

Conor O'Donovan & Co.

Chartered Structural Engineer / Quantity Surveyor

DMA Architects

Collis Sandes House

Killeen

Tralee

Co. Kerry

Date 30th June 2026

Bill of Quantities

For

Refurbishment Costs

For

Property at Dromin, Killorglin, Co. Kerry

<u>(06-08) PRELIMINARIES</u> <u>PROJECT, PARTIES & CONSULTANTS.</u> NAME OF THE PROJECT <u>Accessible Dwelling Adaptation Works</u> LOCATION OF THE PROJECT <u>The works are located at ;</u> A Dromin, Milltown, Killarney, County Kerry, V93 P7E5 GENERAL DESCRIPTION OF THE WORKS B The works involve adaptation works to an existing dwelling house. <u>PARTIES & CONSULTANTS</u> The "Employer" where ever mentioned, shall be taken to mean: Newgrove Housing Association, 10 D Beckett Way, Park West Business Park, Dublin 12, D12 K276 The "Employers Representative (ER)" where ever mentioned, shall be taken to mean: DMA Architects, Collis Sandes House, Killeen, Tralee, Co. Kerry The "Architect" where ever mentioned, shall be taken to mean: DMA Architects, Collis Sandes House, Killeen, Tralee, Co. Kerry The "Quantity Surveyor" where ever mentioned, shall be taken to mean: Conor O'Donovan & Co. 56 Ardnalee, Tralee, Co. Kerry The "PSDP / Assigned Certifier" where ever mentioned, shall be taken to mean: DMA Architects, Collis Sandes House, Killeen, Tralee, Co. Kerry				
BOQ Info	1/1		To Collection €	NIL

<u>(Cont) PARTIES & CONSULTANTS</u> The "Project Supervisor for Construction Stage (PSCS)" where ever mentioned, shall be taken to mean Successful Contractor <u>CONSULTANTS GENERALLY</u> The Employer's Consultants and any other Consultants appointed from time to time by the Employer will be empowered to visit the site and to supervise all or any of the work. The Contractor shall observe their instructions and directions with regard to same and collaborate with them fully to any extent that may be required, provided always that the Employer's Representative's directions with regard to all or any of the work shall be final and binding. <u>DESCRIPTION OF THE SITE, SITE CONDITIONS AND SPECIFIC SITE RESTRICTIONS</u> BOUNDARIES A The sites are located at the addresses noted above, and as indicated on the Architects Site Layout Plan. The works are located within the site boundaries. The Contractor is to locate his compound and car parking within this boundary in a location to be agreed with the Employers Representative. B The sequence of works shall be agreed in co-ordination with the Design Team. The Contractor shall ensure that his / her employees, Subcontractors or Suppliers shall not trespass beyond the designated site boundaries and access routes. The Contractor shall comply with all requirements of the Local Authority and Garda concerning access. It will be the Contractor's responsibility to make good to the satisfaction of the Engineer any damage to existing roads, boundaries and entrances caused by building works.	Note Note			
BOQ Info	1/2	To Collection €		NIL

<u>(Cont) DESCRIPTION OF THE SITE, SITE CONDITIONS AND SPECIFIC SITE RESTRICTIONS</u>				
VISIT THE SITE				
A	The Contractor must visit the site to ascertain the facilities and access thereto, the contractor to include for the supply of labour and materials the district will afford, and the general conveniences of working. He shall be taken to have made himself acquainted with the nature of the soil, the nature, character, dimensions, levels and other features of the site/building, all adjoining buildings, approaches, provision of temporary accommodation, storage, security requirements, restrictions and all other things insofar as they may have any connection with or affect the Works. He must take all the above matters into account when tendering and no charge for any extra labour or materials will be allowed in consequence of his failure to do this.	Item	1	
B	Access to the site for inspection purpose will be by arrangement with the Employer's Representative	Note		
<u>COVID-19 PANDEMIC HEALTH & SAFETY PROCEDURES</u>				
C	The Contractor shall include in his tender sum for all costs associated with compliance with the relevant Covid-19 protocols, safe workplace restrictions and measures. The Contractor shall obtain the Standard Operating Procedures from the CIF and implement all measures they deem necessary to safeguard employees, sub-contractors and visitors to the site. The Contractor must comply with HSE and Government guidelines with regard to physical distancing and other Covid-19 measures.	Item	1	
BOQ Info			To Collection €	NIL

