m		
	<b>Forming temporary opening in existing concrete floor; complete in preparation for the preparation of new pipework for Mechanical &amp; Electrical installations (elsewhere measured); contractor is to saw cut the concrete slab and insulation layer; include for re-installation of new insulation and concrete floors on completion of works; floors to be made good after chasing for pipework with sand/cement fill and finished with Larsen (or equal and approved) SLC100 Self Leveling Flooring Compound; leave areas ready for new floor finishes (by client); all existing surfaces to be made good and removal, disposal of any debris off site; all in accordance with TA Group and Roscommon County Councils drawings and specifications</b>				
	<u>Cutting</u>				
B	Forming new opening in floor; approx 50mm wide	25	m		
C	extra over for reinstatement as outlined above	25	m		
	<b>Removal of existing External Rainwater Goods; including associated first fixings, second fixings etc; complete in preparation for new rainwater goods (elsewhere measured); all existing surfaces to be made good and removal, disposal of any debris off site and any temporary propping and support required whilst works are being carried out; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
D	existing gutters	13	m		
E	existing downpipes	12	m		
F	existing SVPs	8	m		
	<b>Removal of existing Fascia &amp; Soffit; including associated first fixings, second fixings etc; complete in preparation for new (measured elsewhere); all existing surfaces to be made good and removal, disposal of any debris off site and any temporary propping and support required whilst works are being carried out; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
G	existing fascia	15	m		
H	existing verge	29	m		
J	existing soffit	43	m		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(-- ) DEMOLITIONS &amp; ALTERATIONS (Continued)</b>				
	<b>Removal of existing External Doors; including associated screens, doors, any frames, second fixings etc; complete in preparation for new doors to be fitted (elsewhere measured); all existing surfaces to be made good and removal, disposal of any debris off site and any temporary propping and support required whilst works are being carried out; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
A	Existing Front Door; approx 1500mm wide x 2100mm	1	nr		
B	Existing Rear Door; approx 1000mm wide x 2100mm	1	nr		
	<b>Removal of existing Internal Doors; including any frames, second fixings etc; complete in preparation for new doors to be fitted (elsewhere measured); all existing surfaces to be made good and removal, disposal of any debris off site and any temporary propping and support required whilst works are being carried out; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing Doors; to Blockwork</u>				
C	Existing Internal Doors; approx 1000mm wide x 2100mm	2	nr		
D	Existing Internal Doors; approx 1600mm wide x 2100mm	1	nr		
	<u>Removing Doors; to Timber Studwork</u>				
E	Existing Internal Doors; approx 1000mm wide x 2100mm	6	nr		
	<b>Removal of existing External Windows; including glazing; any frames, second fixings etc; complete in preparation for new windows to be fitted (elsewhere measured); including all associated temporary supports, fixings and weatherings; all existing surfaces to be made good and removal, disposal of any debris off site; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
F	Existing window; approx 600mm wide x 1100mm	2	nr		
G	Existing window; approx 1100mm wide x 1200mm	1	nr		
H	Existing window; approx 1200mm wide x 1200mm	2	nr		
J	Existing window; approx 1500mm wide x 1200mm	3	nr		
	<b>Removal of existing roof trusses; as per roof layout; complete in preparation for new roof trusses (elsewhere measured); including all associated temporary supports, fixings and weatherings; all existing surfaces to be made good and removal, disposal of any debris off site; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
K	Existing roof trusses	8	nr		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(-- ) DEMOLITIONS &amp; ALTERATIONS (Continued)</b>				
	<b>Removal of existing roof tiles; including first fixings, second fixings; battens; felt etc; complete in preparation for new roof tiles (elsewhere measured); all existing surfaces to be made good and removal, disposal of any debris off site; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
A	Existing roof tiles	102	m2		
B	extra for removal and replacement of existing valley board; once roof tiles removed; including all associated supports and fixings	6	m		
	<b>Removal of existing plaster board ceilings; including first fixings, second fixings etc; complete in preparation for new plasterboard ceilings (elsewhere measured); all existing surfaces to be made good and removal, disposal of any debris off site; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
C	Existing plasterboard ceilings	126	m2		
	<b>Removal of existing floor boards to first floor; including first fixings, second fixings etc; complete in preparation for new floorboard and floor finishes (elsewhere measured); all existing surfaces to be made good and removal, disposal of any debris off site; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
D	Existing floorboards	63	m2		
	<b>Removal of existing floor finishes to ground floor; including associated fixings, bedding and ground; complete; in preparation for new floor finishes (elsewhere measured); all existing surfaces to be made good and removal, disposal of any debris off site; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
E	Existing Floor Tiles	63	m2		
	<b>Removal of existing wall finishes; including associated fixings, bedding and ground; complete; in preparation for new wall finishes (elsewhere measured); all existing surfaces to be made good and removal, disposal of any debris off site; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
F	Existing Wall Tiles	10	m2		
	<b>Removal of existing windowboards to all window opes; including first fixings, second fixings etc; complete in preparation for new windowboards (elsewhere measured); all existing surfaces to be made good and removal, disposal of any debris off site; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
G	Existing windowboards	9	m		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b><u>(--)</u> DEMOLITIONS &amp; ALTERATIONS (Continued)</b>				
	<b>Alterations to existing fireplace; block up ope with 13n/mm2 blocks and plastered; flue to be cleared of any debris prior to blocking up; making good to surrounding surfaces; including removal of debris off site, adjustments to wall if required, making good to surrounding surfaces to match existing finishes and any temporary supports required; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Building Up</u>				
A	existing fire place	1	item		
	<b>Cleaning works to remove existing stains to external walls; including all controlled measures, protection against neighboring properties; left ready to receive new finishes; all in accordance with TA Group's drawings and specifications</b>				
	<u>Cleaning Surfaces</u>				
B	washing; power washing	199	m2		
C	chemical treatment; moss treatment	199	m2		
D	extra over for removal of vegetation to eaves and perimeter of building; prior to commencement of works	1	item		
	<b><u>GENERALLY</u></b>				
E	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(--) DEMOLITIONS &amp; ALTERATIONS (Continued)</b>				
<b>COLLECTION</b>				
Page 108/1:				0
Page 108/2:				0
Page 108/3:				0
Page 108/4:				0
Page 108/5:				0
<b>(--) DEMOLITIONS &amp; ALTERATIONS</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(19) SUBSTRUCTURE</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
C	3. The Contractor is deemed to have created working space when demolishing existing bay window, temporary propping and supports and making good to floor slab and roof upon completion		item		
	<b><u>BRICKWORK AND BLOCKWORK: Brickwork/Blockwork</u></b>				
	<b>Standard ordinary quality concrete solid blocks; blocks shall be concrete masonry units conforming to BS6073; minimum 13N/mm<sup>2</sup>; 440 x 215 x 100; All masonry construction shall conform with IS325 and IS EN 1996; sand for mortar shall comply with BS1200; cement shall be in accordance with IS EN 197-1; all in accordance with TA Group's drawings and specifications</b>				
D	<u>Walls in trenches; built off existing foundations</u> 350mm thick <b>Thermal blocks; to abutment with concrete slab; all in accordance with TA Group's drawings and specifications</b>	5	m <sup>2</sup>		
E	<u>Walls in trenches</u> 100 thick <b><u>BRICKWORK AND BLOCKWORK: Ancillaries to Brickwork/Blockwork</u></b> <b>Forming cavities; austenitic stainless steel vertical twist dovetailed type wall ties with clips for insulation positioned every 750mm (min) horizontally; 450mm vertically ; built in as work proceeds; 110mm Unilin ECO360(TC: 0.021W/mK) or similar approved cavity insulation board in cavity walls; fixed in strict accordance with manufacturers instructions; all in accordance with TA Group's drawings and specifications</b>	1	m <sup>2</sup>		
F	<u>Between new walls</u> 150mm wide <b>Damp proof courses; 100mm laps; bedded in gauge mortar; all in accordance with TA Group's drawings and specifications</b>	5	m <sup>2</sup>		
G	<u>Damp proof courses</u> not exceeding 225mm wide; horizontal	5	m		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(19) SUBSTRUCTURE (Continued)</b>				
	<b><u>ROOFING, CLADDING AND WATERPROOFING; Mastic Asphalt and Non-Metal Flexible Sheet Coverings</u></b>				
	<b>Reinforced Radon Barrier; Monarflex RMB 400 or similar approved; laid in strict accordance with the manufacturers instructions; laid across rising walls and sealed to existing membrane; any punctures in barrier should be patched with same; no allowance on measurement for laps; all in accordance with TA Group's drawings and specifications</b>				
	<u>Damp proofing/Gas proofing</u>				
A	stepped; exceeding 300mm wide; wrapping up and around rising wall	4	m2		
	<u>Sundries</u>				
B	jointing new to existing finishes; sealing new radon to existing	4	m		
	<b><u>GENERALLY</u></b>				
C	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(19) SUBSTRUCTURE (Continued)</b>				
<b>COLLECTION</b>				
Page 109/1:				0
Page 109/2:				0
<b>(19) SUBSTRUCTURE</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(21) EXTERNAL WALLS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>CONCRETE WORK: Precast Concrete</u></b>				
	<b>Precast concrete lintels; pre-tensioned; standard or stock pattern units; 100x65mm; bedding and jointing in cement-lime mortar (1:1:6); all in accordance with TA Group's drawings and specifications</b>				
	<u>Lintels</u>				
C	1800mm long (incl 150mm bearing each end)	2	nr		
	<b>Precast Concrete Cills; pre-tensioned; standard or stock pattern units; including 25mm insulation backing; dpc turned up at back and sides; concrete backing; formwork; rebated, sunk, weathered, throated, projecting 75mm beyond the wall face; all in accordance with TA Group's drawings and specifications</b>				
	<u>Window Cills</u>				
D	300mm deep x 150mm thick; reinforced with 3nr bars; fair finish exposed surface	4	m		
E	extra over for removing existing cill and replacement with precast concrete 300mm deep x 150mm thick; reinforced with 3nr bars; fair finish exposed surface; including all works to blockwork and patching up as necessary upon completion	3	m		
	<b><u>CONCRETE WORK: Composite Construction</u></b>				
	<b>Level Access threshold unit; Aco Drainage Channel or equally approved; stainless steel grill type to be agreed; radon membrane wrapped and sealed; installed as per manufacturers instructions; all in accordance with TA Group's drawings and specifications</b>				
	<u>Thresholds; Level Access</u>				
F	1,000mm wide	1	nr		
G	1,500mm wide	1	nr		
	<b><u>BRICKWORK AND BLOCKWORK: Brickwork/Blockwork</u></b>				

	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<p align="center"><b>(21) EXTERNAL WALLS (Continued)</b></p> <p>Standard ordinary quality concrete solid blocks; blocks shall be concrete masonry units conforming to BS6073; minimum 13N/mm<sup>2</sup>; 440 x 215 x 100; All masonry construction shall conform with IS325 and IS EN 1996; sand for mortar shall comply with BS1200; cement shall be in accordance with IS EN 197-1; all in accordance with TA Group's drawings and specifications</p> <p><u>Skins of cavity walls</u></p> <p>A 100mm thick</p>	24	m <sup>2</sup>		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(21) EXTERNAL WALLS (Continued)</b>				
	<b><u>BRICKWORK AND BLOCKWORK: Ancillaries to Brickwork/Blockwork</u></b>				
	<b>Forming Cavities; Austenitic Stainless steel vertical twist dovetail type wall ties; clips for insulation positioned every 750mm min horizontally and 450mm min vertically; additional ties to be used at opes and jambs; all in accordance with TA Group's drawings and specifications</b>				
	<u>Forming cavities; between new walls</u>				
A	150mm wide	24	m2		
	<b>Proprietary insulated cavity closers; Kingspan Thermabate or equivalent; installed as per manufacturers instructions; all in accordance with TA Group's drawings and specifications</b>				
	<u>Closing cavities</u>				
B	150mm wide; vertical; jambs	3	m		
C	150mm wide; horizontal; heads	3	m		
D	150mm wide; horizontal; cills	3	m		
E	150mm wide; horizontal; eaves	2	m		
F	150mm wide; raking; verges	4	m		
	<b>Party Wall Cavity Barrier; to existing blockwork; including breaking out pockets of blockwork in existing walls for the installation of the proprietary firestop at party wall; ARC T Barrier Masonry with Integral DPC Code TBM; suitably sized for cavity on site; minimum 50mm overlap with party wall leaf (Party Wall Cavity Barrier) or equal approved; fitted in strict accordance with the manufacturers instructions; making good to blockwork upon installation and ready for plastering (measured elsewhere); supply and install a continuous vertical DPC in the wall to be fitted between the firestop slab and the inside face of the outer leaf; all in accordance with TA Group's drawings and specifications</b>				
	<u>Fire insulation</u>				
G	vertical; 150mm wide cavity	11	m		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(21) EXTERNAL WALLS (Continued)</b>				
	<b>Cavity Barrier to blockwork; installation of the proprietary firestop at eaves level of the blockwork wall; ARC (or equal and approved) Cavity Stop Sock Fire Barrier- CSS150 - 150mm Lt Blue to top of entire cavity; suitably sized for cavity on site; fitted in strict accordance with the manufacturers instructions; making good to blockwork upon installation; supply and install a continuous vertical DPC in the wall to be fitted between the firestop slab and the inside face of the outer leaf; all in accordance with TA Group's drawings and specifications</b>				
	<u>Fire insulation; existing block walls</u>				
A	horizontal; 150mm wide cavity	32	m		
	<u>Fire insulation; new block walls</u>				
B	horizontal; 150mm wide cavity	5	m		
	<b>BRC bed joint reinforcement "GBF 30 W150" or equivalent; placed at 450mm c/c horizontally; installed as per manufacturers recommendations; all in accordance with TA Group's drawings and specifications</b>				
	<u>Joint Reinforcement</u>				
C	100mm wide blockwork; external mortar cover 20mm minimum	10	m		
	<b>Movement joints; 12mm wide; filling joint with 18mm flexible closed cell polyethylene; allow for proprietary bead and flexible sealant; all in accordance with TA Group's drawings and specifications</b>				
	<u>Designed joints; existing block walls</u>				
D	12mm wide; 350mm deep; vertical; all to Architect's approval	11	m		
	<b>Damp proof courses; 150mm laps; bedded in gauge mortar; all in accordance with TA Group's drawings and specifications</b>				
	<u>Damp Proof Courses</u>				
E	horizontal; not exceeding 225mm; external leaf of cavity walls	5	m		
F	horizontal; not exceeding 225mm; backing to cills	4	m		
G	vertical; not exceeding 225mm; return in blockwork	5	m		
H	Horizontal; Cavity tray stepped across cavity over all openings	6	m		
	<b>Sundries; creating ventilation openings; all in accordance with TA Group's drawings and specifications</b>				
	<u>Ventilation openings</u>				
J	125 x 125mm; through 350mm blockwork cavity walls	11	nr		
	<b>Sundries; Recesses for Services Connections; ESB Meter cabinet to be installed max 2m from front of house and between 1.0m-1.2m from F.G.L; complete with Precast concrete lintel to head with stepped DPC over and proprietary uPVC service box with associated door and ducting; all in accordance with TA Group's drawings and specifications</b>				
	<u>Recesses</u>				