<u>(Cont) COVID-19 PANDEMIC HEALTH & SAFETY PROCEDURES</u>				
A	The Contractor shall allow for all costs to comply in all aspects with the latest version of the Safety, Health & Welfare at Work (Construction) Regulations and shall ensure that all relevant Acts of the Oireachtas dealing with construction safety are complied with, including all current regulations and CIF/Government guidelines relating to Covid-19	Item	1	
B	The Contractor shall prepare a project specific Covid-19 Management Plan. The plan shall be based upon risk assessments specific to the project, it's sites, phasing, operations, operative numbers, visitors to the site, possible interface with the public and any other matters relevant to the control of Covid-19. It should also outline safety procedures for site meetings, inspection and visitation to the site by members of the Design Team and Client Representatives.	Item	1	
C	The Contractor shall take account of additional construction practices and works requirements resulting from changing works practices implemented for the purposes of controlling the spread of Covid-19. All works shall be carried out in accordance with government guidelines and restrictions in relation to Covid-19 and ensure where possible, that social distancing is implemented.	Item	1	
D	The Contractor shall ensure that each worker has completed the CIF Covid-19 Induction course and is in possession of a valid digital card.	Item	1	
E	The Contractor's programme shall take into account the relevant guidelines and restrictions in relation to Covid-19 and the Contractor shall include in his/her tender sum for all associated costs.	Item	1	
<u>PHASING OF THE WORKS</u>				
F	Not applicable.	Item	1	
BOQ Info			To Collection €	NIL

(Cont) PHASING OF THE WORKS				
SITE CONDITIONS AND SPECIFIC SITE RESTRICTIONS				
A	The tendering contractor is advised that the works are to be carried out in occupied buildings. The successful contractor will be required to liaise and agree with the Employer's representative a method statement outlining minimal disruption to the residents of the properties.	Item	1	
ACCESS				
B	Access to the site and extent of the Site Compound for the works are defined as per site layout plan and within the Preliminary H&S Plan included in the Tender documentation. The Contractor shall supply, erect, move and maintain as required all necessary temporary fences & hoardings / screening (dust and noise proof) including hoarding tunnels to ensure the safety of the public, occupants of adjoining offices, staff and visitors to the site.	Item	1	
C	The Contractor shall ensure that no damage is caused to any existing building, structures, or services due to the delivery of materials, the execution of the works or the removal of rubbish. The contractor shall be entirely responsible for any damage due to his failure to comply with this clause	Item	1	
D	The Contractor shall allow here for making good of any damage caused in relation to the use of the said access. This includes any areas the contractor feels they need to widen in order to gain access to the site. Prior approval and permission must be sought in advance of any temporary works from the Employers Representative	Item	1	
E	The Contractor must ensure that he complies in full and with all Local Authority and Garda Siochana requirements and restrictions which may affect the site and access thereto including any restrictions in the locality.	Item	1	
BOQ Info			To Collection €	NIL

<u>(Cont) PHASING OF THE WORKS</u>				
EXISTING SERVICES				
A	The Contractor shall fully satisfy himself as to the exact location of all existing services. The Contractor should contact the Electricity Supply Board, other Statutory Undertakings/ Public Utilities and the local County Council in relation to power cables, telephone cables, drains, open drains and watermains in advance of any excavation or opening up of work and formulate a contingency plan to ensure an immediate emergency response by the relevant bodies in the event that such services are damaged.	Item	1	
MAINTENANCE OF EXISTING SERVICES				
B	Existing services known to exist on site are shown on Engineers drawings. Particulars of all known existing services will be indicated to the Contractor on site. He must also use his best endeavours to determine the position of all existing underground services prior to starting excavations.	Item	1	
TEMPORARY CLOSING OF SERVICES				
C	Temporary closing of services or any work in making connections to existing services connected to existing buildings on site shall be carried out only after seven days prior written notice to the Employer's Representative and then at such times as he shall agree after consultation with the Employer's Representative	Item	1	
DAMAGE TO SERVICES				
D	The Contractor shall take all reasonable precautions to protect all existing services against damage. In the event of any damage the contractor shall immediately report the matter to the Employer's Representative and shall make good all damage at his own cost.	Item	1	
BOQ Info			To Collection €	NIL