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(21) EXTERNAL WALLS (Continued)</b>				
A	built in uPVC service meter boxes; complete including associated builders work, removal and replacing any existing, creating opes, new boxes, ducting, sealants etc; ESB	1	item		
B	built in uPVC service meter boxes; complete including associated builders work, removal and replacing any existing, creating opes, new boxes, ducting, sealants etc; Telecoms	1	item		
	<b><u>WOODWORK; Ironmongery, Accessories &amp; Sundries</u></b>				
	<b>Cavity Wall Insulation; 110mm Unilin ECO360 (TC: 0.021W/mK) or similar approved cavity insulation; thermal conductivity 0.021W/mK; including corner boards and all ancillary detail components as required; to be supplied and fitted strictly in accordance with the manufacturers recommendations; a vertical DPC is to be fitted between the insulation and the inner face of the outer leaf at all internal &amp; external corners; include associated accessories, such as meter box board insulation, insulated hockey sticks, and insulated cavity tray channels, and service void channels are used as necessary; all in accordance with TA Group's drawings and specifications</b>				
	<u>Thermal Insulation</u>				
C	Vertical; 150mm thick; exceeding 300mm wide <b>Provide Air-Tight Seal including adhesives to all penetrations &amp; abutments ceilings / ground floor slab etc as required to the internal leaf of the external walls; all in accordance with TA Group and Roscommon County Councils drawings and specifications</b>	24	m2		
	<u>Sundries</u>				
D	Airtightness Sealing as described above <b><u>STEELWORK: Steelwork</u></b> <b>Proprietary Insulated Steel Lintels; Steelite or equivalent; to suit 350mm Cavity Wall; fitted in strict accordance with manufacturers instructions; including all associated fixings, bedding; complete; all in accordance with TA Group's drawings and specifications</b>	1	item		
	<u>Lintels</u>				
E	1930mm long (incl. 150mm bearing each end)	2	nr		
F	Extra over for row of masonry mesh reinforcement for full length of front and back wall above lintels	1	item		
	<b><u>GENERALLY</u></b>				
G	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(21) EXTERNAL WALLS (Continued)</b>				
<b>COLLECTION</b>				
Page 110/1:				0
Page 110/2:				0
Page 110/3:				0
Page 110/4:				0
Page 110/5:				0
<b>(21) EXTERNAL WALLS</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(22) INTERNAL WALLS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>BRICKWORK AND BLOCKWORK: Ancillaries to Brickwork/Blockwork</u></b>				
	<b>Party Wall Fireproofing; to top of existing blockwork party wall; firestop to be fitted between battens on top of roofing membrane; firestop approx 25mm between top of party wall and underside of roofing membrane; roof battens to be saw cut at mid point of party wall and battens to be replaced where necessary; Cavity barrier of wire reinforced mineral wool (50mm min) or fire resisting board in boxed eaves; fitted in strict accordance with the manufacturers instructions; making good to blockwork upon installation and ready for plastering (measured elsewhere); supply and install a continuous vertical DPC in the wall to be fitted between the firestop slab and the inside face of the outer leaf; all in accordance with TA Group's drawings and specifications</b>				
	<u>Fire insulation</u>				
C	horizontal; 215mm wide blockwork party wall	13	m		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(22) INTERNAL WALLS (Continued)</b>				
	<b><u>FLOOR, WALL AND CEILING FINISHINGS: Stud Partitions</u></b>				
	<b>Timber stud partitions; comprising of double 100 x 44mm C16 softwood head and sole plates; 100 x 44mm vertical C16 softwood studs at 400mm centres; 100 x 44mm horizontal noggings at 900mm centres vertically; 100mm thick mineral wool acoustic insulation fixing between studs; 12.5mm Gypsum Wallboard or equal and approved to both sides; fixing screws to softwood; all joints taped and filled; all in accordance with TA Group's drawings and specifications</b>				
	<u>Partitions</u>				
A	2550mm high; sloping to stairs	4	m		
B	abutments to other finishes	2	nr		
C	forming single door openings	1	nr		
D	2560mm high	7	m		
E	angles to partitions	1	nr		
F	abutments to other finishes	5	nr		
G	forming single door openings	1	nr		
H	ends to partitions	1	nr		
J	extra over; moisture resistant board	5	m2		
	<b>Timber stud partitions; comprising of double 100 x 44mm C16 softwood head and sole plates; 100 x 44mm vertical C16 softwood studs at 400mm centres; 100 x 44mm horizontal noggings at 900mm centres vertically; 100mm thick mineral wool acoustic insulation fixing between studs; 12.5mm Gypsum Wallboard or equal and approved to one side; fixing screws to softwood; all joints taped and filled; all in accordance with TA Group's drawings and specifications</b>				
	<u>Partitions to Party Wall</u>				
K	2550mm high	8	m		
L	abutments to other finishes	6	nr		
M	extra over 50mm shadow gap	8	m		
N	2560mm high	9	m		
P	abutments to other finishes	6	nr		
Q	extra over; moisture resistant board	5	m2		
R	extra over 50mm shadow gap	9	m		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(22) INTERNAL WALLS (Continued)</b>				
	Timber stud partitions; comprising of double 100 x 44mm C16 softwood head and sole plates; 100 x 44mm vertical C16 softwood studs at 400mm centres; 100 x 44mm horizontal noggings at 900mm centres vertically; 100mm thick mineral wool acoustic insulation fixing between studs; 12.5mm Gypsum Wallboard or equal and approved to one side; fixing screws to softwood; all joints taped and filled; all in accordance with TA Group's drawings and specifications				
	<u>Partitions to Service Cavity Walls</u>				
A	2560mm high	5	m		
B	abutments to other finishes	4	nr		
C	extra over; moisture resistant board	11	m2		
D	extra over 50mm shadow gap	5	m		
	<b><u>GENERALLY</u></b>				
E	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(22) INTERNAL WALLS (Continued)</b>				
<b>COLLECTION</b>				
Page 111/1:				0
Page 111/2:				0
Page 111/3:				0
<b>(22) INTERNAL WALLS</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(23) FLOORS, GALLERIES</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>WOODWORK: Structural and First Fixings</u></b>				
	<b>Carcassing; Softwood; sawn unless otherwise stated; structural grade; tanalised; including necessary overlaps; all in accordance with TA Group and Roscommon County Councils drawings and specifications</b>				
	<u>Carcassing</u>				
C	225 x 44; C18; floor joists; 400mm centres	16	m		
D	225 x 75; C18; trimmers	15	m		
E	Extra for treating ends of joists preservatives	13	nr		
F	225 x 44; C18; solid bridging to floor joists; 1200mm centres	6	m		
	<b><u>WOODWORK: Ironmongery, Accessories and Sundries</u></b>				
	<b>Proprietary Metal Joist hangers; "Bat" or equivalent; galvanised mild steel gauge 12 to BS 2989; class Z2 coating Type C; installed as per manufacturers recommendations; all in accordance with TA Group's drawings and specifications</b>				
	<u>Accessories</u>				
G	for 225 x 44mm joists; fixed to softwood joist 32mm square twisted sheradised nails	13	nr		
	<b>Galvanised steel strap; 30x3mm steel strap; fixed to noggings; fixed at 1200mm spacings max; installed as per manufacturers recommendations; all in accordance with TA Group's drawings and specifications</b>				
	<u>Accessories</u>				
H	1200mm long	10	nr		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(23) FLOORS, GALLERIES (Continued)</b>				
	<b>WOODWORK: Boarding and Second Fixings</b>				
	<b>Tongue &amp; groove plywood; OSB3 18mm thick; screw fixed to floor joists with galvanised mild steel screws; all in accordance with TA Group's drawings and specifications</b>				
	<u>Boarding &amp; Sheeting</u>				
A	over 300mm wide; floors	50	m2		
	<b>WPB plywood; 18mm thick; moisture resistant; screw fixed to floor joists with galvanised mild steel screws; all in accordance with TA Group's drawings and specifications</b>				
	<u>Boarding &amp; Sheeting</u>				
B	over 300mm wide; floors	10	m2		
	<b>GENERALLY</b>				
C	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(23) FLOORS, GALLERIES (Continued)</b>				
<b>COLLECTION</b>				
Page 112/1:				0
Page 112/2:				0
<b>(23) FLOORS, GALLERIES</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(24) STAIRS, RAMPS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>WOODWORK: Composite Items</u></b>				
	<b>Staircase; Straight flight; 21 mm red deal bull nosed threads; projecting 25mm from riser face; with deal risers min 15mm; screw fixing to all riser tread joints to be provided using 10 gauge screws of 38mm minimum length at centres not exceeding 225mm in accordance with I.S 158; all glued, blocked, bracketed and housed on 230x27mm whitewood strings; wall strings to be secured by means of patent frame anchors; 82x82mm newel posts shall be hardwood, square or turned to detail, and shall have strings and handrail morticed and housed thereto; Handrails shall be 60x44mm moulded white deal, housed in newel; balustrade including return on first floor landing of 25mm x25mm turned hardwood uprights at 100mm centres with vertical dimensions above pitch line; 76 x 25mm rounded and projected red deal nosing pieces to landing steps at top of stairs; include for 18mm birch paneling; bottom step to be 985mm wide and projecting past bottom newel post; the whole shall be constructed in accordance with the best possible stair construction practice; all in accordance with TA Group's drawings and specifications</b>				
	<u>Composite Items</u>				
C	Staircase units; Straight Shape; 14 nr risers, 235mm wide treads, 192mm high risers, 900mm overall width, 2700mm overall rise	1	item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(24) STAIRS, RAMPS (Continued)</b>				
	<b>Balustrades; 82x82x1100mm high square profile red deal Newel Posts with chamfered profile at each corner; posts are located at ends, landings and corners of balustrades; newel posts to be capped with 115x115mm White Oak Newel Post cappings; 44x60mm handrails to top of balustrade with a housing to accept stair spindles; the exact profile to be selected by Architect and agreed with contractor prior to manufacturing; white oak fillet pieces to be fitted between spindles to finish flush handrails; base rails are to be fitted along the top of the stairs strings and horizontally along landings; with red deal fillet pieces fitted between spindles to finish flush with base rail; base rail to incorporate 5mm square shadow gap detail as per Architects details; stair spindles to be 41x41mm square profile red deal spindles chamfered edges; including all associated supports, anchors, bracketing to blockwork &amp; timber backgrounds etc.; all in accordance with TA Group's drawings and specifications</b>				
	<u>Balustrades</u>				
A	overall height 1100mm; horizontal	3	m		
B	overall height 1100mm; raking to slope of the stairs	9	m		
	<b><u>PAINTING AND DECORATING: Painting</u></b>				
	<b>Cleaning, seal knotting and stopping; primed; 3 coats of Varnish; including all associated preparation work etc.; all in accordance with TA Group's drawings and specifications</b>				
	<u>General surfaces</u>				
C	Newell Posts Cappings; '115x115mm; isolated areas	6	nr		
	<u>Second Fixings</u>				
D	Handrail; horizontal; not exceeding 300mm girth	3	m		
E	Handrail; raking; not exceeding 300mm girth	9	m		
	<b>Cleaning, seal knotting and stopping; primed; 1 coat of Aluminium Wood Primer; 2 coats of Satinwood; colour to be selected by Architect; including all associated preparation work etc.; all in accordance with TA Group's drawings and specifications</b>				
	<u>General surfaces</u>				
F	newell posts; 82x82 x1100mm high; isolated areas	6	nr		
	<u>Second Fixings</u>				
G	staircase areas; threads; girth not exceeding 300mm	15	m		
H	staircase areas; risers; girth not exceeding 300mm	15	m		
	<u>Balustrades</u>				
J	open type; horizontal; including all associated railings and spindles	6	m2		
K	open type; raking; including all associated railings and spindles	18	m2		
	<b><u>GENERALLY</u></b>				
L	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(24) STAIRS, RAMPS (Continued)</b>				
<b>COLLECTION</b>				
Page 113/1:				0
Page 113/2:				0
<b>(24) STAIRS, RAMPS</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(27) ROOFS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
C	3. The main contractor is to ensure that the roof truss manufacturer is to take all site dimensions necessary (approx sizes given below), produce all shop drawings & design calculations & submit them to the structural engineer for approval 3 weeks minimum prior to the fabrication of the roof. No fabrication is to take place without the structural engineers consent		item		
D	4. All relevant paperwork and certification for the roof trusses is to be forwarded to the structural engineer and assigned certifier as trusses are delivered to site. Ensure that trusses are not notched or drilled to accommodate services.		item		
	<b><u>WOODWORK: Structural &amp; First Fixings</u></b>				
	<b>Prefabricated roof trusses; NSAI approved prefabricated roof trusses to suppliers design; include for certification as required by Assigned Certifier; at 400mm centres; all roof timbers to be pressure treated; connect roof truss to wall plate using proprietary truss clips and existing roof trusses in accordance with manufacturers instructions; roof truss plan indicative, along with spans and number of trusses; all to contractors design and certification; including all necessary interaction and tying in to existing roof structure, timber bracing, purlins, hips, ridge boards, tilting fillets, struts, gable ladders, truss clips, fixings etc; complete; all to Engineers Approval; all in accordance with TA Group's drawings and specifications</b>				
	<u>Pre-fabricated; pitched roof trusses</u>				
E	10495mm approx overall span; main roof	8	nr		
F	extra over for works to existing trusses at chimneys where the chimneys are being blocked up	1	item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(27) ROOFS (Continued)</b>				
	<b>Carcassing; Softwood; sawn unless otherwise stated; structural grade; tanalised; timber construction shall conform with EN1995 Eurocode 5: Design of timber structures; timber grades and sizes to be in accordance with BS4978 &amp; BS EN 60146 respectively; including necessary overlaps; all in accordance with TA Group's drawings and specifications</b>				
	<u>Carcassing</u>				
A	225 x 44mm; C16; ridge board	4	m		
B	225 x 75mm; C16 water tank supports	6	m		
C	225 x 44mm; C16 spliced rafter to existing rafters	18	m		
	<u>First Fixings</u>				
D	backing for fascia and barge; 50x 50mm	37	m		
E	soffit support; 50 x 50mm; fixed to blockwork	37	m		
	<u>Carcassing; Bay Roof</u>				
F	100 x 75mm wallplate; bolted to concrete blockwork and including approved M12 anchors, 200mm long at 1200mm centres; dpc under wall plate	2	m		
G	225 x 44mm; C16; ridge board	3	m		
H	225 x 44mm; C16; joists	7	m		
J	225 x 44mm; C16 rafters	20	m		
K	100 x 50mm; tilting fillet	2	m		
	<u>First Fixings</u>				
L	backing for fascia and barge; 50x 50mm	6	m		
M	soffit support; 50 x 50mm; fixed to blockwork	6	m		
	<u>Labours; splicing end of existing rafters</u>				
N	splicing to end of all existing rafters at eaves; new C16 spliced end rafter to be bolted to existing rafter at 3 locations; as per details	20	nr		
	<b><u>WOODWORK: Boarding &amp; second fixing</u></b>				
	<b>WBP plywood; 18mm thick; screw fixed to timber joists with galvanised mild steel screws; all in accordance with TA Group's drawings and specifications</b>				
	<u>Boarding &amp; Sheeting</u>				
P	backings for fascia and barge; 240 x 25mm	37	m		
Q	backings for soffit; 225 x 25mm	37	m		
R	support for water tank	4	m2		
S	walkway to tank	3	m2		
T	valley board; 450mm wide complete	6	m		
	<b><u>WOODWORK: Ironmongery, Accessories and Sundries</u></b>				
	<b>Galvanised mild steel wall plate anchor straps; "Bat" or equivalent; 150mm bend at one end; pre-drilled; fixed to blockwork with proprietary fixings; including all necessary fixings; 4 nr to wall, 3 nr to truss and 2 nr to wall plate; all in accordance with TA Group's drawings and specifications</b>				
	<u>Accessories</u>				
U	32 x 2.5 x 1200mm	6	nr		