(Cont) PHASING OF THE WORKS (Cont) DAMAGE TO SERVICES <u>OVERHEAD LINE</u>				
A	The Contractor must ensure that adequate safety precautions are taken when working in the vicinity of overhead lines. Barriers or notices as appropriate should be in place to ensure the safety of personnel in the vicinity of the cables.	Item	1	
<u>UNDERGROUND CABLES</u>				
B	The Contractor must ensure that adequate safety precautions are taken when working in the vicinity of underground cables. Barriers or notices as appropriate should be in place to ensure the safety of personnel in the vicinity of the cables.	Item	1	
TEMPORARY ROAD CLOSURES				
C	The Contractor is to allow for all liaison, fees and costs associated with temporary road closures, barriers, signage, lighting etc. as necessary to work safely on public roads and footpaths.	Item	1	
<u>ADJOINING AND ADJACENT BUILDINGS/OCCUPIERS</u>				
D	The Contractor shall note the presence of the existing adjoining properties which will be occupied for the duration of the Works. The Contractor shall include in his tender for all costs associated with the safeguarding of the existing occupants and their properties and for allowing the uninterrupted access to and from their properties for the duration of the Contract. The Contractor shall make every effort not to hinder the existing occupants and their working environments for the duration of the Works, and to include in his tender for all costs associated with same.	Item	1	
E	The Contractor shall note the importance of keeping all entrance and exit points free from obstructions during the course of the Works and include in his tender for all costs associated with same.	Item	1	
BOQ Info			To Collection €	NIL

(Cont) PHASING OF THE WORKS (Cont) TEMPORARY ROAD CLOSURES <u>SITE RESTRICTIONS</u>				
A	Working hours during construction shall be restricted to 1000 - 1615 hours on Monday to Fridays . Activities outside these hours shall require prior approval from the Employer's Representative.	Note		
B	The working space for the Contractor will be confined to the immediate site.	Note		
C	The use of tools and plant on a day to day basis shall be carefully monitored and controlled to ensure that all tools are kept within a secure location when not being used.	Item	1	
D	The storage on site and use of all solvents, adhesives, cutting tools, welding equipment, drilling equipment and materials shall be stored, issued to employees and returned to storage in an approved manner.	Item	1	
E	Parking of Contractor's vehicles (which include Contractor's employee's cars) will not be allowed on the public road; parking will be restricted to the site only, the Contractor should make allowance in this item for any costs which he / she may incur in complying with this restriction. The Contractor will be designated a number of car parking spaces for his use prior to start on site.	Item	1	
F	Site Huts & Storage: The contractor will be required to provide locations at his own expense to position temporary accommodation, toilets, welfare facilities, storage facilities, meeting facilities etc as required within the assigned Contractor's compound. The Contractor to include all connections etc to facilitate same and make good all on completion of the works.	Item	1	
BOQ Info			To Collection €	NIL

(Cont) PHASING OF THE WORKS				
(Cont) TEMPORARY ROAD CLOSURES				
<u>DILAPIDATION INSPECTION AND REPORT</u>				
The Contractor shall be responsible for the making good of any damage to neighbouring properties/structures which is caused as a result of the construction works on site.	Item	1		
<u>NOISE LEVELS / CONTROLS</u>				
Noise levels shall be kept to a minimum with special silencers, mufflers and suppressors applied to plant, tools etc. Close liaison shall be maintained between the Employer, Employer's Representative and Contractor to ensure overall noise levels are maintained to an acceptable level. Particularly noisy activities shall not be carried out between 8.00 p.m. and 8.00 a.m. on any night and before 9.00 a.m. on Saturdays and Sundays. Include for complying with all requirements on Noise Control.	Item	1		
The Contractor shall include for compliance with BS 5228- Noise and Vibration Control on Construction Sites, and for compliance with all current Health and Safety Regulations. Fit all compressors, percussion tools and vehicles with effective silencers of a type recommended by manufacturers of the compressors, tools or vehicles. The Contractor will be required to liase closely with the Employer's Representative so as to minimise the nuisance caused by noise and no extra cost will be recoverable for compliance therewith.	Item	1		
Where the works are of a noisy nature the Contractor shall inform the Employer's Representative at least one week in advance of his intention to carry out these works.	Item	1		
The Contractor shall set up a stringent noise monitoring regime to monitor typical levels of noise at sensitive locations and shall report on same at each site meeting.	Item	1		
BOQ Info		To Collection €		NIL