<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(27) ROOFS (Continued)</b>				
<b>COLLECTION</b>				
Page 114/1:				0
Page 114/2:				0
Page 114/3:				0
<b>(27) ROOFS</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(31) EXTERNAL WALL: COMPLETIONS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>BRICKWORK AND BLOCKWORK: Ancillaries to Brickwork/Blockwork</u></b>				
	<b>Sundries; Ventilation openings; positioned over the internal opening of the cavity sleeve and fixed to the wall using screws and wall plugs; including vents, pipework and covers; all in accordance with Architects Drawings &amp; Specification</b>				
	<u>Ventilation Openings</u>				
C	Aereco BXC1842 or equally approved humidity sensitive units	3	nr		
D	Aereco BXC275 or equally approved humidity sensitive units	2	nr		
E	Aereco EHT acoustic kit with Aereco EHT humidity sensitive air inlets or equal approved; with external canopy & insect grille	5	nr		
	<b><u>WOODWORK: Boarding &amp; Second fixings</u></b>				
	<b>Window boards; white deal; include for notching and mechanically fixing to external blockwork wall; bullnosed edge; painted; including all associated fixings, sealants; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Second fixings</u>				
F	200 x 19mm thick; bullnose	9	m		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(31) EXTERNAL WALL: COMPLETIONS (Continued)</b>				
	<b><u>METALWORK: Non-Structural</u></b>				
	<u>Note:</u>				
A	the composite item is deemed to include all component items shown on the Architect's drawings i.e. slips, stops, beads, etc., glass, in-tumescent material and smoke stops required to achieve the required fire rating		note		
B	frame anchors and all mortices and holes together rockwool/non-combustible expanding foam packing between the frame and structure of all fire rated doorsets and framesets is deemed to be included <b>uPVC windows and doors; RAL 7015 Slate Grey; double glazed; draft proof seals; Argon-filled soft low-e windows cavity; U-Value min 1.2; manufacturers certs to be obtained and provided to the assigned certifier; sample of windows and doors to be provided before ordering; all bedroom windows to be in compliance with current building regulations to allow adequate means of escape; child safety restrictors to be fitted to bedroom windows; non-lockable handles to be fitted; doors and windows to include all necessary ironmongery, all fittings, fixings, sealants etc.; complete; all in accordance with TA Group's drawings and specifications</b>		note		
	<u>Windows; Composite Items</u>				
C	580 x 1080mm overall size; Type H	1	nr		
D	extra over for glazing being Opaque	1	nr		
E	580 x 1080mm overall size; Type H-A	1	nr		
F	1100 x 1200mm overall size; Type F	1	nr		
G	1200 x 1200mm overall size; Type M	1	nr		
H	1200 x 1200mm overall size; Type M-A	1	nr		
J	1500 x 1200mm overall size; type G	3	nr		
K	extra over on above for fitting child safety restrictors to bedroom windows <b>Front door; Composite Single leaf door; Argon-filled soft low-e windows cavity; U-Value min 1.2; receiver type on external doors to be of the hooked type, 5point locking system; manufacturers certs to be obtained and provided to the assigned certifier; sample of doors to be provided before ordering; doors to include all necessary ironmongery; front door to have maximum threshold height of 15mm, exposed edges chamfered; all doors to comply with Technical Guidance Documents Part 'M' for disabled access &amp; Part 'B' for Fire Regulations; including all ironmongery, fittings, fixings, sealants, etc.; complete; all in accordance with TA Group's drawings and specifications</b>	3	nr		
	<u>Doors; Composite Items</u>				
L	1500 x 2100mm high overall size ; 1000 x 2100mm high front door including 500mm x 2100 high glazed side screen	1	nr		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(31) EXTERNAL WALL: COMPLETIONS (Continued)</b>				
	Rear door; Composite Single leaf door; full panel to be safety glass; double glazed; draft proof seals; Argon-filled soft low-e windows cavity; U-Value min 1.2; receiver type on external doors to be of the hooked type, 5point locking system; manufacturers certs to be obtained and provided to the assigned certifier; sample of doors to be provided before ordering; doors to include all necessary ironmongery; front door to have maximum threshold height of 15mm, exposed edges chamfered; all doors to comply with Technical Guidance Documents Part 'M' for disabled access & Part 'B' for Fire Regulations; including all ironmongery, fittings, fixings, sealants, etc.; complete; all in accordance with TA Group's drawings and specifications				
	<u>Doors; Composite Items</u>				
A	1000 x 2100mm high overall size	1	nr		
	<b><u>PAINTING AND DECORATING: Painting</u></b>				
	<b>Painting; one coat aluminum primer, to the contact faces of members fixed permanently to blockwork or the like; all in accordance with TA Group's drawings and specifications</b>				
	<u>General surfaces</u>				
B	not exceeding 300mm girth; back of window boards	9	m		
	<b>Painting; prepare, knot, prime, stop, spot primer, one coat Sadolins PX65 in stain to be selected; two coats Sadolins Top Coat Lacquer; all in accordance with TA Group's drawings and specifications</b>				
	<u>General surfaces</u>				
C	not exceeding 300mm girth; window boards	9	m		
	<b><u>GENERALLY</u></b>				
D	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(31) EXTERNAL WALL: COMPLETIONS (Continued)</b>				
<b>COLLECTION</b>				
Page 115/1:				0
Page 115/2:				0
Page 115/3:				0
<b>(31) EXTERNAL WALL: COMPLETIONS</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(32) INTERNAL WALL: COMPLETIONS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>WOODWORK: Boarding &amp; Second Fixing</u></b>				
	<b>Deal Architraves; 75mm x 20mm splayed; wrought unless otherwise stated; fixed and plugged to blockwork and timber backgrounds; all in accordance with TA Group's drawings and specifications</b>				
	<u>Second fixings</u>				
C	Architraves; 75 x 20mm; splayed	98	m		
	<b><u>WOODWORK: Composite Items</u></b>				
	<u>Note:</u>				
D	the composite item is deemed to include all component items shown on the Architect's drawings (except ironmongery) i.e. slips, stops beads ., glass, in-tumescent material and smoke stops required to achieve the required fire rating		note		
E	frame anchors and all mortices and holes together rockwool/non-combustible expanding foam packing between the frame and structure of all fire rated doorsets and framesets is deemed to be included		note		
	<b>Softwood; Red Deal; wrought; selected; matched for grain and colour; approved Hilti fixings; countersinking and flush pelleting; all in accordance with TA Group's drawings and specifications</b>				
	<u>Framing</u>				
F	jamb and heads; ex 150 x 50mm; splayed - 1; rebated - 1	48	m		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(32) INTERNAL WALL: COMPLETIONS (Continued)</b>				
	<b>Doors; Internal wood flush doors to be 44mm solid core flush internal door with hardwood veneer facing; factory primed; manufacturer to contractors choice; solid core door tested to BS EN 1634-1:2014; sample door to be approved in writing before an order is placed; facings to be 4mm thick plywood facings both sides and lippings to be hardwood lipping's to two long edges; primed by manufacturer for site painting; all internal door leaves to be fitted with a minimum 18mm gap between finished floor Level and door leaf due to ventilation requirements (CMEV); locks and handles to be brass Sonnato BW450PB with 4 steel butt hinges per door and door stops to be fitted to all doors; including all fixings, fittings, ironmongery, etc; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Single doors</u>				
A	Type A; 960 x 2110mm overall size	2	nr		
B	Type B; 915 x 2110mm overall size	6	nr		
C	Type C; 700 x 2110mm overall size; altered to suit staircase	1	nr		
	<b>Doors; Glazed Internal wood flush doors to be 44mm solid core flush internal door with hardwood veneer facing; factory primed; manufacturer to contractors choice; glazed to be toughened safety glass and sealed; solid core door tested to BS EN 1634-1:2014; sample door to be approved in writing before an order is placed; facings to be 4mm thick plywood facings both sides and lippings to be hardwood lipping's to two long edges; primed by manufacturer for site painting; all internal door leaves to be fitted with a minimum 18mm gap between finished floor Level and door leaf due to ventilation requirements (CMEV); locks and handles to be brass Sonnato BW450PB with 4 steel butt hinges per door and door stops to be fitted to all doors; including all fixings, fittings, ironmongery, etc; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Double Doors</u>				
D	Type D; 1580 x 2090 overall size	1	nr		
	<b><u>PAINTING AND DECORATING: Painting</u></b>				
	<b>Painting; one coat aluminum primer, to the contact faces of members fixed permanently to blockwork or the like; all in accordance with TA Group's drawings and specifications</b>				
	<u>General surfaces</u>				
E	not exceeding 300mm girth; backs of door frames and architraves	145	m		
	<b>Painting; prepare, knot, prime, stop primer; two coats undercoat; one coat full satin wood paint; all in accordance with TA Group's drawings and specifications</b>				
	<u>General surfaces</u>				
F	not exceeding 300mm girth; door frames and architraves	145	m		
G	over 300mm wide	41	m2		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(32) INTERNAL WALL: COMPLETIONS (Continued)</b>				
	<b><u>WOODWORK: Ironmongery, Accessories and Sundries</u></b>				
	Supply and fix the following ironmongery to doors; assemble & fit carefully all ironmongery using fastenings with matching finish supplied by the ironmongery supplier; sample to be provided for approval; prevent damage to ironmongery & adjacent surfaces; prior to handover ensure that all ironmongery functions correctly; adjust and lubricate as necessary to ensure correct functioning; all as per Architects specification				
	<u>Ironmongery</u>				
A	Brass 'Sonnato BW450PB' Handles and Lever	11	nr		
B	Mortice locks and receivers	11	nr		
C	steel butt hinges	44	nr		
D	door stops	11	nr		
	<b><u>GENERALLY</u></b>				
E	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(32) INTERNAL WALL: COMPLETIONS (Continued)</b>				
<b>COLLECTION</b>				
Page 116/1:				0
Page 116/2:				0
Page 116/3:				0
<b>(32) INTERNAL WALL: COMPLETIONS</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(-- ) AIRTIGHTNESS &amp; BER TESTS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
C	3. Ensure continuity of insulation to limit thermal bridging around windows, doors, other wall openings and at any junctions between elements as required by TGD L Conservation of Fuel & Energy - Dwellings 2019. Refer to the document ' Limiting Air Infiltration - Acceptable Construction details'	1	item		
	<b><u>(-- ) AIRTIGHTNESS</u></b>				
	<b>Airtightness Membrane; Isover Vario KM Duplex UV or equal and approved air-tightness membrane; to all ceilings under attic spaces to the houses prior to fitting plasterboard; membrane to be installed strictly in accordance with the manufacturers recommendations; include for all necessary proprietary adhesive tapes, laps, allowing for sealing any ducts, wiring, pipes going through membrane etc. as recommended by the manufacturer; all in accordance with TA Group's drawings and specifications</b>				
	<u>Membrane</u>				
D	exceeding 300mm wide; horizontal	60	m2		
	<b>Airtightness Taping; Contega Solido SL 2 ply air tightness window sealing plastering tape or equivalent all around window &amp; door opes internally after fitting windows &amp; doors but before plastering the walls; prior to fitting windowboards; tape to be fitted strictly in accordance with the manufacturers recommendations; including Orcon F flexible sealant to all junctions between the windows/doors and walls, internally and externally; ensuring a good airtight seal; all in accordance with TA Group's drawings and specifications</b>				
	<u>Airtightness Tape; to External Opes</u>				
E	not exceeding 300mm wide; reveals	51	m		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<p><b>(--) AIRTIGHTNESS &amp; BER TESTS (Continued)</b></p> <p><b>Airtightness Testing; contractor is to include for carrying out an air tightness test; the required result is air permeability rate (Q50) of not greater than 4 cubic metres per hour per square metre of exposed envelope area, to allow an entry into the deep software for adjusted result of air permeability test in AC/H adj of not greater than 0.2; including all associated site visits, testing, survey, reporting and certification; complete; all in accordance with TA Group's drawings and specifications</b></p> <p><u>Airtightness Testing</u></p>				
A	generally	1	nr		
	<p><b>(--) BER TESTING</b></p> <p><b>Contractor is to provide BER certificate on completion of construction - minimum acceptable BER rating is A2; contractor is to provide certificates to confirm u-values of materials used to M&amp;E Engineers to provide BER certificate on completion of construction; including all associated site visits, testing, survey, reporting and certification; complete; all in accordance with TA Group's drawings and specifications</b></p> <p><u>Building Energy Rating (BER) Certificate</u></p>				
B	generally	1	nr		
	<p><b>GENERALLY</b></p> <p>The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications</p>				
C		1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(--)</b> AIRTIGHTNESS & BER TESTS (Continued)				
<b>COLLECTION</b>				
Page 117/1:				0
Page 117/2:				0
<b>(--)</b> AIRTIGHTNESS & BER TESTS				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(37) ROOF COMPLETIONS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>WOODWORK: Composite Items</u></b>				
	<b>Loft Access Trap Door &amp; Folding Ladder; insulated airtight hatch; stira or similar approved; contractor to allow for forming hatch in first floor ceiling and hatch shall be accommodated within the truss spacing; the attic hatch to airtight and insulated with half hour fire rated protection as per Part B of the Building Regulations; the hatch shall be finished with 75x19mm painted architrave to perimeter of hatch; including all associated framing, door, hinges, foldable ladder, railings, fittings, ironmongery, insulation, fire-rating &amp; airtightness requirements etc; complete; fitted as per manufacturers instructions; all in accordance with TA Group's drawings and specifications</b>				
	<u>Composite Item</u>				
C	Loft Access Trap Door & Ladder; 900x600mm	1	nr		
	<b><u>GENERALLY</u></b>				
D	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<p data-bbox="261 170 751 203"><b>(37) ROOF COMPLETIONS (Continued)</b></p> <p data-bbox="153 210 320 239"><b>COLLECTION</b></p> <p data-bbox="153 253 312 286">Page 118/1:</p> <p data-bbox="153 293 480 327"><b>(37) ROOF COMPLETIONS</b></p> <p data-bbox="153 331 424 365"><b>Carried to Summary:</b></p>				<p data-bbox="1497 253 1513 286">0</p> <p data-bbox="1457 331 1513 365"><b>0.00</b></p>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(41) WALL FINISHES EXTERNALLY</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>FLOOR WALL AND CEILING FINISHES: In-Situ Finishes</u></b>				
	<b>External Plastering; Mortar; scud, render and float in cement and sand (1:3); 3nr coats; waterproofed with approved compound; smooth plaster finish; 22mm thick work; to blockwork base; including all necessary expanded metal angle bead to reveals and corners as required; all in accordance with TA Group's drawings and specifications</b>				
	<u>Walls; to blockwork base</u>				
C	over 300mm wide	24	m2		
	<u>Reveals; to blockwork base</u>				
D	not exceeding 300mm wide	8	m		
	<b>External Plastering; mortar; scud, render and float in cement and sand (1:3); 3nr coats; waterproofed approved compound; smooth plaster finish; 25mm thick work; to blockwork base; including all necessary expanded metal angle bead to reveals and corners as required; all in accordance with TA Group's drawings and specifications</b>				
	<u>Walls; to existing blockwork base</u>				
E	over 300mm wide	15	m2		
	<b>External Plastering; render and float in cement and sand (1:3); on top of existing plaster finish; waterproofed approved compound; smooth plaster finish; 12.5mm thick; to existing plaster base; including all necessary expanded metal angle bead to reveals and corners as required; all in accordance with TA Group's drawings and specifications</b>				
	<u>Walls; to existing plaster base</u>				
F	over 300mm wide	182	m2		
	<u>Reveals; to existing plaster base</u>				
G	not exceeding 300mm wide	39	m		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(41) WALL FINISHES EXTERNALLY (Continued)</b>				
	<b><u>PAINTING AND DECORATING: Painting</u></b>				
	External Painting; preparing and painting one coat primer and three coats Dulux Weathershield Smooth Masonry or similar approved external paint; colour to be selected; three different colours to be used; colours to be selected by Engineer; including cleaning down and all preparatory works as necessary prior to painting; all in accordance with TA Group's drawings and specifications				
	<u>Walls</u>				
A	over 300mm wide	199	m2		
	<u>Reveals; to blockwork base</u>				
B	not exceeding 300mm wide	39	m		
	<u>Cills;</u>				
C	not exceeding 300mm wide	10	m		
	<b><u>GENERALLY</u></b>				
D	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(41) WALL FINISHES EXTERNALLY (Continued)</b> <b>COLLECTION</b> Page 119/1: Page 119/2: <b>(41) WALL FINISHES EXTERNALLY</b> <b>Carried to Summary:</b>				0 0  <b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(42) WALL FINISHES INTERNALLY</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>FLOOR WALL AND CEILING FINISHES: In-Situ Finishes</u></b>				
	<b>Internal Plastering; scud; render and float in cement mortar (1:3); to blockwork base; 12mm thick; including all necessary plaster angle beads to reveals and corners as required; all in accordance with TA Group's drawings and specifications</b>				
	<u>Walls</u>				
C	over 300mm wide; beds and backings for wall tiles <b>Internal Plastering; plaster, scud, render and float in cement mortar (1:3); 10mm thick; second coat of Gyplite finishing plaster, 3mm thick; including all necessary plaster beads; to blockwork base; all in accordance with TA Group's drawings and specifications</b>	69	m2		
	<u>Walls; Blockwork Base</u>				
D	over 300mm wide	20	m2		
E	not exceeding 300mm wide <b>Internal Plastering; render and float in cement mortar; to existing internal plastered walls; gyplite finishing plaster; including all necessary plaster angle beads to reveals and corners as required; all in accordance with TA Group's drawings and specifications</b>	8	m		
	<u>Walls Existing Plasterwork Base</u>				
F	over 300mm wide <b>Internal Plastering; Gypsum Pinnacle skim coat plaster; steel trowelled to a smooth finish; 5mm thick; to plasterboard base; including all necessary plaster angle beads to reveals and corners as required; all in accordance with TA Group's drawings and specifications</b>	170	m2		
	<u>Walls</u>				
G	not exceeding 300mm wide	35	m		
H	over 300mm wide	87	m2		
	<u>Walls; existing</u>				
J	over 300mm wide	106	m2		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(42) WALL FINISHES INTERNALLY (Continued)</b>				
	<b><u>FLOOR WALL AND CEILING FINISHES: Board Finishes</u></b>				
	Service Void to Soil Vent Pipes; pipe to be boxed in using 25x50mm treated timber battens and lined with 15mm gyproc moisture resistant plasterboard; all in accordance with TA Group and Roscommon County Councils drawings and specifications				
	<u>SVP Box Sections</u>				
A	175x175x 4900mm high	1	nr		
	<b>Plasterboard to Reveals; 26.5mm insulated plasterboard mechanically fixed to blockwork walls with galvanised steel fixings; all as per Architects drawings and specifications</b>				
	<u>Walls</u>				
B	not exceeding 300mm wide	35	m		
	<b><u>FLOOR WALL AND CEILING FINISHINGS: Tile, Slab and Mosaic Finishes</u></b>				
	<b>Wall tiling; Pilkington Ceramic or equally approved; 150 x 150 x 5.5mm thick; including all cutting and trims; fixed with appropriate adhesive and grout in accordance with manufacturers instructions; all in accordance with TA Group's drawings and specifications</b>				
	<u>Walls</u>				
C	over 300mm wide; kitchen splashback	5	m2		
	<b>Wall tiling; Pilkington Ceramic or equally approved; 150 x 150 x 5.5mm thick; white flat gloss, glazed ceramic tiles with bevelled edge; including all cutting and trims; fixed with flexible adhesive and grout in accordance with manufacturers instructions; all in accordance with TA Group's drawings and specifications</b>				
	<u>Walls</u>				
D	over 300mm wide; bath walls and WHB splashback	64	m2		
E	extra over; for primer and tanking before tiling	64	m2		
	<b><u>PAINTING AND DECORATING: Painting</u></b>				
	<b>Internal Painting; preparing and painting one coat sealer; three coats of soft sheen emulsion; to plastered blockwork and plasterboard bases; colour to be confirmed on site; including cleaning down and all preparatory works as necessary prior to painting; all in accordance with TA Group's drawings and specifications</b>				
	<u>Walls; plaster base</u>				
F	not exceeding 300mm wide	35	m		
G	over 300mm wide	296	m2		
	<b><u>GENERALLY</u></b>				
H	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(42) WALL FINISHES INTERNALLY (Continued)</b>				
<b>COLLECTION</b>				
Page 120/1:				0
Page 120/2:				0
<b>(42) WALL FINISHES INTERNALLY</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(43) FLOOR FINISHES</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>WOODWORK: Boarding &amp; Second Fixings</u></b>				
	<b>Skirtings; Softwood; Pine; wrought; selected; matched for grain and colour; bullnosed detail; mechanically fixed to walls; include for countersinking, flush pelleting, to be filled, primed, undercoated; all in accordance with TA Group's drawings and specifications</b>				
	<u>Second fixings</u>				
C	skirtings; 112 x 20mm; bullnosed <b>Softwood; White/Red Deal; wrought; selected; matched for grain and colour; approved Hilti fixings; countersinking and flush pelleting; all in accordance with TA Group's drawings and specifications</b>	117	m		
	<u>Second fixings</u>				
D	22mm door saddles	10	m		
	<b><u>PAINTING AND DECORATING: Painting</u></b>				
	<b>Internal Painting; cleaning, knotting and stopping; spot priming; one coat aluminum primer; carried out off-site before fixing members; all in accordance with TA Group's drawings and specifications</b>				
	<u>General surfaces</u>				
E	not exceeding 300mm girth; backs of skirtings	117	m		
F	door saddles	10	m		
	<b>Internal Painting; cleaning, knotting and stopping; spot priming; one coat primer; two undercoats; one coat satin wood; all in accordance with TA Group's drawings and specifications</b>				
	<u>General surfaces</u>				
G	not exceeding 300mm girth; skirtings <b>Internal Painting; apply two coats of clear varnish to saddle board, include for filling, sanding and sealing all joints to adjacent surfaces; all in accordance with TA Group's drawings and specifications</b>	117	m		
	<u>General surfaces</u>				
H	not exceeding 300mm girth; door saddles	10	m		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(43) FLOOR FINISHES (Continued)</b>				
	<b><u>FLOOR WALL AND CEILING FINISHES: Tile, Slab and Mosaic Finishes</u></b>				
	Floor tiling; 300 x 300 x 8mm thick; Pilkington ceramic porcelain floor tiles or equivalent and approved; Slip-resistance PTV rating >36 using Slider 55/96 slip rating to DIN 51097; to toilets; colour of tiles to be selected by Architect within same price range; including all cutting, grout, fittings, trims, perimeter beads, sealants, etc.; fixed onto a solid bed of BAL or equivalent flexible adhesive to a thickness recommended by tile supplier; allow for joints, provisions for movement and that the ground floor is to have underfloor heating; grout colour to be selected by Architect; as per manufacturers instructions; all in accordance with TA Group's drawings and specifications				
	<u>Floors; concrete base</u>				
A	over 300mm wide;	4	m2		
	<u>Floors; timber base</u>				
B	over 300mm wide;	10	m2		
	<u>Skirting; plaster base</u>				
C	150mm high	25	m		
	Floor tiling; 600 x 600 x 8mm thick; Pilkington ceramic floor tiles or equivalent and approved; Slip-resistance PTV rating >36 using Slider 55/96 slip rating to DIN 51097; to kitchen; colour of tiles to be selected by Architect within same price range; including all cutting, grout, fittings, trims, perimeter beads, sealants, etc.; fixed onto a solid bed of BAL or equivalent flexible adhesive to a thickness recommended by tile supplier; allow for joints, provisions for movement and that the ground floor is to have underfloor heating; grout colour to be selected by Architect; as per manufacturers instructions; all in accordance with TA Group's drawings and specifications				
	<u>Floors; concrete base</u>				
D	over 300mm wide;	21	m2		
	<b><u>PREPARATION FOR ALL FLOOR FINISHES :</u></b>				
	<i>Note: Without prejudice to Section O of the ARM4 the following items are included as:</i>				
	Sub floor preparation for floor coverings; including all associated preparation work, floor leveling compound and DPM underlay if required; ensure moisture reading is taken and the correct moisture content has been achieved prior to installation of the proposed floor coverings; all moisture content readings to be reported to the Architect prior to commencement of floor finishes; relative humidity above substrate when tested with a hygrometer: include testing to all corners, around perimeter, and random points; all in strict accordance with the floor finish manufacturer's instructions; all in accordance with TA Group's drawings and specifications				
	<u>Achieving required moisture content in concrete floors prior to laying floor finish</u>				
E	floors; greater than 300mm wide	24	m2		

	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<p style="text-align: center;"><b>(43) FLOOR FINISHES (Continued)</b></p> <p><b><u>GENERALLY</u></b></p> <p>A The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications</p>	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(43) FLOOR FINISHES (Continued)</b>				
<b>COLLECTION</b>				
Page 121/1:				0
Page 121/2:				0
Page 121/3:				0
<b>(43) FLOOR FINISHES</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(45) CEILING FINISHES</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>FLOOR WALL AND CEILING FINISHINGS: In-Situ Finishes</u></b>				
	<b>Plaster; Gypsum Pinnacle skim coat plaster; steel trowelled to a smooth finish; 5mm thick; to plasterboard base; all in accordance with TA Group and Roscommon County Councils drawings and specifications</b>				
	<u>Ceilings; to plasterboard base</u>				
C	over 300mm wide	118	m2		
	<b><u>FLOOR WALL AND CEILING FINISHINGS: Board Finishes</u></b>				
	<b>Plasterboard; one layer of Gyproc foil-backed plasterboard; fixing with galvanised clout nails; filling joints and spotting nail holes; 15mm thick; all in accordance with TA Group's drawings and specifications</b>				
	<u>Ceilings</u>				
D	over 300mm wide	118	m2		
E	extra over for Moisture Resistant Slabs; to bathrooms	10	m2		
F	extra over for 50x32mm counter battens at 400mm centres to ceilings; prior to installation of plasterboard	118	m2		
	<b><u>PAINTING AND DECORATING: Painting</u></b>				
	<b>Internal Painting; preparing and painting one coat sealer; three coats of soft sheen emulsion; to plastered blockwork and plasterboard bases; colour to be confirmed on site; including cleaning down and all preparatory works as necessary prior to painting; all in accordance with TA Group's drawings and specifications</b>				
	<u>Ceilings; plaster base</u>				
G	over 300mm wide	118	m2		
	<b><u>GENERALLY</u></b>				
H	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<p><b>(45) CEILING FINISHES (Continued)</b></p> <p><b>COLLECTION</b></p> <p>Page 122/1:</p> <p><b>(45) CEILING FINISHES</b></p> <p><b>Carried to Summary:</b></p>				<p>0</p> <p><b>0.00</b></p>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(47) ROOF FINISHES</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>ROOFING CLADDING AND WATERPROOFING: Slate &amp; Tile Roofing</u></b>				
	<b>Concrete roof tiles to I.S. 3; "Roadstone" or equivalent flat interlocking tiles; black in colour; including vent tiles as necessary; 44 x 35mm softwood battens and counter battens; pressure impregnated preservative; including Tyvec or equivalent grade reinforced roofing felt to IS 36, type 1F, 400 laps; fixed with galvanised clout nails at 75mm centres; fixed in accordance with the manufacturers instructions; all in accordance with TA Group's and specifications</b>				
	<u>Coverings</u>				
C	Main Roof; over 300mm wide; sloping less than or equal to 35 degrees	102	m2		
	<u>Eaves</u>				
D	double course at eaves; including Roll Out Rafter Vent Tray; 300mm deep	15	m		
	<u>Verges</u>				
E	dry verge system to verges	29	m		
	<u>Ridges</u>				
F	concrete ridge tile; with continuous dry ridge ventilation strip as per details	6	m		
	<b>Black uPVC fascia, barge and soffit's; 225mm overhang; with 10mm continuous ventilation gap between soffit and fascia/barge; including all support work and timber backings necessary; installed as per manufacturer's instructions and recommendations; all in accordance with TA Group's drawings and specifications</b>				
	<u>Fascia board; fixed to timber backings</u>				
G	225mm wide	15	m		
	<u>Barge board; fixed to timber backings</u>				
H	225mm wide	29	m		
	<u>Soffit board; fixed to timber backings</u>				
J	225mm wide	43	m		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(47) ROOF FINISHES (Continued)</b>				
	<b>Special fittings; ventilation strip; Glidevale or equal approved; fixing in accordance with manufacturers instructions; all in accordance with TA Group's drawings and specifications</b>				
	<u>Roof Ventilation</u>				
A	over fascia eaves ventilators	15	m		
B	continuous dry ridge ventilation strip	10	m		
	<b>Special fittings; roof vent tile; to be provided at front and rear; fixing in accordance with manufacturers instructions; all in accordance with TA Group's drawings and specifications</b>				
	<u>Roof Ventilation</u>				
C	Roof Vent Tile	4	nr		
	<b>Special fittings; Mechanical Air Extract Exhaust; fixed through roof vent tile; fixing in accordance with manufacturers instructions; all in accordance with TA Group's and CMD's drawings and specifications</b>				
	<u>Roof Ventilation</u>				
D	Mechanical Air Extract Exhaust	2	nr		
	<b>Special fittings; Roll Out Rafter Vent Tray; 300mm; fixed to rafters; fixing in accordance with manufacturers instructions; all in accordance with TA Group's drawings and specifications</b>				
	<u>Roof Ventilation</u>				
E	Roll Out Rafter Vent Tray	29	m		
	<b>Valley details; tilting fillets with mortar bedded in undercloak; code 5 lead flashing treated with patination oil on 1000gauge DPC secondary lining on 22mm thick EN 636 Class 1 Marine Plywood Valley Boards between rafters; all as per TA Group's drawings and specifications</b>				
	<u>Valleys</u>				
F	as described above	6	m		
	<b><u>GENERALLY</u></b>				
G	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(47) ROOF FINISHES (Continued)</b> <b>COLLECTION</b> Page 123/1: Page 123/2: <b>(47) ROOF FINISHES</b> <b>Carried to Summary:</b>				0 0  <b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(52) DRAINAGE &amp; REFUSE DISPOSAL</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>DRAINAGE: Disposal Above Ground</u></b>				
	<b>Gutters; black uPVC; standard fittings, clips &amp; fixings; supplied and fitted in strict accordance with manufacturers instructions; gutter brackets at 800mm max centres and left in a perfectly watertight condition; all in accordance with TA Group's drawings and specifications</b>				
	<u>Gutters</u>				
C	75mm wide	13	m		
D	extra; outlets	2	nr		
E	extra; stop ends	2	nr		
	<b>Pipes and fittings; black uPVC; solvent welded joints in the running length; standard pipe clips at 500mm centres fixed to blockwork requiring plugging; all in accordance with TA Group's drawings and specifications</b>				
	<u>Downpipes</u>				
F	75 x 75mm	12	m		
G	extra; offset bends	2	nr		
H	extra; bends	2	nr		
J	extra; shoes	2	nr		
	<u>SVP; 100mm diameter</u>				
K	surface fixed; vertical	6	m		
L	extra; connection to WC outlets; special adaptor	1	nr		
M	extra; bends	1	nr		
N	extra; vent cowl	1	nr		
P	extra; cleaning eye	1	nr		
	<b><u>GENERALLY</u></b>				
Q	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(52) DRAINAGE &amp; REFUSE DISPOSAL (Continued)</b> <b>COLLECTION</b>				
Page 124/1:				0
<b>(52) DRAINAGE &amp; REFUSE DISPOSAL</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(59) MECHANICAL INSTALLATIONS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
C	3. The Contractor is also requested to complete the associated M&E Consultants Pricing Document separately and submit this with his tender for evaluation in its associated house breakdown.		note		
	<b><u>(-) DECOMMISSIONING AND REMOVAL OF EXISTING SYSTEMS</u></b>				
	<b>Existing Mechanical Services within the Existing Site to be cut off from site supply, decommissioned and removed completed from all buildings; allow for the draining, of any existing radiators, pipework, associated bracketing and making good to locations upon completion; removal of all surplus material disposed offsite including all associated builders work and mechanical alterations; complete; all as per M&amp;E Drawings and specifications</b>				
	<u>Decommissioning</u>				
D	Decommissioning and removal of the existing mechanical installations	1	item		
	<b><u>1. SITE SERVICES INSTALLATION - MAINS COLD WATER SUPPLY</u></b>				
	<b>Mains cold water in accordance drawings and specifications; accessories associated primary equipment (Supplied from existing incoming mains)</b>				
	<u>Valves</u>				
E	valves; isolation valves, stop valves, double check valves, lockshield valves as required to complete the works	1	item		
	<b>Mains cold water supply in accordance drawings and specification; distribution system; laid externally in trench and connect to mains</b>				
	<u>Pipework</u>				
F	pipework; generally	1	item		
	<u>General</u>				
G	All Builders works associated	1	item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(59) MECHANICAL INSTALLATIONS (Continued)</b>				
	<b>2. HEATING INSTALLATION (HEATING CENTRE)</b>				
	<b>Heating installation in accordance the drawings and specifications</b>				
	<u>Primary Equipment</u>				
A	Air to Water Heat Pump; Outdoor Unit; 5.7KW Air to Water heat pump; Heat pump to be installed, connected and commissioned in accordance with the manufacturer; Heat pump to comply with EN14825, EN14511, EN16147 & EN12102 and shall be suitable for average climate; all as per service Engineers details and specifications	1	nr		
B	Air to Water Heat Pump Indoor Module; c/w 180L cylinder and controller; complete with integral hot water cylinder and integral controller; module to contain two pumps; all as per Engineers details and specifications	1	nr		
	<u>Accessories associated primary equipment</u>				
C	Controller; as per Engineers details and specifications	1	nr		
D	Expansion Vessel	1	nr		
E	pumps	1	item		
	<u>Terminal equipment and fittings</u>				
F	Radiators; Type K1; Round Top radiator panel c/w thermostatic & lockshield valves or equal approved by Architect; 400 x 600mm; 202W output; all sized and in accordance Services Engineers drawings and specifications	1	nr		
G	Radiators; Type K1; Round Top radiator panel c/w thermostatic & lockshield valves or equal approved by Architect; 600 x 600mm; 203W output; all sized and in accordance Services Engineers drawings and specifications	1	nr		
H	Radiators; Type K1; Round Top radiator panel c/w thermostatic & lockshield valves or equal approved by Architect; 800 x 600mm; 270W output; all sized and in accordance Services Engineers drawings and specifications	1	nr		
J	Radiators; Type K2; Round Top radiator panel c/w thermostatic & lockshield valves or equal approved by Architect; 600 x 600mm; 357W output; all sized and in accordance Services Engineers drawings and specifications	1	nr		
K	Radiators; Type K2; Round Top radiator panel c/w thermostatic & lockshield valves or equal approved by Architect; 800 x 600mm; 477W output; all sized and in accordance Services Engineers drawings and specifications	1	nr		
L	Radiators; Type K2; Round Top radiator panel c/w thermostatic & lockshield valves or equal approved by Architect; 800 x 600mm; 597W output; all sized and in accordance Services Engineers drawings and specifications	1	nr		
M	Radiators; Type K2; Round Top radiator panel c/w thermostatic & lockshield valves or equal approved by Architect; 1200x 600mm; 715W output; all sized and in accordance Services Engineers drawings and specifications	1	nr		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b><u>(59) MECHANICAL INSTALLATIONS (Continued)</u></b>				
A	Radiators; Type K2; Round Top radiator panel c/w thermostatic & lockshield valves or equal approved by Architect; 1400x 600mm; 835W output; all sized and in accordance Services Engineers drawings and specifications	1	nr		
B	Radiators; Type K2; Round Top radiator panel c/w thermostatic & lockshield valves or equal approved by Architect; 1800x 600mm; 1074W output; all sized and in accordance Services Engineers drawings and specifications	1	nr		
C	taps	1	item		
D	grilles	1	item		
E	other items	1	item		
	<u>Accessories associated terminal equipment and fittings</u>				
F	valves	1	item		
G	Manifolds	1	item		
H	mixing valves	1	item		
J	Manifold pumps	1	item		
K	Manifold control box	1	item		
L	Central control box	1	item		
M	pumps	1	item		
N	thermostats	1	item		
P	Heatmiser web accessible stats	1	item		
Q	zoning controls as per specifications	1	item		
R	other items	1	item		
	<u>Distribution system</u>				
S	pipework generally	1	item		
T	ductwork	1	item		
	<u>Insulation</u>				
U	insulation	1	item		
	<u>General</u>				
V	All Builders works associated	1	item		
	<b><u>4. HOT AND COLD WATER INSTALLATION</u></b>				
	<b>Hot and cold water installation in accordance the drawings and specifications.</b>				
	<u>Primary equipment</u>				
W	Water Storage Tanks; Format 30 Horizontal Tank; 300L; including all filtered overflow connections and vents, access panels, drip trays, supports, cover, etc.; all in accordance Services Engineers drawings and specifications	1	nr		
X	Cold Water Booster Pump; to be fitted with an anti vibration tico mat and flexible connections and discharges; as per Engineers specification; including all trays, supports, cover, etc.; all in accordance Services Engineers drawings and specifications	1	nr		
Y	Heat Pump Buffer Vessel; all in accordance Services Engineers drawings and specifications	1	nr		
	<u>Accessories associated with primary equipment</u>				
Z	isolation valves, HWS, BCWS, drain cock, overflow connections, monitors as required to complete the works	1	item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b><u>(59) MECHANICAL INSTALLATIONS (Continued)</u></b>				
	<u>Accessories associated with terminal equipment and fittings</u>				
A	isolation valves, water meters, pressure reducing valves as required to complete the works	1	item		
B	Combimate or similar approved water softener	1	item		
C	Masgnaclean professional or similar approved filter system	1	item		
D	garden tap	1	nr		
	<u>Distribution system</u>				
E	pipework	1	item		
	<u>Insulation</u>				
F	Insulation to pipework; foil backed insulation, self-seal insulation, trace heating as required to complete the works	1	item		
	<u>General</u>				
G	All Builders works associated	1	item		
	<b><u>6. VENTILATION INSTALLATION</u></b>				
	<b>Ventilation Services installation in accordance with the drawings and specifications; ; all ducting, grilles, extracts, sensors etc. as per specifications</b>				
	<u>Primary Equipment</u>				
H	Central Mechanical Extract Ventilation system (CMEV); complete; all in accordance with Services Engineers drawings and specifications	1	item		
J	CMEV Ducobox/ vent axia unit; with 150mm diameter exhaust through attic to proprietary roof vent; c/w fire collar; all ductwork in attic space to be insulated	1	item		
K	Ceiling Extract Grilles; fire rated; toilets; 6l/s	1	nr		
L	Ceiling Extract Grilles; fire rated; bathroom & utility; 8l/s	3	nr		
M	Ceiling Extract Grilles; fire rated; kitchen; 13l/s	1	nr		
N	Tenmat Fire Rated Air Valves (or equal approved)	5	nr		
P	Demand Control' with Aereco V4A (or equal approved) continuous mechanical extract Unit	1	item		
	<u>Accessories associated primary equipment</u>				
Q	controls	1	item		
R	other items	1	item		
	<u>Terminal equipment and fittings</u>				
S	EG-WHM Wall Vents; complete; all in accordance with Services Engineers drawings and specifications	5	Nr		
T	Aereco BXC1842 or equally approved humidity sensitive units	3	nr		
U	Aereco BXC275 or equally approved humidity sensitive units	2	nr		
V	Aereco EHT acoustic kit with Aereco EHT humidity sensitive air inlets or equal approved; with external canopy & insect grille	5	nr		
W	Extract grilles	1	item		
X	kitchen hood cooker	1	item		
Y	other items	1	item		
	<u>Accessories associated terminal equipment and fittings</u>				