<u>(Cont) PHASING OF THE WORKS</u> <u>(Cont) TEMPORARY ROAD CLOSURES</u> <u>(Cont) NOISE LEVELS / CONTROLS</u>				
A	The contractor shall nominate a competent and experienced Liaison Officer to deal with matters relating to noise, dust and vibration to the planning authority and adjacent building / property owners.	Item	1	
B	Builder to submit works program for review and appraisal	Item	1	
<u>CONCRETE TESTING</u>				
C	The Contractor shall include for all costs associated with concrete testing by an independent firm; all to the satisfaction of the Engineer.	Item	1	
<u>SOUND TESTING</u>				
D	On completion of the works, the Contractor shall carry out airborne and impact sound tests of the properties in line with Part E of TGD 2014, to test floors and walls of the properties. The Contractor shall include for all costs associated with carrying out 2 sets of tests in line with Table 3A from TGD-E 2014.	Item	1	
<u>SETTING OUT</u>				
E	Set out the Works accurately from information provided by the ER and inform the ER when overall setting out is complete and before commencing construction.	Item	1	
<u>INSTRUMENTS</u>				
F	Permit use of instruments already on site for checking the setting out and levels without charge.	Item	1	
<u>CHECK ALL DIMENSIONS</u>				
G	Both on Drawings and site, particularly the correlations between components and the work in place.	Item	1	
BOQ Info			To Collection €	NIL

(Cont) PHASING OF THE WORKS (Cont) TEMPORARY ROAD CLOSURES <u>PHOTOGRAPHS</u> A The Contractor shall keep a digital camera on site for the duration of the works, and shall photograph the progress of the works throughout the contract as directed by the Employers Representative. The Contractor shall hold digital records of all photographs on site for inspection by the Employers Representative and the Design Team as required and shall in addition submit to the Employers Representative, on CD format, digital progress photographs per month of the works taken from locations on or about the site as directed by the Employers Representative. <u>SITE SURVEY</u> B The Contractor shall satisfy himself in respect of the dimensions, composition and construction of existing buildings: the Employer will make all available information known to the Contractor, however the Contractor shall make his own enquires and investigations and shall here take notice that the Employer does not in any way whatsoever warrant the accuracy or sufficiency of the information provided. <u>SAMPLES</u> C Where approval of products or materials is specified submit samples or other evidence of suitability. Do not confirm orders or use materials until approval has been obtained. Retain approved samples on site for comparison with products and materials used in the Works. Remove when no longer required. D Where samples of finished work are specified obtain approval of stated characteristic(s) before proceeding with the Work. Retain approved samples on site for comparison with the Works. Remove samples which are not part of the finished works when no longer required.				
Item	1			
Item	1			
Item	1			
Item	1			
BOQ Info				To Collection €
1/11				NIL

(Cont) PHASING OF THE WORKS (Cont) TEMPORARY ROAD CLOSURES <u>COMPLIANCE WITH STANDARDS</u> A In the case of an Irish Standard the presence of an Irish Standard Mark under NSAI licence shall be evidence of compliance. Similar marks issued under licence from E.U. National Authorities shall be deemed likewise. An approved IAB mark in the case of Irish Products or equivalent E.U. National Agreement Board Certificates of EOTA in certification in the case of any product shall be evidence of compliance with the Standard so certified. <u>APPROVALS</u> B Where and to the extent that products, materials or work are specified to be approved or the Employers Representative instructs or required that they are to be approved, the same must be supplied and executed to comply with all other requirements in respect of the stated or implied characteristics either: 1.^to the express approval of the Employers Representative or 2.^to match a sample expressly approved by the Employers Representative as a standard for the purpose. C Inspection or any other action by the Employers Representative must not be taken as approval of materials, products or work unless the Employers Representative so confirms in writing in express terms referring to: 1.date of inspection 2.part of the work inspected 3.respects or characteristics which are approved 4.extent and purpose of the approval 5.any associated conditions				
Item	1			
Item	1			
Item	1			
BOQ Info				To Collection €
1/12				NIL