Z	controls	1	item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b><u>(59) MECHANICAL INSTALLATIONS (Continued)</u></b>				
A	other items <u>Distribution system</u>	1	item		
B	pipework generally	1	item		
C	ductwork <u>Insulation</u>	1	item		
D	insulation <u>General</u>	1	item		
E	All Builders works associated	1	item		
	<b><u>7. DRAINAGE INSTALLATION</u></b>				
	<u>Primary Equipment</u>				
F	All Sanitaryware is taken for elsewhere; see Element (74) <u>Distribution system (Above ground soils and wastes)</u>		note		
G	Pipework; generally as required to complete the works <u>General</u>	1	item		
H	All Builders works associated	1	item		
	<b><u>8. MECHANICAL SERVICES INSTALLATION - GENERALLY</u></b>				
	<u>INSPECTION, TESTING, COMISSIONING &amp; HANDOVER</u>				
J	liaison and co-ordination of the installation	1	item		
K	site supervision, site facilities and waste disposal	1	item		
L	inspection of installation, complete	1	item		
M	final clean of installation, complete	1	item		
N	testing installation, complete	1	item		
P	commissioning installation, complete	1	item		
Q	operating & maintenance (O&M) manuals	1	item		
R	as-built drawings	1	item		
S	identification plates, labels and the like	1	item		
T	builders works	1	item		
U	fire stopping and other associated fire protection works	1	item		
V	boxing around exposed pipework timber and plasterboard finish	1	item		
W	client demonstration and handover <u>Any other works necessary to complete the installations</u>	1	item		
X	item	1	item		
	<b><u>GENERALLY</u></b>				
Y	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(59) MECHANICAL INSTALLATIONS (Continued)</b>				
<b>COLLECTION</b>				
Page 125/1:				0
Page 125/2:				0
Page 125/3:				0
Page 125/4:				0
Page 125/5:				0
<b>(59) MECHANICAL INSTALLATIONS</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(69) ELECTRICAL INSTALLATIONS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
C	3. The Contractor is also requested to complete the associated M&E Consultants Pricing Document separately and submit this with his tender for evaluation in its associated house breakdown.		note		
	<b><u>(-.) DECOMMISSIONING AND REMOVAL OF EXISTING SYSTEMS</u></b>				
	<b>Existing Electrical Services within the Existing Site to be cut off from site supply, decommissioned and removed completed from all buildings; allow for the draining, of any existing sockets, cabling, associated bracketing and making good to locations upon completion; removal of all surplus material disposed offsite including all associated builders work and mechanical alterations; complete; all as per M&amp;E Drawings and specifications</b>				
	<u>Decommissioning</u>				
D	Decommissioning and removal of the existing electrical installations	1	item		
	<b><u>1. MAIN INSTALLATIONS</u></b>				
	<b>Low Voltage Switchgear including cabling in accordance with the drawings and specifications</b>				
	<u>Equipment</u>				
E	Main distribution board	1	nr		
F	like items	1	item		
	<u>Fittings</u>				
	<u>generally in accordance ARM</u>				
	<u>Mains and Sub-main cables</u>				
G	Allow for all connections required	1	item		
	<u>General</u>				
H	All Builders works associated	1	item		
	<b><u>2. CONDUIT / TRAY / TRUNKING INSTALLATION</u></b>				
	<b>Conduit and Cable containment in accordance with the drawings and specifications</b>				
	<u>Containment</u>				
J	Conduit to be installed at H/L for low voltage electrical services	1	item		
K	Conduit for general electrical services at high level	1	item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(69) ELECTRICAL INSTALLATIONS (Continued)</b>				
	<u>General</u>				
A	All Builders works associated	1	item		
	<b><u>3. LIGHTING AND EMERGENCY LIGHTING INSTALLATIONS</u></b>				
	<b><u>INTERNAL</u></b>				
	<b>Luminaries in accordance with the drawings and specifications</b>				
	<u>Fittings; supply and fix in position</u>				
B	Downlights	3	nr		
C	Pendant Fittings	9	nr		
D	Shaver Light	2	nr		
E	22W Recessed Light	4	nr		
F	PIR Light to Bathroom	1	nr		
	<u>Lighting switches</u>				
G	1 way 'gang' light switch	18	nr		
H	2 way 'gang' switch	2	nr		
J	3 way 'gang' switch	1	nr		
	<b><u>INTERNAL LIGHTING WIRING</u></b>				
	<b>Lighting cabling in accordance with the drawings and specifications</b>				
	<u>Cabling internal</u>				
K	lighting point	18	nr		
	<u>Cabling light switches</u>				
L	1 way 'gang' light switch	18	nr		
M	2 way 'gang' switch	2	nr		
N	3 way 'gang' switch	1	nr		
	<b><u>EXTERNAL</u></b>				
	<b>Luminaries in accordance with the drawings and specifications</b>				
	<u>Fittings; supply and fix in position</u>				
P	External Light Fitting	2	nr		
	<u>Cabling External</u>				
Q	lighting points	2	nr		
	<u>General</u>				
R	All Builders works associated	1	item		
	<b><u>4. GENERAL SERVICES AND SMALL POWER INSTALLATIONS</u></b>				
	<b>Surface Mounted General Services Outlets in accordance with the drawings and specifications</b>				
	<u>Fittings</u>				
S	Single Phase Isolator	6	nr		
T	Single Socket	21	nr		
U	Single Socket; 450mm	5	nr		
V	Single Socket; 1100mm	4	nr		
W	Outdoor Socket	1	nr		
X	Cooker Point; isolator	1	nr		
Y	Cooker Point; connection unit	1	nr		
Z	Extractor Spur	1	nr		
AA	Data Point	3	nr		
AB	Kitchen Isolators/power supply	2	nr		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(69) ELECTRICAL INSTALLATIONS (Continued)</b>				
A	Thermostats	2	nr		
B	Heat Pump: External; Power Supply	1	nr		
C	Heat Pump: Internal; Power Supply	1	nr		
D	Car Electric Charge Point	1	nr		
E	like items; isolators, spurs, fans, time clocks, final circuits for Mechanical Installation Controls .	1	item		
	<b>Cabling in accordance with the drawings and specifications</b>				
	<u>Cabling</u>				
F	Single Phase Isolator	6	nr		
G	Single Socket	21	nr		
H	Single Socket; 450mm	5	nr		
J	Single Socket; 1100mm	4	nr		
K	Outdoor Socket	1	nr		
L	Cooker Point; isolator	1	nr		
M	Cooker Point; connection unit	1	nr		
N	Extractor Spur	1	nr		
P	Data Point	3	nr		
Q	Kitchen Isolators/power supply	2	nr		
R	Thermostats	2	nr		
S	Heat Pump: External; Power Supply	1	nr		
T	Heat Pump: Internal; Power Supply	1	nr		
U	Car Electric Charge Point	1	nr		
V	like items; isolators, spurs, fans, time clocks, final circuits for Mechanical Installation Controls .	1	item		
	<u>General</u>				
W	All Builders works associated	1	item		
	<b><u>5. FIRE ALARM INSTALLATION</u></b>				
	<b>Fire Alarm Equipment in accordance the drawings and specifications; L1 type fire alarm, contractor to include in tender package any additional works deemed necessary to achieve type L1 fire alarm status; in accordance with the drawings and specifications</b>				
	<u>Fittings</u>				
X	Smoke Detector main connected battery back up	9	nr		
Y	Heat detector main connected battery backup	1	nr		
Z	Carbon Monoxide Detector	2	nr		
	<u>Cabling</u>				
AA	Smoke Detector main connected battery back up	9	nr		
AB	Heat detector main connected battery backup	1	nr		
AC	Carbon Monoxide Detector	2	nr		
AD	any other fire alarm equipment	1	item		
AE	commissioning	1	item		
	<u>General</u>				
AF	All Builders works associated	1	item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(69) ELECTRICAL INSTALLATIONS (Continued)</b>				
	<b><u>6. DATA / IT INSTALLATION</u></b>				
	<b>Data/IT Equipment in accordance with the drawings and specifications</b>				
	<u>Equipment</u>				
A	any items required to complete the installation	1	item		
	<b>Data/IT outlets in accordance with the drawings and specifications</b>				
	<u>Outlets</u>				
B	Twin Data Points Cat 6	3	nr		
C	Heat Pump: External; CAT5S to Indoor Module	1	nr		
D	Sensor Wired Back to Indoor CAT5E; External	1	nr		
E	commissioning, including termination and labeling into comms cabinet	1	item		
	<u>Cabling</u>				
F	Twin Data Points Cat 6	3	nr		
G	Heat Pump: External; CAT5S to Indoor Module	1	nr		
H	Sensor Wired Back to Indoor CAT5E; External	1	nr		
J	commissioning, including termination and labeling into comms cabinet	1	item		
	<u>General</u>				
K	All Builders works associated	1	item		
	<b><u>7. EARTHING AND BONDING INSTALLATION</u></b>				
	<b>Earthing and bonding in accordance with the drawings and specifications</b>				
L	earthing and bonding	1	item		
M	commissioning	1	item		
	<u>General</u>				
N	All Builders works associated	1	item		
	<b><u>8. OTHER INSTALLATION</u></b>				
	<b>Door Bell system in accordance with the drawings and specifications</b>				
	<u>Equipment</u>				
P	Door Bell Push	1	nr		
Q	Door Bell Chime	1	nr		
R	Any other equipment required for the complete system as per Engineers drawings and specifications	1	item		
S	Commissioning	1	item		
	<u>Cabling</u>				
T	Door Bell Push	1	nr		
U	Door Bell Chime	1	nr		
V	Any other equipment required for the complete system as per Engineers drawings and specifications	1	item		
	<u>General</u>				
W	All Builders works associated	1	item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(69) ELECTRICAL INSTALLATIONS (Continued)</b>				
	<b><u>9. ELECTRICAL SERVICES INSTALLATION - GENERALLY</u></b>				
	<u>INSPECTION, TESTING, COMMISSIONING &amp; HANDOVER</u>				
A	liaison and co-ordination of the installation	1	item		
B	site supervision, site facilities and waste disposal	1	item		
C	inspection of installation, complete	1	item		
D	final clean of installation, complete	1	item		
E	testing installation, complete	1	item		
F	Commissioning installation, complete	1	item		
G	operating & maintenance (O&M) manuals	1	item		
H	as-built drawings	1	item		
J	identification plates, labels and the like	1	item		
K	builders works	1	item		
L	fire stopping and other associated fire protection works	1	item		
M	client demonstration and handover	1	item		
	<u>Any other works necessary to complete the electrical installation</u>				
N	item	1	item		
	<b><u>GENERALLY</u></b>				
P	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(69) ELECTRICAL INSTALLATIONS (Continued)</b>				
<b>COLLECTION</b>				
Page 126/1:				0
Page 126/2:				0
Page 126/3:				0
Page 126/4:				0
Page 126/5:				0
<b>(69) ELECTRICAL INSTALLATIONS</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(73) CULINARY FITTINGS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>FITTINGS: Fittings, Equipment and Furniture</u></b>				
	<b>Kitchen Installation; complete with base and overhead units and all worktop &amp; sinks; including all associated handles, hinges, drawer runners, cabinet legs, stainless steel sink with taps, Built in Extractor Fans, plinths and mouldings; contractor to allow adequate supports, fixings, fitting of appliances and all necessary works to complete; fixing to concrete blockwork backgrounds; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Culinary fittings</u>				
C	kitchen to House Type 4; U-shaped design; wall and base units including sinks and voids for appliances; all as per drawings	1	nr		
	<b>Wall mounted fire blanket in each kitchen; exact location of each fire blanket to be agreed the architect prior to installation; fire blanket to be 1.2 x 1.2m in size and must have the British Standard Kitemark; the fire blanket must also have been tested and certified to the requirements of BS EN 1869:1997, and is to come with a minimum 5 year cloth warranty; all in accordance with TA Group's drawings and specifications</b>				
	<u>Equipment</u>				
D	1200 x 1200mm	1	nr		
	<b><u>GENERALLY</u></b>				
E	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<p><b>(73) CULINARY FITTINGS (Continued)</b></p> <p><b>COLLECTION</b></p> <p>Page 127/1:</p> <p><b>(73) CULINARY FITTINGS</b></p> <p><b>Carried to Summary:</b></p>				<p>0</p> <p><b>0.00</b></p>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(74) SANITARY FITTINGS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>FITTING, EQUIPMENT AND FURNITURE: Fitting, Equipment and Furniture</u></b>				
	<b>Sanitary Fittings; Supply, assemble and fix the following sanitary fittings; all references are to Armitage Shanks "Sandringham Classic" products or equivalent; colour white; lever taps to be installed; all sanitary fitting and appliances to have flexible pennyvalve feeds; include for fittings, fixings, accessories and sealing; all in accordance with TA Group's drawings and specifications</b>				
	<u>Fittings</u>				
C	WC; complete; Close coupled WC pan & cistern dual flush valve water saving 6/4 litre push button dual flush cistern; including soft close seat and cover and all required fittings	3	nr		
D	WHB; complete; 50cm washbasin, single tap hole overflow; washbasin to be mounted on pedestals; install single lever type mixer tap chrome finish and all required fittings	3	nr		
E	900mm x 900mm Shower Tray including any associated gullies and fittings; flexi seal shower seal between tiling; complete	2	nr		
F	Chrome/glass shower door; 900 mm wide x 1850 mm high; bifolding; quadrant; including all associated fittings, fixings and sealants; complete; fitted in accordance with manufacturers instructions; all as per TA Group's drawings and specifications; complete	2	nr		
G	Shower Set; Supply and install wall mounted thermostatic shower mixer with handset shower attachment and selector; shower tray rail, shower handset with chrome finish; including all associated fittings, fixings and sealants; complete; fitted in accordance with manufacturers instructions; all as per TA Group's drawings	2	nr		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(74) SANITARY FITTINGS (Continued)</b>				
	<b>Provide and fit the following accessories; as approved by architect; include for all screws, washers, fixings, fittings, sealants, etc.; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Accessories</u>				
A	Toilet roll holders; Chrome plated toilet roll holder; wall mounted concealed fixings; fixing to stud and blockwalls; include for grounds on stud walls where necessary	3	nr		
B	Towel Rail; wall mounted towel ring chrome plated finish; concealed fixings; fixing to stud and blockwalls; include for grounds on stud walls where necessary	3	nr		
	<b>Mirrors; Class C safety glass to BS 6206; 6mm thick; bevelled edges; free from all defect visible in the designed viewing conditions; wall mounted and bonded to wall with double sided self adhesive pads; aluminium foil backing and edges bevelled; complete including all fixings, sealants as required; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Mirror</u>				
C	450 x 900mm	3	nr		
	<b><u>GENERALLY</u></b>				
D	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(74) SANITARY FITTINGS (Continued)</b>				
<b>COLLECTION</b>				
Page 128/1:				0
Page 128/2:				0
<b>(74) SANITARY FITTINGS</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(79) BUILDING FITTINGS &amp; FURNITURE</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall deemed to included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>METALWORK: Non-Structural</u></b>				
	<b>Letter Boxes; wall mounted; Smith &amp; Lock Compact Post Box or equally approved to Architects approval; powdercoated metal to black colour; secret fixed to External Wall; including all keys and fittings; all as per TA Group drawings and specifications</b>				
	<u>Composite Items</u>				
C	260 x 310 x 90mm	1	nr		
	<b><u>GENERALLY</u></b>				
D	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(79) BUILDING FITTINGS &amp; FURNITURE (Continued)</b> <b>COLLECTION</b>				
Page 129/1:				0
<b>(79) BUILDING FITTINGS &amp; FURNITURE</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

## **SECTION 3: EXTERNAL WORKS**

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(10) PREPARED SITE</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>DEMOLITIONS &amp; ALTERATIONS: Demolition</u></b>				
	<b>Remove existing hard standing areas including perimeter kerbing; existing concrete and asphalt surfaces; affected by the proposed works; as shown on drawings; left ready to allow for finish; include for cutting, excavation, disposal off site, making good upon completion; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>General Clearance:</u>				
C	removal of existing tarmacadam	371	m2		
D	removal of existing concrete	611	m2		
	<b>General Clearance of existing sites; removing overgrowth, trees, hedging, general rubbish and debris disposal from site; the contractor shall be deemed to have examined the site for which this item applies; including any cutting down, removing, grubbing up stumps and roots, excavation, backfilling voids excavated material and making good as required; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>General Clearance; Existing sites Referenced</u>				
E	As described above; to entire area of Site Compound	1	item		
F	As described above; to entire area of Houses 30-31	1	item		
G	As described above; to entire area of Houses 36-37	1	item		
H	As described above; to entire area of Houses 39,40,41	1	item		
J	As described above; to entire area of House 44	1	item		
K	As described above; to entire area of House 49	1	item		
	<b>Existing Timber fence to be removed; including removal all associated bases/foundations, any excavation required, disposal of all material off site, backfilling and making good as required; all in accordance with TA Group's drawings and specifications</b>				
	<u>General Clearance; existing Timber Fence</u>				
L	Removal of Timber Fencing	186	m		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(10) PREPARED SITE (Continued)</b>				
	<b>Existing Post &amp; Wire fence to be removed; including removal all associated bases/foundations, any excavation required, disposal of all material off site, backfilling and making good as required; all in accordance with TA Group's drawings and specifications</b>				
	<u>General Clearance; existing Post &amp; Wire Fence</u>				
A	Removal of Post & Wire Fence	77	m		
	<b>Existing Metal fence to be removed; including removal all associated bases/foundations, any excavation required, disposal of all material off site, backfilling and making good as required; all in accordance with TA Group's drawings and specifications</b>				
	<u>General Clearance; existing Metal Fence</u>				
B	Removal of Metal Fence	123	m		
	<b>Existing 1.8m Blockwork Wall to be removed; including removal all associated bases/foundations, any excavation required, disposal of all material off site, backfilling and making good as required; all in accordance with TA Group's drawings and specifications</b>				
	<u>General Clearance; existing Blockwork Wall</u>				
C	Removal of Blockwork Wall	30	m		
	<b>Alterations to Existing Drainage Layout; existing waste and water services to be decommissioned to engineers' recommendations; contractor to make good to ground surface; disposal off site to licensed tip; backfill and make good upon completion; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
D	Existing Foul Drainage Pipework along with associated AJs and Manholes; to be grubbed up & removed off site	364	m		
E	Existing Surface Drainage Pipework along with associated AJs and Manholes; to be grubbed up & removed off site	366	m		
F	Existing Watermain Pipework; supply line switched off; to be grubbed up & removed off site	428	m		
	<b>Alterations to Existing Service Layout; existing ESB and Telecoms services to be decommissioned to engineers' recommendations; contractor to make good to ground surface; disposal off site to licensed tip; backfill and make good upon completion; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
G	Existing ESB Pipework along with associated access chambers and bends; supply line switched off; to be grubbed up & removed off site	190	m		
H	Existing Telecoms Pipework along with associated access chambers and bends; supply line switched off; to be grubbed up & removed off site	157	m		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(10) PREPARED SITE (Continued)</b>				
	<b><u>EXCAVATION AND EARTHWORKS: Excavation</u></b>				
	<b><u>Excavation</u></b>				
	<u>Topsoil for preservation</u>				
A	average 200mm deep	2,075	m2		
	<u>Reduce levels</u>				
B	starting at stripped level; not exceeding 2.0m deep	451	m3		
	<u>Disposal of water</u>				
C	surface	1	item		
	<u>Disposal of topsoil</u>				
D	off site	415	m3		
	<u>Disposal of excavated material</u>				
E	off site	451	m3		
	<b>Filling; crushed stone; Clause 804 DOE Specification; depositing in layers 150mm maximum thickness; compacting by mechanical means; all in accordance with TA Group's drawings and specifications</b>				
	<u>To make up levels</u>				
F	average thickness not exceeding 250mm	148	m3		
	<b><u>GENERALLY</u></b>				
G	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(10) PREPARED SITE (Continued)</b>				
<b>COLLECTION</b>				
Page 130/1:				0
Page 130/2:				0
Page 130/3:				0
<b>(10) PREPARED SITE</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(30) SITE ENCLOSURES</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
C	3. All proposed new walls that are a shared boundary with a privately occupied house should note subject to agreement with neighbour prior to commencement of works. The Contractor is to include in his costs for all liaising with neighbours and making good all surrounding surfaces affected by the works in neighbouring properties, as this will be deemed to be included		item		
	<b><u>DEMOLITIONS &amp; ALTERATIONS: Alterations</u></b>				
	<b>Alterations to Existing Boundary Walls; increasing boundary wall heights; including all associated removal, disposal of existing capping; new construction measured elsewhere; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Alterations</u>				
D	removal and disposal of existing capping	46	m		
	<b><u>EXCAVATION AND EARTHWORKS: Excavation</u></b>				
	<b>Excavation</b>				
	<u>Foundation trenches</u>				
E	starting at stripped or reduced ground levels; depth not exceeding 2.00m	665	m3		
	<u>Disposal of water</u>				
F	surface	1	item		
	<u>Disposal of excavated material</u>				
G	off site	665	m3		
	<b>Excavating unsuitable material in trenches to receive foundations; backfilling with 15N concrete; removing excavated material from site; all in accordance with TA Group's drawings and specifications</b>				
	<u>Foundations trenches</u>				
H	starting at stripped or reduced level; not exceeding 1.0m deep	10	m3		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(30) SITE ENCLOSURES (Continued)</b>				
	<b>Filling; crushed stone; clause 804 DOE specification; depositing in layers 150 maximum thickness; compacting by mechanical means; all in accordance with TA Group's drawings and specifications</b>				
	<u>To excavations</u>				
A	average thickness exceeding 250mm thick	311	m3		
	<b><u>CONCRETE WORK: In-Situ Concrete</u></b>				
	<b>Plain in-situ concrete; Grade 10N; vibrated; all in accordance with TA Group's drawings and specifications</b>				
	<u>Blinding</u>				
B	Strip foundations; poured on or against earth.	33	m3		
	<b>Reinforced In-situ concrete; Grade C28/37; vibrated; in accordance BS8110; all in accordance with TA Group's drawings and specifications</b>				
	<u>Foundations</u>				
C	Strip foundations; poured on or against earth.	227	m3		
	<b><u>CONCRETE WORK: Reinforcement</u></b>				
	<b>Reinforcement; mesh fabric; A393; side and end laps; minimum 50mm cover; no allowance in measurement for laps; Allow for min 400mm laps to all mesh; including spacers; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Reference A393; 400mm laps</u>				
D	horizontal	1,296	m2		
	<b><u>CONCRETE WORK: Formwork</u></b>				
	<b>Sawn timber formwork; all in accordance with TA Group's drawings and specifications</b>				
	<u>Steps in foundation</u>				
E	height 250 - 500mm	20	m		
	<b><u>CONCRETE WORK: Composite Construction</u></b>				
	<b>Precast concrete capping; Killeshal Vandal-proof Wall Caps or equal and approved; fairfaced finish on exposed edges; bedding in gauged mortar; bearing etc. mechanically fixed in place and ope filled; all in accordance with TA Group's drawings and specifications</b>				
	<u>Capping to walls; weathered and throated</u>				
F	315 x 65mm; fair finish	577	m		
G	315 x 65mm; fair finish; to existing walls	41	m		
	<u>Cappings to piers; weathered and throated</u>				
H	550 x 550 x 75mm; fair finish	216	nr		
J	550 x 550 x 75mm; to existing walls	12	nr		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(30) SITE ENCLOSURES (Continued)</b>				
	<b><u>BRICKWORK AND BLOCKWORK: Blockwork</u></b>				
	Standard ordinary quality concrete solid blocks; 13N blocks with M12 mortar; blocks shall be concrete masonry units conforming to BS6073; 440 x 215 x 100; all masonry construction shall conform with IS325 and IS EN 1996; bedded in M12 mortar; all in accordance with TA Group's drawings and specifications				
	<u>Walls in trenches</u>				
A	215mm thick	388	m2		
	<u>Piers in trenches</u>				
B	450mm thick	66	m2		
	<u>Walls</u>				
C	215mm thick	925	m2		
D	215mm thick; built upon existing walls; including all associated tying into existing structure	28	m2		
	<u>Piers</u>				
E	450mm thick	173	m2		
F	450mm thick; built upon existing walls; including all associated tying into existing structure	10	m2		
	<b><u>BRICKWORK AND BLOCKWORK: Ancillaries to Blockwork</u></b>				
	<b><u>Sundries</u></b>				
	<u>Control joints in blockwork</u>				
G	215mm deep; vertical; filling 12mm thick impregnated fibreboard filler to selected colour; plaster stops	193	m		
	<b><u>METALWORK: Non Structural</u></b>				
	<b>Gates; hot dip galvanised mild steel; 20mm box frame with hardwood hit &amp; miss vertical sheeting; coated 4coats of ronseal oea, gate to have slide bolt (pad lockable) on inside separate thumb latch on outside; height to match fence panel; all in accordance with TA Group's drawings and specifications</b>				
	<u>Side gates</u>				
H	1000 x 1800mm overall size	16	nr		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(30) SITE ENCLOSURES (Continued)</b>				
	<b><u>FLOOR WALL AND CEILING FINISHES: In-Situ Finishes</u></b>				
	<b>External Plastering; Scud, render and float in cement and sand (1:3); 3nr coats; waterproofed with approved compound; smooth plaster finish; 20mm thick work; to blockwork base; including all necessary expanded metal angle bead to reveals and corners as required; all in accordance with TA Group's drawings and specifications</b>				
	<u>Walls; to blockwork base</u>				
A	over 300mm wide	1,850	m2		
	<u>Walls; to blockwork base; existing walls</u>				
B	over 300mm wide	150	m2		
C	extra over for hacking off existing plaster, leaving ready to receive new finish	95	m2		
	<u>Piers</u>				
D	not exceeding 300mm wide	1,537	m		
E	over 300mm wide	346	m2		
	<u>Piers; to blockwork base; existing walls</u>				
F	not exceeding 300mm wide	89	m		
G	over 300mm wide	20	m2		
H	extra over for hacking off existing plaster, leaving ready to receive new finish	8	m2		
	<b><u>PAINTING AND DECORATING: Painting</u></b>				
	<b>Preparing and painting one coat primer and two coats Dulux Weathershield Smooth Masonry paint or equivalent; plaster base; colour of paint to be confirmed by Architect prior to ordering; including all preparation and protection works associated with painting the external walls; all in accordance with TA Group's drawings and specifications</b>				
	<u>Walls; to blockwork base</u>				
J	over 300mm wide	1,850	m2		
	<u>Walls; to blockwork base; existing walls</u>				
K	over 300mm wide	150	m2		
	<u>Piers</u>				
L	not exceeding 300mm wide	1,537	m		
M	over 300mm wide	346	m2		
	<u>Piers; existing</u>				
N	not exceeding 300mm wide	89	m		
P	over 300mm wide	20	m2		
	<u>Capping to walls</u>				
Q	450-600mm girth	577	m		
	<u>Capping to existing walls</u>				
R	450-600mm girth	41	m		
	<u>Cappings to piers</u>				
S	550 x 550mm	216	nr		
	<u>Capping to existing piers</u>				
T	550 x 550mm	12	nr		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(30) SITE ENCLOSURES (Continued)</b>				
	<b><u>SURFACE PAVINGS, FENCING AND LANDSCAPING:</u></b>				
	<b><u>Fencing</u></b>				
	<b>Fencing; Concrete post with concrete panel fence; installed into ground; 1.8m high with Concrete H Post and concrete panel boards as shown; fencing in 450 x 450 x 775mm deep concrete bases to vertical members; installed in strict accordance with manufacturers instructions; including all associated excavation, concrete beds, backfilling, cutting, making good surrounding areas upon completion; all in accordance with TA Group's drawings and specifications</b>				
	<u>Fencing</u>				
A	1800mm high overall	66	m		
	<b><u>GENERALLY</u></b>				
B	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(30) SITE ENCLOSURES (Continued)</b>				
<b>COLLECTION</b>				
Page 131/1:				0
Page 131/2:				0
Page 131/3:				0
Page 131/4:				0
Page 131/5:				0
<b>(30) SITE ENCLOSURES</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(40) ROADS, PATHS AND PAVINGS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>EXCAVATION AND EARTHWORKS: Excavation</u></b>				
	<b>Filling; capping layer; 6F2 material to be laid as required to NRA specification for road works; this material to be utilised to make up levels as required following removal of made up ground; depositing in layers 150mm maximum thickness; compacting by mechanical means; all in accordance with TA Group's drawings and specifications</b>				
	<u>To make up levels</u>				
C	average thickness not exceeding 250mm thick <b>Filling; crushed stone; clause 804 DOE Specification; depositing in layers 150mm maximum thickness; compacting by mechanical means; all in accordance with TA Group's drawings and specifications</b>	219	m3		
	<u>To make up levels</u>				
D	average thickness not exceeding 250mm thick <b>Sand blinding; 50mm thick; to hardcore base; compacted; all in accordance with TA Group's drawings and specifications</b>	164	m3		
	<u>Surface treatments</u>				
E	blinding filling; 50mm thick <b>Blinding limestone dust; compacting to clause 802 for roadworks; 50mm thick; all in accordance with TA Group's drawings and specifications</b>	718	m2		
	<u>Surface treatments</u>				
F	blinding filling; 50mm thick	371	m2		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(40) ROADS, PATHS AND PAVINGS (Continued)</b>				
	<b><u>CONCRETE WORK: In-Situ Concrete</u></b>				
	<b>Concrete Footpaths; reinforced; concrete to be minimum strength of C40/50 &amp; to exposure class XF3 finish; vibrated; poured on sand blinding; all in accordance with TA Group's drawings and specifications</b>				
	<u>Paths</u>				
A	not exceeding 150mm thick	106	m3		
B	extra over footpaths to be graded to provide natural ramped approach to front of dwellings in compliance with TGD M.	1	item		
	<u>Steps</u>				
C	cross-sectional area; < 0.10m2	2	m3		
	<u>Heat Pump Bases</u>				
D	not exceeding 150mm thick	4	m3		
	<b><u>CONCRETE WORK: Sundries</u></b>				
	<b>Designed joints in concrete; expansion joints at 3.0m max. and to coincide with joints in the kerbs; joints to be formed by double layer of felt or similar approved material &amp; extend full depth of slab; 5mm wide surface groove; sealed with a proprietary polysulphide joint sealant for industrial use; all in accordance with TA Group's drawings and specifications</b>				
	<u>Expansion Joints</u>				
E	not exceeding 150mm deep	289	m		
	<b>Surface finish; Brushed finish for slight roughness; Exposure Class of XF3 concrete finish; all in accordance with TA Group's drawings and specifications</b>				
	<u>Treating surfaces of unset concrete</u>				
F	over 300mm wide; spiked roller finish	718	m2		
G	extra over footpaths to be graded to provide natural ramped approach to front of dwellings in compliance with TGD M.	1	item		
H	extra over troweling margins; 100mm wide; rounded trowel edge finish	1,155	m		
	<b><u>CONCRETE WORK: Reinforcement</u></b>				
	<b>Reinforcement; mesh fabric; BS4483; Reference A142; 250 minimum laps; hard drawn mild steel wire to BS 4482; all in accordance with TA Group's drawings and specifications</b>				
	<u>Fabric</u>				
J	horizontal	718	m2		
	<b><u>CONCRETE WORK: Formwork</u></b>				
	<b>Sawn formwork; all in accordance with TA Group's drawings and specifications</b>				
	<u>Edges of beds</u>				
K	not exceeding 250mm high	150	m		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(40) ROADS, PATHS AND PAVINGS (Continued)</b>				
	<b><u>CONCRETE WORK: Composite Construction</u></b>				
	<b>Kerbs; half battered precast kerbs; including 375 x 250mm C25/30 concrete foundation and 125 x 150mm triangle haunching in concrete to sides; including all excavation, disposal, formwork all ends and angles; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Kerbing</u>				
A	125 x 175mm <b>Precast concrete; standard or stock pattern units; Clondalkin or equivalent; bedding and jointing in cement mortar (1:4); weathered top including 150 x 100mm foundation haunched in concrete grade 20N; excavation; formwork; including all ends and angles; all in accordance with TA Group's drawings and specifications</b>	212	m		
	<u>Flush Kerbing</u>				
B	150 x 100mm <b>WATERPROOFING: Flexible Sheet Coverings</b>	1,155	m		
	<b>Terram 1000 gauge or equivalent; laid in strict accordance with manufacturers instructions; all in accordance with TA Group's drawings and specifications</b>				
	<u>Horizontal</u>				
C	over 300mm wide; laid on hardcore fill <b>SURFACE PAVINGS, FENCING AND LANDSCAPING: In-Situ Surface Pavings</b>	371	m2		
	<b>Dense bitumen macadam; surface course; machine laid; 75mm deep of 10mm Stone Mastic Asphalt (SMA) surface courses in accordance with DoE Specification for Roadworks; all in accordance with TA Group's drawings and specifications</b>				
	<u>To falls and crossfalls; Driveways</u>				
D	not exceeding 300mm wide; in making good at junction new footpaths	54	m		
E	over 300mm wide	371	m2		
	<b><u>GENERALLY</u></b>				
F	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(40) ROADS, PATHS AND PAVINGS (Continued)</b>				
<b>COLLECTION</b>				
Page 132/1:				0
Page 132/2:				0
Page 132/3:				0
<b>(40) ROADS, PATHS AND PAVINGS</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(50) SITE SERVICES (PIPED AND DUCTED)</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
C	3. Location of existing services are approximate and Contractor is to visit site and locate position of existing services		note		
D	4. On completion of construction works all sewers shall be thoroughly cleansed ensuring that no construction material reaches the public sewer system. They shall be maintained in a clean and serviceable condition prior to them being taken in charge.		item		
E	5. A condition survey shall be carried out at the Contractors expense on all main pipelines to the requirement of the local sanitary authority. This is to include a CCTV survey and a written report as specified in the latest edition of the WRC (water research council) sewerage rehabilitation manual		item		
F	6. As-constructed main drainage and dwelling connections layout plans shall be submitted in both hard and soft copy by the contractor to the local sanitary authority		item		
	<b><u>FOUL AND SURFACE WATER DRAINAGE</u></b>				
	<b><u>DRAINAGE: Drainage Below Ground</u></b>				
	<b>Excavating trenches to receive pipes; starting from stripped or reduced levels; filling in hardcore obtained off site; all in accordance with TA Group's drawings and specifications</b>				
	<u>Excavating trenches to receive pipes not exceeding 250mm nominal diameter</u>				
G	average depth greater than 0.50m and less than or equal to but not exceeding 1.00m	835	m		
H	average depth greater than 1.00m and less than or equal to but not exceeding 1.50m	183	m		
	<u>Extra over excavating trenches irrespective of depth for</u>				
J	breaking out existing rock	6	m3		
K	working along side existing services	1	item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(50) SITE SERVICES (PIPED AND DUCTED) (Continued)</b>				
	<b>Class F granular fill to be obtained off site; broken stone or pea gravel 7 - 10mm; well compacted; all in accordance with TA Group's drawings and specifications</b>				
	<u>Beds and coverings to pipes</u>				
A	500 x 500 to 100mm diameter pipes <b>uPVC pipework; SN4; wavinsewer or equal and approved; including all fittings; joints in running lengths; couplers; all in accordance with TA Group's drawings and specifications</b>	1,017	m		
	<u>Pipework laid in trenches</u>				
B	100mm nominal size <u>Extra over uPVC pipes in which they occur</u>	1,017	m		
C	bends; 100mm nominal size	75	nr		
D	swept branches	70	nr		
	<b>uPVC gully traps including 150 x 150 grating galvanised hinged cast iron ; bedding and surrounding in grade 20N20 concrete; including excavation, disposal, filling; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Pipe accessories</u>				
E	100 outlet; trapped; back inlet type <b>Big T's including grating galvanised hinged cast iron ; bedding and surrounding in grade 20N20 concrete; including excavation, disposal, filling; complete; all in accordance with TA Group's drawings and specifications</b>	60	nr		
	<u>Pipe accessories</u>				
F	110 outlet; trapped; back inlet type <b>Armstrong junctions; bedding and surrounding in grade 20N20 concrete; including excavation, disposal, filling; complete; all in accordance with TA Group's drawings and specifications</b>	60	nr		
	<u>Pipe accessories</u>				
G	100 inlet - 1; 100 outlet - 2; square single sealed galvanised locking cover and frame <b>Inspection Chambers including frames and covers; Inspection Chamber to be located 1.0m from front boundary as per IW Standard STD-WW-03 &amp; STD-WW-13; all as typical inspection chamber construction; incorporating excavation; disposal; backfilling; concrete base; benching and finishes; as per Irish Water Details specified; all in accordance with TA Group's drawings and specifications</b>	122	nr		
	<u>Inspection Chambers</u>				
H	average depth greater than 1.00m and less than or equal to but not exceeding 1.50m	32	nr		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b><u>(50) SITE SERVICES (PIPED AND DUCTED) (Continued)</u></b>				
	<b>ACO Channel; connected to Storm Line; bedding and surrounding in Grade 20N20 concrete; excavation; disposal , including galvanised slotted grill to top; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Channel Drains</u>				
A	generally	45	m		
B	extra over for; ends	60	nr		
C	extra over for; outlets	30	nr		
D	extra over for; connections to SW Line	30	nr		
	<b>Drainage Channels; 100mm drainage channels as shown on site plans; filled with pebble stone to a depth of 200mm high; including all associated planed treated timber formwork left in place, pea gravel and drainage connections; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Pebble Channels</u>				
E	100mm wide	452	m		
	<b>Drainage to Heat Pump; provide min 50mm drain from outside heat pump to collect condensate; include for gully and connect to foul sewer; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Heat pump</u>				
F	Drainage to Heat Pump; externally	15	nr		
	<b>Sundries</b>				
	<u>Testing and commissioning</u>				
G	drainage; foul and surface water drainage	1	item		
	<b>WATERMAINS</b>				
	<b><u>DRAINAGE: Drainage Below Ground</u></b>				
	<b>Excavating service trenches to receive pipes; starting from stripped or reduced ground levels; filling in sand to a depth of 200mm over top of pipes; filling in hardcore obtained on site to remainder; all in accordance with TA Group's drawings and specifications</b>				
	<u>Excavating trenches to receive pipes not exceeding 250mm nominal diameter</u>				
H	average depth greater than 1.00m and less than or equal to but not exceeding 1.50m	428	m		
J	extra over; for placing marker tape 150mm below filling	428	m		
	<b>High Performance Polyethylene (HPPE) Pipework; in accordance with IS EN 12201 and Irish Water Specifications; laid and jointed in trench; fitted in accordance with manufacturer instructions; all in accordance with TA Group's drawings and specifications</b>				
	<u>Pipework; laid in trenches</u>				
K	25mm nominal size	428	m		

	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<p data-bbox="169 170 842 203"><b><u>(50) SITE SERVICES (PIPED AND DUCTED) (Continued)</u></b></p> <p data-bbox="156 210 304 239"><b><u>GENERALLY</u></b></p> <p data-bbox="156 246 831 367">The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications</p>	1	item		