<u>(Cont) PHASING OF THE WORKS</u> <u>(Cont) TEMPORARY ROAD CLOSURES</u> <u>MANUFACTURERS INSTRUCTIONS</u>				
A	The Contractor shall ensure that the manufacturers' instructions and other information are at the site whilst the related work is being executed and shall retain these documents and upon completion of the works hand these instructions over to the Employers Representative in suitable folders together with a contents list. Should manufacturer's instructions and the specification be at variance, the Contractor shall obtain instructions from the Employers Representative in writing and shall proceed accordingly.	Item	1	
<u>DEFECTS IN EXISTING WORK</u>				
B	Not applicable	Item	1	
<u>EXISTING FINISHES</u>				
C	The extent of which existing finishes are renewed must be agreed with the Employers Representative before the work is started. Remove existing finishes in ways which will minimise the amount of removal and renewal.	Item	1	
<u>DEFECTIVE WORK</u>				
D	As soon as possible after any part of the work is known or suspected to be defective, submit proposals to the Employers Representative for opening up, inspection, further testing, making good or removal and re-execution and obtain instructions. Wherever inspection or testing shows that the work is not in accordance with the Contract and measures (e.g. testing, opening up, experimental making good) are taken to establish the acceptability of the work, such measures: 1.will be at the expense of the Contractor, and 2.will not be considered as grounds for extension of time.	Item	1	
BOQ Info			To Collection €	NIL

<u>PRICING GENERALLY</u>				
EXPENSE IN PREPARING TENDER				
A	No Contractor shall be remunerated for any costs incurred in preparing his/her tender.	Item	1	
BUILDING REGULATIONS / STATUTORY REGULATIONS				
B	The works shall comply with all applicable National and Local Acts, laws and bye-laws including in particular the latest building Control Regulations, Department of the Environment Regulations and Directives. The Contractor shall immediately notify the Architect should it become apparent that anything proposed contravenes such regulations. Where reference is made in the Specification or in the Pricing Document to an Irish or British Standard specification or code of practice, the "issue" shall be that of the latest edition as appropriate.	Note		
C	Notwithstanding the aforementioned, the Contractor shall note that all general costs (not allowed for within each individual work element) are to be included within the designated preliminary element relating to "Building Regulation Compliance" in connection with his Assignment as Builder under the Building Control (Amendment) Regulations 2013 : (S.I. 80) and the associated Code of Practice; including co-ordinating with the Assigned Certifier in the implementation of the Site Inspection Plan	Note		
PRICING DOCUMENT				
D	The Pricing Document has been measured in accordance with the Agreed Rules of Measurement 4th Edition 2009. Some items have been measured in a composite manner in various sections of the Pricing Document	Note		
BOQ Info			To Collection €	NIL

(Cont) PRICING GENERALLY				
(Cont) PRICING DOCUMENT				
A	Items included in the Pricing Document have been measured in accordance with the relevant sections of the ARM4, unless stated otherwise. The Contractor will be deemed to have included in his / her rates and prices for all other work that may be necessary but is not specifically required to be measured.	Note		
B	Unless otherwise stated, quantities have been measured nett as fixed in position.	Note		
C	The Contractor is referred to Section A 'GENERAL RULES' and the measurement clauses in Section B 'PRELIMINARIES' of ARM4.	Note		
D	The Contractor at the time of tendering, must furnish the Pricing Document, fully priced in ink in Euro. Pricing in pencil is not acceptable. All rates must be extended and all pages must be totalled and carried forward to the summary pages.	Note		
E	The Contractor will price every item that has a value and use realistic rates to facilitate accurate valuation of payments. Un-priced items will be deemed to have their cost included elsewhere or to be NIL value. Unrealistic rates in the submitted Pricing Document will be subject to adjustment in order to achieve a fair and reasonable balance within the Contract document.	Note		
F	Lump Sum Adjustment - if Contractors make a lump sum adjustment in the summary of their tenders (by way of omission of Preliminary Item values or otherwise) this adjustment will be dealt with strictly in accordance with clause 8.5.2.2. of the "Code of Procedure for single stage selective tendering" Published with the Liaison Committee Practice Notes 1994.	Note		
MODIFICATION:				
G	Any unauthorised modification written by the Contractor against any item in the Pricing Document will render his tender null and void.	Note		
BOQ Info			To Collection €	NIL