A

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b><u>(50) SITE SERVICES (PIPED AND DUCTED) (Continued)</u></b>				
<b>COLLECTION</b>				
Page 133/1:				0
Page 133/2:				0
Page 133/3:				0
Page 133/4:				0
<b>(50) SITE SERVICES (PIPED AND DUCTED)</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(60) SITE SERVICES (MAINLY ELECTRICAL)</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
C	3. Location of existing services are approximate and Contractor is to visit site and locate position of existing services		note		
	<b><u>ESB SERVICES</u></b>				
	<b>Excavating services trenches to receive pipes; starting from stripped or reduced levels; filling in sand to a depth of 200mm over top of pipes; filling in hardcore obtained off site to remainder; making good existing surface; all in accordance with TA Group's drawings and specifications</b>				
	<u>Excavating trenches to receive pipes (1 Nr) not exceeding 250mm nominal diameter</u>				
D	average depth greater than 1.00m and less than or equal to but not exceeding 1.50m	190	m		
E	extra; placing marker tape 150 below filling	190	m		
F	extra for providing 1 meter wayleave to both sides of ESB duct; including all necessary temporary fencing; all in accordance Health & Safety Regulations	1	item		
	<u>Extra over excavating trenches irrespective of depth</u>				
G	working along side existing services	1	item		
H	breaking up existing rock	1	m3		
	<b>Hard Red PVC pipes and fittings; BS3506; loose coupler and sealing ring; all in accordance with TA Group's drawings and specifications</b>				
	<u>Pipework; laid in trenches</u>				
J	50mm nominal size	190	m		
K	extra for 10mm polypropylene draw rope	190	m		
	<u>Extra over pipes in which they occur</u>				
L	bends; 50mm nominal size	60	nr		
M	long radius bends (hockey sticks); 50mm nominal size	16	nr		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b><u>(60) SITE SERVICES (MAINLY ELECTRICAL) (Continued)</u></b>				
	<b><u>TELECOM &amp; CABLE SERVICES</u></b>				
	<b>Excavating services trenches to receive pipes; starting from stripped or reduced levels; filling in sand to a depth of 200 over top of pipes; filling in hardcore obtained off site to remainder; making good existing surface; all in accordance with TA Group's drawings and specifications</b>				
	<u>Excavating trenches to receive pipes (1 Nr) not exceeding 250mm nominal diameter</u>				
A	average depth greater than 1.00m and less than or equal to but not exceeding 1.50m	157	m		
B	extra; placing marker tape 150 below filling	157	m		
	<b>Telecom (black) Hydrograde (HD) Pipework; laid in trenches; all in accordance with TA Group's drawings and specifications</b>				
	<u>Pipework; laid in trenches</u>				
C	50mm nominal size	157	m		
D	extra for 10mm polypropylene draw rope	157	m		
	<u>Extra over pipes in which they occur</u>				
E	bends; 50 nominal size	30	nr		
F	long radius bends (hockey sticks); 50mm nominal size	15	nr		
	<b><u>GENERALLY</u></b>				
G	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(60) SITE SERVICES (MAINLY ELECTRICAL) (Continued)</b>				
<b>COLLECTION</b>				
Page 134/1:				0
Page 134/2:				0
<b>(60) SITE SERVICES (MAINLY ELECTRICAL)</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(70) SITE FITTINGS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>METALWORK: Non-Structural</u></b>				
	<b>Heat Pump Cages; 40x40x3mm galvanised square hollow section support frame; 40x4x03mm galvanised mile steel angle bolted to square hollow section supports; weld mesh wire covering of 50x50x1.6mm welded to galvanised mild steel angle frame; fixed to concrete base; sized to suit heat pump units with minimum 100mm surrounds and 300mm minimum to rear; all in accordance with TA Group's drawings and specifications</b>				
	<u>Composite Item</u>				
C	generally	16	nr		
	<b><u>GENERALLY</u></b>				
D	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<p data-bbox="316 170 699 203"><b>(70) SITE FITTINGS (Continued)</b></p> <p data-bbox="156 210 320 239"><b>COLLECTION</b></p> <p data-bbox="156 253 312 282">Page 135/1:</p> <p data-bbox="156 293 373 322"><b>(70) SITE FITTINGS</b></p> <p data-bbox="156 331 421 360"><b>Carried to Summary:</b></p>				<p data-bbox="1497 253 1509 282">0</p> <p data-bbox="1457 331 1509 360"><b>0.00</b></p>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(80) LANDSCAPE, PLAY AREAS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>SURFACE PAVINGS, FENCING AND LANDSCAPING:</u></b>				
	<b><u>Grassing and Planting</u></b>				
	<b>Filling; of imported Topsoil; depositing in layers 150 maximum thickness; all in accordance with TA Group's drawings and specifications</b>				
	<u>Imported topsoil from off site; treated with weedkiller</u>				
C	to make up levels average 150mm thick	2,075	m2		
	<u>Cultivating; surfaces of filling</u>				
D	rotovating 150mm deep; grading, removing debris; harrowing; weeding; levelled; preparing for seeding	2,075	m2		
	<u>Surface applications</u>				
E	fertilizer 0.10kg/m2; raking in	2,075	m2		
	<u>Seeding</u>				
F	grass seed; 200 kg/hectare; raking in	2,075	m2		
	<b>Making good to neighbouring properties affected by Boundary works as specified by TA Group; all in accordance with TA Group's drawings and specifications</b>				
	<u>Making Good Completion</u>				
G	Making good to neighbouring gardens due to Boundary Wall works	1	item		
	<b>Artificial Grass to Unit 31; with associated build layer and terram; including all associated preparatory works, build up as per manufacturer; complete; sample to be provided to Engineer prior to ordering for approval; installed in stricted accordance with manufacturers recommendations; all as per TA Group's drawings and specifications</b>				
	<u>Artificial Grass</u>				
H	100mm thick	42	m2		
	<b><u>GENERALLY</u></b>				
J	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<p><b>(80) LANDSCAPE, PLAY AREAS (Continued)</b></p> <p><b>COLLECTION</b></p> <p>Page 136/1:</p> <p><b>(80) LANDSCAPE, PLAY AREAS</b></p> <p><b>Carried to Summary:</b></p>				<p>0</p> <p><b>0.00</b></p>

## **SECTION 4:** SITE DEVELOPMENT WORKS

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(10) PREPARED SITE</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
C	3. The Contractor is to note works to Public Footpath & Roadways. The Contractor is to include in his costs for consultation and all liaising with neighbours on associated works prior to commencement, any temporary disruptions or services to be cut off neighbouring properties, protection of works, pedestrian and traffic management associated with the works, road opening licenses required and making good all surrounding surfaces affected by the works, as this will be deemed to be included		item		
	<b><u>DEMOLITIONS &amp; ALTERATIONS: Demolition</u></b>				
	<b>Remove existing hardstanding areas including perimeter kerbing; existing concrete and asphalt surfaces; affected by the proposed works; as shown on drawings; left ready to allow for finish; include for cutting, excavation, disposal off site, making good upon completion, ; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>General Clearance;</u>				
D	removal of existing 700mm wide strips of tarmacadam roadway; to allow working space for new kerbing	163	m		
E	removal of existing public concrete footpaths	371	m2		
	<b>Alterations to Existing Drainage Layout; existing waste and water services to be decommissioned to engineers' recommendations; contractor to make good to ground surface; disposal off site to licensed tip; backfill and make good upon completion; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Removing</u>				
F	Existing Uisce Eireann Boundary Boxes including all associated Watermain Pipework; supply line switched off; to be grubbed up & removed off site; liaising with Uisce Eireann on connections	16	nr		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(10) PREPARED SITE (Continued)</b>				
	<b>Existing Site Fencing to be removed; herras fencing and fixed posts; including removal all associated bases/foundations, any excavation required, disposal of all material off site, backfilling and making good as required; all in accordance with TA Group's drawings and specifications</b>				
	<u>General Clearance; existing Site Security Fencing</u>				
A	Removal of existing Site Security Fencing from all houses	1	item		
	<b><u>EXCAVATION AND EARTHWORKS: Excavation</u></b>				
	<b>Excavation</b>				
	<u>Topsoil for preservation</u>				
B	average 200mm deep	110	m2		
	<u>Reduce levels</u>				
C	starting at stripped level; not exceeding 2.0m deep	119	m3		
	<u>Disposal of water</u>				
D	surface	1	item		
	<u>Disposal of topsoil</u>				
E	off site	22	m3		
	<u>Disposal of excavated material</u>				
F	off site	119	m3		
	<b><u>GENERALLY</u></b>				
G	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(10) PREPARED SITE (Continued)</b>				
<b>COLLECTION</b>				
Page 137/1:				0
Page 137/2:				0
<b>(10) PREPARED SITE</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(40) ROADS, PATHS AND PAVINGS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>EXCAVATION AND EARTHWORKS: Excavation</u></b>				
	<b>Filling; capping layer; 6F2 material to be laid as required to NRA specification for road works; this material to be utilised to make up levels as required following removal of made up ground; depositing in layers 150mm maximum thickness; compacting by mechanical means; all in accordance with TA Group's drawings and specifications</b>				
	<u>To make up levels</u>				
C	average thickness not exceeding 250mm thick <b>Filling; crushed stone; clause 804 DOE Specification; depositing in layers 150mm maximum thickness; compacting by mechanical means; all in accordance with TA Group's drawings and specifications</b>	60	m3		
	<u>To make up levels</u>				
D	average thickness not exceeding 250mm thick <b>Sand blinding; 50mm thick; to hardcore base; compacted; all in accordance with TA Group's drawings and specifications</b>	60	m3		
	<u>Surface treatments</u>				
E	blinding filling; 50mm thick <b><u>CONCRETE WORK: In-Situ Concrete</u></b> <b>Concrete Footpaths; reinforced; concrete to be minimum strength of C40/50 &amp; to exposure class XF3 finish; vibrated; poured on sand blinding; all in accordance with TA Group's drawings and specifications</b>	397	m2		
	<u>Paths</u>				
F	not exceeding 150mm thick	60	m3		
G	extra over footpaths to be graded for drop down at front of driveways	1	item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(40) ROADS, PATHS AND PAVINGS (Continued)</b>				
	<b><u>CONCRETE WORK: Sundries</u></b>				
	<b>Designed joints in concrete; expansion joints at 3.0m max. and to coincide with joints in the kerbs; joints to be formed by double layer of felt or similar approved material &amp; extend full depth of slab; 5mm wide surface groove; sealed with a proprietary polysulphide joint sealant for industrial use; all in accordance with TA Group's drawings and specifications</b>				
	<u>Expansion Joints</u>				
A	not exceeding 150mm deep	169	m		
	<b>Surface finish; Brushed finish for slight roughness; Exposure Class of XF3 concrete finish; all in accordance with TA Group's drawings and specifications</b>				
	<u>Treating surfaces of unset concrete</u>				
B	over 300mm wide; spiked roller finish	397	m2		
C	extra over footpaths to be graded for drop down at front of driveways	1	item		
D	extra over troweling margins; 100mm wide; rounded trowel edge finish	743	m		
	<b><u>CONCRETE WORK: Reinforcement</u></b>				
	<b>Reinforcement; mesh fabric; BS4483; Reference A393; 250 minimum laps; hard drawn mild steel wire to BS 4482; all in accordance with TA Group's drawings and specifications</b>				
	<u>Fabric</u>				
E	horizontal	397	m2		
	<b><u>CONCRETE WORK: Formwork</u></b>				
	<b>Sawn formwork; all in accordance with TA Group's drawings and specifications</b>				
	<u>Edges of beds</u>				
F	not exceeding 250mm high	196	m		
G	extra over for curved	19	m		
	<b><u>CONCRETE WORK: Composite Construction</u></b>				
	<b>Kerbs; half battered precast kerbs; including 375 x 250mm C25/30 concrete foundation and 125 x 150mm triangle haunching in concrete to sides; including all excavation, disposal, formwork all ends and angles; complete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Kerbing</u>				
H	125 x 250mm	163	m		
J	extra over for curved	25	m		
K	extra over for drop down kerbs and tapered kerbs	84	m		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(40) ROADS, PATHS AND PAVINGS (Continued)</b>				
	<b><u>SURFACE PAVINGS, FENCING AND LANDSCAPING:</u></b>				
	<b><u>In-Situ Surface Pavings</u></b>				
	<b>Dense bitumen macadam; surface course; machine laid; 75mm deep of 10mm Stone Mastic Asphalt (SMA) surface courses in accordance with DoE Specification for Roadworks; all in accordance with TA Group's drawings and specifications</b>				
	<u>To falls and crossfalls; Driveways</u>				
A	not exceeding 300mm wide; in making good at junction new footpaths	163	m		
B	over 300mm wide	122	m2		
	<b><u>GENERALLY</u></b>				
C	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(40) ROADS, PATHS AND PAVINGS (Continued)</b>				
<b>COLLECTION</b>				
Page 138/1:				0
Page 138/2:				0
Page 138/3:				0
<b>(40) ROADS, PATHS AND PAVINGS</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(50) SITE SERVICES (PIPED AND DUCTED)</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
C	3. Location of existing services are approximate and Contractor is to visit site and locate position of existing services		note		
D	4. On completion of construction works all sewers shall be thoroughly cleansed ensuring that no construction material reaches the public sewer system. They shall be maintained in a clean and serviceable condition prior to them being taken in charge.	1	item		
E	5. A condition survey shall be carried out at the Contractors expense on all main pipelines to the requirement of the local sanitary authority. This is to include a CCTV survey and a written report as specified in the latest edition of the WRC (water research council) sewerage rehabilitation manual	1	item		
F	6. As-constructed main drainage and dwelling connections layout plans shall be submitted in both hard and soft copy by the contractor to the local sanitary authority	1	item		
G	7. Wayleaves/easements in estate roads and public footpath to be provided in favour of Irish water as part of the self-lay connection agreement				
	<b><u>FOUL AND SURFACE WATER DRAINAGE</u></b>				
	<b><u>DRAINAGE: Drainage Below Ground</u></b>				
	<b>Excavating trenches to receive pipes; starting from stripped or reduced levels; filling in hardcore obtained off site; all in accordance with TA Group's drawings and specifications</b>				
	<u>Excavating trenches to receive pipes not exceeding 250mm nominal diameter</u>				
H	average depth greater than 1.00m and less than or equal to but not exceeding 1.50m	163	m		
J	extra over; digging through existing public footpath and reinstating upon completion; including all road opening licenses, pedestrian and traffic management and all H&S provisions.	1	item		
	<u>Extra over excavating trenches irrespective of depth for</u>				
K	breaking out existing rock	5	m3		
L	working along side existing services	1	item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b><u>(50) SITE SERVICES (PIPED AND DUCTED) (Continued)</u></b>				
A	working outside site boundary and reinstatement of surfaces <b>Class F granular fill to be obtained off site; broken stone or pea gravel 7 - 10mm; well compacted; all in accordance with TA Group's drawings and specifications</b> <u>Beds and coverings to pipes</u>		m		
B	500 x 500 to 100mm diameter pipes <b>uPVC pipework; SN4; wavinsewer or equal and approved; including all fittings; joints in running lengths; couplers; all in accordance with TA Group's drawings and specifications</b> <u>Pipework laid in trenches</u>	163	m		
C	100mm nominal size <b>Connect to existing mains pipework in roadway; including all necessary excavation; forming openings; adapting channels and benchings as required; digging through existing public roadway and reinstating upon completion; including all traffic management and making good all work disturbed; all in accordance with TA Group's drawings and specifications</b> <u>Connection to existing live mains services</u>	163	m		
D	Foul Connection; 100mm new pipework connection to existing 225mm mains diameter pipe; connection at 2m - 2.5m (approximately) below existing cover level	15	nr		
E	Surface Water Connection; 100mm new pipework connection to existing 225mm mains diameter pipe; connection at 2m - 2.5m (approximately) below existing cover level <b>Sundries</b> <u>Testing and commissioning</u>	15	nr		
F	drainage; foul and surface water drainage <b>WATERMAINS</b> <b><u>DRAINAGE: Drainage Below Ground</u></b> <b>Excavating service trenches to receive pipes; starting from stripped or reduced ground levels; filling in sand to a depth of 200mm over top of pipes; filling in hardcore obtained on site to remainder; all in accordance with TA Group's drawings and specifications</b> <u>Excavating trenches to receive pipes not exceeding 250mm nominal diameter</u>	1	item		
G	average depth greater than 1.00m and less than or equal to but not exceeding 1.50m	45	m		
H	extra; placing marker tape 150mm below filling	45	m		
J	extra over; digging through existing public footpath and reinstating upon completion; including all road opening licenses, pedestrian and traffic management and all H&S provisions.	1	item		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b><u>(50) SITE SERVICES (PIPED AND DUCTED) (Continued)</u></b>				
	<b>Watermain to be polyethylene (PE) PE80 or PE100 rating (MDPE, HDPE or HPPE); all plastic water pipes shall be blue in colour; ensure compliance section 3.9 of the code of practice; all in accordance with TA Group's drawings and specifications</b>				
	<u>Pipework; laid in trenches</u>				
A	100mm nominal size	45	m		
	<u>Extra over pipes in which they occur</u>				
B	bends; 100mm nominal size	15	nr		
C	T branches; 100 x 100 x 100mm	15	nr		
	<b>New Boundary Box &amp; Meter; all as per Irish Water Standard Detail Drawing STD-W-03 Rev.4; including all associated excavation, disposal off site of surplus material, bases, fittings, accessories, fixings, pipework, connections, concrete bedding; to comply with Irish Water requirements; all in accordance with TA Group's drawings and specifications</b>				
	<u>Boundary Box &amp; Meter</u>				
D	as described above	15	nr		
	<b>Stopcock; locking lid; including all outlets, inlets and adaptors; connecting to 13mm polythene pipe; bedding and surrounding in 20N concrete; all in accordance with TA Group's drawings and specifications</b>				
	<u>Stopcock</u>				
E	as described above	15	nr		
	<b>Brass ancillaries; 100 x 13mm; connections to 100mm PVC pipe; connection to 25mm heavy duty Hydrodare pipe; all in accordance with TA Group's drawings and specifications</b>				
	<u>Brass saddles</u>				
F	as described above	15	nr		
	<b>Connections to existing Watermain; Connect end of 100mm diameter pipes to existing Watermain; including all necessary excavation; forming openings; inserting new tees as required; inserting new section of 100mm diameter pipe to existing main; flexible joints; wavin tailpiece; digging through existing public roadway and reinstating upon completion; including all traffic management; making good all work disturbed outside of boundary; all in accordance with TA Group's drawings and specifications</b>				
	<u>Connections to existing Watermain;</u>				
G	100mm diameter pipes; connections at 1.50m (approximately) below stripped ground level	4	nr		
	<b>Works to new watermain; all in accordance with TA Group's drawings and specifications</b>				
	<u>Testing and commissioning</u>				
H	watermain	1	item		
	<b><u>GENERALLY</u></b>				
J	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b><u>(50) SITE SERVICES (PIPED AND DUCTED) (Continued)</u></b>				
<b>COLLECTION</b>				
Page 139/1:				0
Page 139/2:				0
Page 139/3:				0
<b>(50) SITE SERVICES (PIPED AND DUCTED)</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(60) SITE SERVICES (MAINLY ELECTRICAL)</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
C	3. Location of existing services are approximate and Contractor is to visit site and locate position of existing services		note		
	<b><u>ESB SERVICES</u></b>				
	<b>Excavating services trenches to receive pipes; starting from stripped or reduced levels; filling in sand to a depth of 200mm over top of pipes; filling in hardcore obtained off site to remainder; making good existing surface; all as per ESN guidelines for electrical services; all in accordance with TA Group's drawings and specifications</b>				
	<u>Excavating trenches to receive pipes (1 Nr) not exceeding 250mm nominal diameter</u>				
D	average depth greater than 1.00m and less than or equal to but not exceeding 1.50m	163	m		
E	extra; placing marker tape 150 below filling	163	m		
	<u>Extra over excavating trenches irrespective of depth</u>				
F	working along side existing services	1	item		
G	breaking up existing rock	5	m3		
	<b>Hard Red PVC pipes and fittings; BS3506; loose coupler and sealing ring; all in accordance with TA Group's drawings and specifications</b>				
	<u>Pipework; laid in trenches</u>				
H	50mm nominal size	163	m		
J	extra for 10mm polypropylene draw rope	163	m		
	<b>ESB drawpits and Inspection chamber; as typical ESB specification; all in accordance with TA Group's drawings and specifications</b>				
	<u>ESB drawpits and Inspection chamber</u>				
K	generally	6	nr		
	<b>ESB mini pillar and Inspection chamber; as typical ESB specification; all in accordance with TA Group's drawings and specifications</b>				
	<u>ESB mini pillar and Inspection chamber</u>				
L	generally	3	nr		

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(60) SITE SERVICES (MAINLY ELECTRICAL) (Continued)</b>				
	<b>Manhole cover and frame locking devices; galvanised cast iron; bedded frame in cement mortar (1:3); sealing cover grease; all in accordance with TA Group's drawings and specifications</b>				
	<u>Sundries</u>				
A	heavy duty	6	nr		
	<b>Connecting to existing mini pillar; connect end of pipes; including all necessary excavation; forming openings; including all necessary temporary diversions; making good all work disturbed and liaising service providers on connections; all in accordance with TA Group's drawings and specifications</b>				
	<u>Connection to Existing Services</u>				
B	generally; connection to existing mini pillar	3	nr		
	<b><u>TELECOM &amp; CABLE SERVICES</u></b>				
	<b>Excavating services trenches to receive pipes; starting from stripped or reduced levels; filling in sand to a depth of 200 over top of pipes; filling in hardcore obtained off site to remainder; making good existing surface; all in accordance with TA Group's drawings and specifications</b>				
	<u>Excavating trenches to receive pipes (1 Nr) not exceeding 250mm nominal diameter</u>				
C	average depth greater than 1.00m and less than or equal to but not exceeding 1.50m	163	m		
D	extra; placing marker tape 150 below filling	163	m		
	<b>Telecom (black) Pipework; laid in trenches; all in accordance with TA Group's drawings and specifications</b>				
	<u>Pipework; laid in trenches</u>				
E	110mm nominal size	163	m		
F	extra for 10mm polypropylene draw rope	163	m		
	<u>Extra over pipes in which they occur</u>				
G	bends; 110 nominal size	16	nr		
	<b>Connecting to existing services; connect end of pipes to existing service line at existing Eircom Chamber; including all necessary excavation; forming openings; including all necessary temporary diversions; making good all work disturbed; all in accordance with TA Group's drawings and specifications</b>				
	<u>Connecting to existing services</u>				
H	Telecom connection at 1.5m (approximately) below existing cover level; allowance for new cover	1	item		
	<b>Sundries</b>				
	<u>Testing and commissioning</u>				
J	all street lighting, ESB & telecoms services; testing to pipeworks . required; include for liaising relevant service providers	1	item		
	<b><u>GENERALLY</u></b>				
K	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(60) SITE SERVICES (MAINLY ELECTRICAL) (Continued)</b>				
<b>COLLECTION</b>				
Page 140/1:				0
Page 140/2:				0
<b>(60) SITE SERVICES (MAINLY ELECTRICAL)</b>				
<b>Carried to Summary:</b>				<b>0.00</b>

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(80) LANDSCAPE, PLAY AREAS</b>				
	<b><u>GENERALLY</u></b>				
	<b>The Contractor should note the following</b>				
	<u>Notes</u>				
A	1. The Contractor's attention is drawn to the Architect's Specification, Engineer's Specification and the specification notes on the tender drawings. The requirements set out in these documents shall be deemed to be included within the Contractor's tendered rates		note		
B	2. The Pricing Document is not a specification document. The Contractor must refer to the Designers Drawings and Specifications for full specification notes and details of the scope of works. The Contractor is deemed to have examined the drawings and read the specifications and included for same within his tender rates in the Pricing Document		note		
	<b><u>SURFACE PAVINGS, FENCING AND LANDSCAPING:</u></b>				
	<b><u>Grassing and Planting</u></b>				
	<b>Filling; of imported Topsoil; depositing in layers 150 maximum thickness; all in accordance with TA Group's drawings and specifications</b>				
	<u>Imported topsoil from off site; treated with weedkiller</u>				
C	to make up levels average 150mm thick	110	m2		
	<u>Cultivating; surfaces of filling</u>				
D	rotovating 150mm deep; grading, removing debris; harrowing; weeding; levelled; preparing for seeding	110	m2		
	<u>Surface applications</u>				
E	fertilizer 0.10kg/m2; raking in	110	m2		
	<u>Seeding</u>				
F	grass seed; 200 kg/hectare; raking in	110	m2		
	<b><u>GENERALLY</u></b>				
G	The Contractor should include here for any other items he deems necessary for the completion of this element of the works as detailed on the Drawings and Specifications	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<p><b>(80) LANDSCAPE, PLAY AREAS (Continued)</b></p> <p><b>COLLECTION</b></p> <p>Page 141/1:</p> <p><b>(80) LANDSCAPE, PLAY AREAS</b></p> <p><b>Carried to Summary:</b></p>				<p>0</p> <p><b>0.00</b></p>

## **SECTION 5:** PERFORMANCE GUARANTEE BOND

	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
	<b>(--) BOND</b>				
	<b><u>GENERALLY</u></b>				
	<b>Performance Bond</b>				
A	The amount of the performance bond shall be 12.5% of the contract sum up to certification of Substantial Completion of the Works and 6.25% for 450 days after that.	1	item		
B	The bonded amount should be the percentage stated above of the total tender figure including VAT at the appropriate rate.	1	item		
C	Before the Starting Date, the Contractor shall give the Employer a performance bond in the form in the Works Requirements. The performance bond shall be in the amount stated above and shall be executed by the Contractor and by a surety approved by the Employer.	1	item		
D	The Contractor will not be allowed to commence on site until the original Bond as issued and signed (sealed) by the Surety is produced. A copy of the bond or a faxed copy or a letter will not be accepted.	1	item		

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate (€)</u>	<u>Total (€)</u>
<b>(--)</b> BOND (Continued)				
COLLECTION				
Page 142/1:				0
<b>(--)</b> BOND				
Carried to Summary:				<b>0.00</b>


COLLECTION	PAGE NO	
PRELIMINARIES & INSURANCES	1/1 - 1/25	0
(-- ) DEMOLITIONS & ALTERATIONS	2/1 - 2/6	0
(19) SUBSTRUCTURE	3/1 - 3/2	0
(21) EXTERNAL WALLS	4/1 - 4/4	0
(22) INTERNAL WALLS	5/1 - 5/3	0
(23) FLOORS, GALLERIES	6/1 - 6/2	0
(24) STAIRS, RAMPS	7/1 - 7/2	0
(27) ROOFS	8/1 - 8/3	0
(31) EXTERNAL WALL: COMPLETIONS	9/1 - 9/3	0
(32) INTERNAL WALL: COMPLETIONS	10/1 - 10/3	0
(-- ) AIRTIGHTNESS & BER TESTS	11/1 - 11/2	0
(37) ROOF COMPLETIONS	12/1	0
(41) WALL FINISHES EXTERNALLY	13/1 - 13/2	0
(42) WALL FINISHES INTERNALLY	14/1 - 14/2	0
(43) FLOOR FINISHES	15/1 - 15/3	0
(45) CEILING FINISHES	16/1	0
(47) ROOF FINISHES	17/1 - 17/2	0
(52) DRAINAGE & REFUSE DISPOSAL	18/1	0
(59) MECHANICAL INSTALLATIONS	19/1 - 19/5	0
(69) ELECTRICAL INSTALLATIONS	20/1 - 20/5	0
(73) CULINARY FITTINGS	21/1	0
(74) SANITARY FITTINGS	22/1 - 22/2	0
(79) BUILDING FITTINGS & FURNITURE	23/1	0
(-- ) DEMOLITIONS & ALTERATIONS	24/1 - 24/5	0
(21) EXTERNAL WALLS	25/1 - 25/3	0
(22) INTERNAL WALLS	26/1 - 26/3	0
(23) FLOORS, GALLERIES	27/1 - 27/2	0
(24) STAIRS, RAMPS	28/1 - 28/2	0
(27) ROOFS	29/1 - 29/3	0
(31) EXTERNAL WALL: COMPLETIONS	30/1 - 30/3	0
(32) INTERNAL WALL: COMPLETIONS	31/1 - 31/2	0
(-- ) AIRTIGHTNESS & BER TESTS	32/1 - 32/2	0
(37) ROOF COMPLETIONS	33/1	0
(41) WALL FINISHES EXTERNALLY	34/1 - 34/2	0
(42) WALL FINISHES INTERNALLY	35/1 - 35/2	0
(43) FLOOR FINISHES	36/1 - 36/3	0
(45) CEILING FINISHES	37/1	0
(47) ROOF FINISHES	38/1 - 38/2	0
(52) DRAINAGE & REFUSE DISPOSAL	39/1	0
(59) MECHANICAL INSTALLATIONS	40/1 - 40/5	0
(69) ELECTRICAL INSTALLATIONS	41/1 - 41/5	0
(73) CULINARY FITTINGS	42/1	0
(74) SANITARY FITTINGS	43/1 - 43/2	0
(79) BUILDING FITTINGS & FURNITURE	44/1	0
(-- ) DEMOLITIONS & ALTERATIONS	45/1 - 45/5	0
(21) EXTERNAL WALLS	46/1 - 46/3	0
(22) INTERNAL WALLS	47/1 - 47/2	0
(23) FLOORS, GALLERIES	48/1 - 48/2	0
(24) STAIRS, RAMPS	49/1 - 49/2	0
(27) ROOFS	50/1 - 50/3	0


COLLECTION	PAGE NO	
(31) EXTERNAL WALL: COMPLETIONS	51/1 - 51/3	0
(32) INTERNAL WALL: COMPLETIONS	52/1 - 52/3	0
(--) AIRTIGHTNESS & BER TESTS	53/1 - 53/2	0
(37) ROOF COMPLETIONS	54/1	0
(41) WALL FINISHES EXTERNALLY	55/1 - 55/2	0
(42) WALL FINISHES INTERNALLY	56/1 - 56/2	0
(43) FLOOR FINISHES	57/1 - 57/3	0
(45) CEILING FINISHES	58/1	0
(47) ROOF FINISHES	59/1 - 59/2	0
(52) DRAINAGE & REFUSE DISPOSAL	60/1	0
(59) MECHANICAL INSTALLATIONS	61/1 - 61/5	0
(69) ELECTRICAL INSTALLATIONS	62/1 - 62/5	0
(73) CULINARY FITTINGS	63/1	0
(74) SANITARY FITTINGS	64/1 - 64/2	0
(79) BUILDING FITTINGS & FURNITURE	65/1	0
(--) DEMOLITIONS & ALTERATIONS	66/1 - 66/5	0
(21) EXTERNAL WALLS	67/1 - 67/3	0
(22) INTERNAL WALLS	68/1 - 68/2	0
(23) FLOORS, GALLERIES	69/1 - 69/2	0
(24) STAIRS, RAMPS	70/1 - 70/2	0
(27) ROOFS	71/1 - 71/3	0
(31) EXTERNAL WALL: COMPLETIONS	72/1 - 72/3	0
(32) INTERNAL WALL: COMPLETIONS	73/1 - 73/3	0
(--) AIRTIGHTNESS & BER TESTS	74/1 - 74/2	0
(37) ROOF COMPLETIONS	75/1	0
(41) WALL FINISHES EXTERNALLY	76/1 - 76/2	0
(42) WALL FINISHES INTERNALLY	77/1 - 77/2	0
(43) FLOOR FINISHES	78/1 - 78/3	0
(45) CEILING FINISHES	79/1	0
(47) ROOF FINISHES	80/1 - 80/2	0
(52) DRAINAGE & REFUSE DISPOSAL	81/1	0
(59) MECHANICAL INSTALLATIONS	82/1 - 82/5	0
(69) ELECTRICAL INSTALLATIONS	83/1 - 83/5	0
(73) CULINARY FITTINGS	84/1	0
(74) SANITARY FITTINGS	85/1 - 85/2	0
(79) BUILDING FITTINGS & FURNITURE	86/1	0
(--) DEMOLITIONS & ALTERATIONS	87/1 - 87/5	0
(21) EXTERNAL WALLS	88/1 - 88/3	0
(22) INTERNAL WALLS	89/1 - 89/2	0
(23) FLOORS, GALLERIES	90/1 - 90/2	0
(24) STAIRS, RAMPS	91/1 - 91/2	0
(27) ROOFS	92/1 - 92/3	0
(31) EXTERNAL WALL: COMPLETIONS	93/1 - 93/3	0
(32) INTERNAL WALL: COMPLETIONS	94/1 - 94/3	0
(--) AIRTIGHTNESS & BER TESTS	95/1 - 95/2	0
(37) ROOF COMPLETIONS	96/1	0
(41) WALL FINISHES EXTERNALLY	97/1 - 97/2	0
(42) WALL FINISHES INTERNALLY	98/1 - 98/2	0
(43) FLOOR FINISHES	99/1 - 99/3	0
(45) CEILING FINISHES	100/1	0


COLLECTION	PAGE NO	
(47) ROOF FINISHES	101/1 - 101/2	0
(52) DRAINAGE & REFUSE DISPOSAL	102/1	0
(59) MECHANICAL INSTALLATIONS	103/1 - 103/5	0
(69) ELECTRICAL INSTALLATIONS	104/1 - 104/5	0
(73) CULINARY FITTINGS	105/1	0
(74) SANITARY FITTINGS	106/1 - 106/2	0
(79) BUILDING FITTINGS & FURNITURE	107/1	0
(--) DEMOLITIONS & ALTERATIONS	108/1 - 108/5	0
(19) SUBSTRUCTURE	109/1 - 109/2	0
(21) EXTERNAL WALLS	110/1 - 110/5	0
(22) INTERNAL WALLS	111/1 - 111/3	0
(23) FLOORS, GALLERIES	112/1 - 112/2	0
(24) STAIRS, RAMPS	113/1 - 113/2	0
(27) ROOFS	114/1 - 114/3	0
(31) EXTERNAL WALL: COMPLETIONS	115/1 - 115/3	0
(32) INTERNAL WALL: COMPLETIONS	116/1 - 116/3	0
(--) AIRTIGHTNESS & BER TESTS	117/1 - 117/2	0
(37) ROOF COMPLETIONS	118/1	0
(41) WALL FINISHES EXTERNALLY	119/1 - 119/2	0
(42) WALL FINISHES INTERNALLY	120/1 - 120/2	0
(43) FLOOR FINISHES	121/1 - 121/3	0
(45) CEILING FINISHES	122/1	0
(47) ROOF FINISHES	123/1 - 123/2	0
(52) DRAINAGE & REFUSE DISPOSAL	124/1	0
(59) MECHANICAL INSTALLATIONS	125/1 - 125/5	0
(69) ELECTRICAL INSTALLATIONS	126/1 - 126/5	0
(73) CULINARY FITTINGS	127/1	0
(74) SANITARY FITTINGS	128/1 - 128/2	0
(79) BUILDING FITTINGS & FURNITURE	129/1	0
(10) PREPARED SITE	130/1 - 130/3	0
(30) SITE ENCLOSURES	131/1 - 131/5	0
(40) ROADS, PATHS AND PAVINGS	132/1 - 132/3	0
(50) SITE SERVICES (PIPED AND DUCTED)	133/1 - 133/4	0
(60) SITE SERVICES (MAINLY ELECTRICAL)	134/1 - 134/2	0
(70) SITE FITTINGS	135/1	0
(80) LANDSCAPE, PLAY AREAS	136/1	0
(10) PREPARED SITE	137/1 - 137/2	0
(40) ROADS, PATHS AND PAVINGS	138/1 - 138/3	0
(50) SITE SERVICES (PIPED AND DUCTED)	139/1 - 139/3	0
(60) SITE SERVICES (MAINLY ELECTRICAL)	140/1 - 140/2	0
(80) LANDSCAPE, PLAY AREAS	141/1	0
(--) BOND	142/1	0
<b>Total Amount:</b>		<b>0.00</b>

## **SECTION 3: M&E CONSULTANTS PRICING DOCUMENTS**

## **SECTION 3.A:** M&E CONSULTANTS – M&E PRICING SUMMARY

		
<b>Pricing Summary</b>		
Shannon Valley, Co. Roscommon		
Project No.: 25-128		
		Pricing Summary
		23-03-2026.
<b>Mechancial</b>		
Tender		€
<b>Electrical</b>		
Tender		€
<b>Sub Total 1</b>		-
Add, VAT @ 13.5%		-
Add, VAT @ 23%		€
<b>GRAND TOTAL</b>		€ -

<b>Shannon Valley, Co. Roscommon</b>		
<b>Mechanical Pricing Summary</b>		
Project No.: 25-128		
		Tender
		23-03-26.
Store room fit-out		€
Air to water heat pump Complete		€
CMEV system complete i.e. CMEV Unit, Ducting, Ceiling grilles & wall vents		€
Pumps and Expansion		€
Radiator system Complete		€
Water Storage Tanks C/W with booster pump and insulated		€
Water Services, boosted system incl pipes insulation labels valves etc		€
Heating Services		€
Toilet Distribution and connecting up		€
Soils & Wastes		€
Putting in place and connecting up sanitary ware		€
Heating controls		€
Heatmiser web accessible stats		€
Site services alter supply (budget)		€
Testing and commissioning		€
As Installed Manuals		€
Preliminaries & Insurances		€
<b>Sub Total 1</b>		€
Add, VAT @ 13.5%		€
Add, VAT @ 23%		€
<b>GRAND TOTAL</b>		-

<b>Shannon Valley, Co. Roscommon</b>		
Electrical Pricing Summary		
Project No.: 25-128		
		Tender
		23-03-2026.
MAIN DISTRIBUTION		€
LIGHTING INSTALLATION		€
GENERAL SERVICES		€
SITE SERVICES		€
FIRE ALARM SYSTEM COMPLETE		€
AUDIO VISUAL SYSTEM WIRING		€
STRUCTURED WIRING		€
HEATING CONTROLS		€
EXTERNAL SERVICES		€
MECHANICAL PLANT WIRING		€
EARTHING		€
ELECTRICAL TESTING		€
O & M MANUALS		€
PRELIMINARIES & INSURANCES		€
<b>Sub Total 1</b>		€
Add, VAT @ 13.5%		€
Add, VAT on lighting @ 23%		€
<b>GRAND TOTAL</b>		

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