<u>(Cont) PRICING GENERALLY</u>				
TENDER DOCUMENTATION				
A	All tender documentation to be read in conjunction with each other, where a discrepancy occurs the contractor is to notify the Employers Repersenative for direction. No want of knowledge will be allowed for claim purposes. Where additional work is shown on any item in the tender documentation, it is deemed to be included in the tender sum	Note		
ORDERING MATERIALS				
	This Pricing Document is not to be used for the purpose of ordering materials. Materials shall only be ordered from the Architect's or Engineer's Drawings.	noidn		
ERRORS IN THE PRICING DOCUMENT				
	The Employer may, without any responsibility for this, examine the Pricing Document for errors in addition or extension. If there is an error in extension, the rate will be adjusted, so that the extension remains the same. If there is an error in addition, the amounts added (and the rates making them up) will be adjusted pro-rata to the error, so that the total remains the same. This will apply if the total of the tendered rates and prices, (with value-added tax excluded), does not add up to the tendered Contract Sum. The Employer will decide which amounts and rates are to be adjusted. Instead of adjusting the amounts added the Employer may in his / her discretion adjust an adjustment item. No adjustment made under this paragraph will affect the tendered Contract Sum or the Comparative Cost of the Tender.	noidn		
DRAWINGS AND OTHER DOCUMENTS				
<u>Tender Documents</u>				
	The Tender Documentation consists of the following			
B	Works Requirements	Item	1	
C	Pricing Document	Item	1	
BOQ Info			To Collection €	NIL

<u>(Cont) PRICING GENERALLY</u> <u>(Cont) DRAWINGS AND OTHER DOCUMENTS</u> <u>(Cont) Tender Documents</u>				
A	Information Pack	Item	1	
B	The Contractor is advised that the Works Requirements and Pricing Documents are all complementary to each other and should be read in conjunction with one another	Note		
C	This project will require careful adherence to the Works Requirements and liaising with the Design Team in all respects.	Note		
ARRANGEMENTS FOR INSPECTION				
D	A full set of Tender Documents and other documents relating to the Contract may be seen by prior appointment with the Employer's Representative	Note		
<u>Drawings and documents from which Bill is Prepared</u> As per document register				
<u>TENDER ACCEPTANCE</u>				
E	The lowest or any tender submitted will not necessarily be accepted by the Employer. No Contractor will be remunerated for any expenses, which he may have incurred in making up his tender. The Employer reserves the right to open all or any of the tender documents. Where qualifications have been attached to all or some of the tenders submitted and the tenderer refuses to withdraw their qualifications, the Employer in order to secure the most economical advantageous price reserves the right to deal with the most acceptable offer submitted.	Item	1	
<u>FORM, TYPE AND CONDITIONS OF CONTRACT</u>				
Form of Contract				
<u>The Conditions of Contract are the The current Minor Works form of contract where quantities do not form part of the contract</u>				
BOQ Info			To Collection €	NIL

<u>(Cont) FORM, TYPE AND CONDITIONS OF CONTRACT</u> 1. THE CONTRACT 1.1 Definitions 1.2 Interpretation 1.3 Inconsistencies 1.4 Pricing Document and Works Proposals 1.5 Performance Bond 1.6 Not Used 1.7 Joint Ventures 1.8 Assignment 1.9 Miscellaneous 1.10 Background Information 2. THE LAW 2.1 The Law Governing the Contract 2.2 Compliance with Legal Requirements 2.3 Consents 2.4 Project Supervisor 2.5 Safety, Health and Welfare at Work Act 2005 and Safety, Health and Welfare at Work (Construction) Regulations 2013 2.6 Ethics in Public Office 2.7 Data Protection 3. LOSS , DAMAGE AND INJURY 3.1 Employer's Risks of Loss and Damage to the Works 3.2 Care of the Works 3.3 Insurance of the Works and Other Risk Items 3.4 Contractor's Indemnity				
BOQ Info	1/18	To Collection €		NIL

(Cont) FORM, TYPE AND CONDITIONS OF CONTRACT				
(Cont) 3. LOSS , DAMAGE AND INJURY				
3.5 Employer's Indemnity				
3.6 Public Liability and Employer's Liability insurances				
3.7 Professional Indemnity Insurance				
3.8 Existing Facilities and Use or Occupation by Employer				
3.9 General requirements concerning insurance				
4. MANAGEMENT				
4.1 Co - operation				
4.2 Contractor's Representative and Supervisor				
4.3 Employer's Representative				
4.4 Employer's Representative communications				
4.5 Instructions				
4.6 Work Proposals				
4.7 Required Contractor Submissions				
4.8 Not Used				
4.9 Programme				
4.10 Progress Reports				
4.11 Notice and time for Employer's obligations				
4.12 Documents				
4.13 Contractor's Management				
4.14 Communications				
4.15 Meetings				
4.16 Confidentiality and Secrecy				
4.17 Contractors Things Not to be Removed				
BOQ Info	1/19	To Collection €		NIL

(Cont) FORM, TYPE AND CONDITIONS OF CONTRACT (Cont) 4. MANAGEMENT 4.18 Contractor's Documents 5. CONTRACTORS PERSONNEL 5.1 Contractor's Personnel to carry out Contractor's Obligations 5.2 Qualifications and Competence 5.3 Pay and Conditions of Employment 5.4 Subcontractors and Specialists 5.5 Collateral Warranties 5.6 Removal of Workers 5.7 Weekly Labour Records 6. PROPERTY 6.1 Ownership of Works Items 6.2 Infringement of Property Rights 6.3 Work Requirements 6.4 Rights in Contractor's Documents 7. THE SITE 7.1 Lands Made Available for the Works 7.2 Trespassers 7.3 Contractors Responsible for all Site Operations 7.4 Services for Employer's Facilities 7.5 Security and Safety of the Site and Nuisance 7.6 Other Contractors 7.7 Setting Out the Works 7.8 Archaeological Objects and Human Remains 7.9 Access and Facilities				
BOQ Info	1/20	To Collection €		NIL

(Cont) FORM, TYPE AND CONDITIONS OF CONTRACT				
(Cont) 7. THE SITE				
7.10 Not Used				
7.11 Not Used				
7.12 Charges				
8. QUALITY, TESTING AND DEFECTS				
8.1 Standard of Workmanship and Works Items				
8.2 Quality Assurance				
8.3 Inspection				
8.4 Tests				
8.5 Defects				
8.6 Defects Period				
8.7 Defects Certificate				
9. TIME AND COMPLETION				
9.1 Starting Date				
9.2 Suspension				
9.3 Delay and Extension of Time				
9.4 Programme Contingency				
9.5 Omissions and Reduction of Time				
9.6 Substantial Completion				
9.7 Not Used				
9.8 Liquidated Damages				
10. CLAIMS AND ADJUSTMENTS				
10.1 Compensation Event				
10.2 Contractor to pay Employers Cost of Checking Quantities				
10.3 Contractors Claims				
10.4 Proposed Instructions				
BOQ Info	1/21	To Collection €		NIL

(Cont) FORM, TYPE AND CONDITIONS OF CONTRACT				
(Cont) 10. CLAIMS AND ADJUSTMENTS				
10.5 Employer's Representative 's Determination				
10.6 Adjustments to the Contract Sum				
10.7 Delay Cost				
10.8 Price Variation				
10.9 Employer's Claims				
11. PAYMENT				
11.1 Interim Payment				
11.2 Unfixed Works Items				
11.3 Retention				
11.4 Full Payment				
11.5 Final Statement				
11.6 Time for Payment and Interest				
11.7 Value Added Tax				
11.8 Withholding Tax				
12. TERMINATION				
12.1 Termination on Contractor Default				
12.2 Consequences of Default Termination				
12.3 Suspension by the Contractor				
12.4 Termination by the Contractor				
12.5 Termination by Employer's Election				
12.6 Consequences of Termination by Contractor or at Employers Election				
12.7 Survival				
12.8 Payment				
12.9 Reference to Conciliation				
BOQ Info	1/22	To Collection €		NIL

(Cont) FORM, TYPE AND CONDITIONS OF CONTRACT 13. DISPUTES 13.1 Conciliation 13.2 Adjudication 13.3 Arbitration 13.4 Jurisdiction 13.5 Agent of Service 13.6 Continuing obligations 14. COVID 19 MANDATORY CLOSURE 14.1 Covid 19 Definitions 14.2 Covid 19 General Provisions 14.2 Covid 19 Costs 15. PV 1 PRICE VARIATION PV 1.1 Contract sum adjustment PV 1.2 Communications PV 1.3 Compensation events PV 1.4 Efficiency PV 1.5 Certificates & Payment <u>Optional Clauses PV1</u> Price Variation Nothing in the Specification nor the Pricing Document shall override, modify or affect in any way whatsoever, the application or interpretation of that which is contained in the Conditions of Contract. <u>Schedule Part 1 insertions</u> Section A - Employer's Representative and Communications <i>Details for sending notices under clauses 12 and 13 to the Employer are:</i>				
BOQ Info			To Collection €	NIL

(Cont) FORM, TYPE AND CONDITIONS OF CONTRACT (Cont) 15. PV 1 PRICE VARIATION <u>(Cont) Schedule Part 1 insertions</u> (Cont) Section A - Employer's Representative and Communications <i>DMA Architects, Collis Sandes House, Killeen, Tralee, Co. Kerry</i> <i>Details for sending other notices to the Employer are:</i> <i>DMA Architects, Collis Sandes House, Killeen, Tralee, Co. Kerry</i> <i>The Employer's Representative is: DMA Architects, Collis Sandes House, Killeen, Tralee, Co. Kerry</i> <i>Details for sending notices to the Employer's Representative are:</i> <i>DMA Architects, Collis Sandes House, Killeen, Tralee, Co. Kerry</i> Section B - Documents <i>The Works Requirements are:</i> <i>As scheduled and included in the document register</i> <i>The Pricing Documents are:</i> <i>These Bills of Quantities dated February 2024</i> Section C - Project Supervisor				
A The Contractor is to be appointed PSCS for the works	Note			
<i>Section D - Insurance (TO BE PRICES IN ELEMENT 07)</i> B Insurance of Existing Structures - Fire, Storm and Tempest Insurances of the Existing Building will be the responsibility of the Client. Before work commences on site the Employers and Contractors insurance brokers will be required to liase to ensure all aspects of insurance are covered.	Note			
BOQ Info	1/24	To Collection €		NIL

<u>(Cont) FORM, TYPE AND CONDITIONS OF CONTRACT</u>				
<u>(Cont) 15. PV 1 PRICE VARIATION</u>				
<u>(Cont) Schedule Part 1 insertions</u>				
<u>(Cont) Section C - Project Supervisor</u>				
A	Fatal Accidents Acts, Employers Liability Acts, Workmen Compensation Acts, Insurance (Intermittent Unemployment) Acts and any other Acts that may be in force at the date of tender.	Note		
B	Provide for liability and Indemnity Insurance for damage to persons and property in accordance with Clause 3 of the Conditions of Contract	Note		
C	Provide all risk insurance in accordance with Clause 3 of the conditions of contract.	Note		
D	Insurance of the Works: minimum amount insured for professional fees 12.5% of the Contract Sum (if none stated, 12.5%)	Note		
E	Minimum indemnity limits for public liability and employers' liability insurance:	Note		
F	Public Liability Insurance: € 6,500,000.00 for any one event, but this limit may be on an annual aggregate basis for products liability, collapse, vibration, subsidence, removal and weakening of supports and sudden and accidental pollution.	Note		
G	Employers' Liability Insurance: € 13,000,000.00 for any one event.	Note		
H	Professional Indemnity Insurance will be required with a minimum PI indemnity of €2,600,000. The maximum excess shall be €50,000.00	Note		
	<i>Maximum excess for Insurance of Works and other Risk Items:</i>			
J	Insurance of Works and other Risk Items: €10,000.00	Note		
K	Public Liability: €6,500.00	Note		
BOQ Info		To Collection €		NIL

<u>(Cont) FORM, TYPE AND CONDITIONS OF CONTRACT</u>				
<u>(Cont) 15. PV 1 PRICE VARIATION</u>				
<u>(Cont) Schedule Part 1 insertions</u>				
<u>(Cont) Section C - Project Supervisor</u>				
<i>Permitted exclusions from all insurances</i>				
A	^^^War, invasion, act of foreign enemies, hostilities (whether war is declared or not), civil war, rebellion, revolution, insurrection or military or usurped power	Note		
B	^^^Pressure waves caused by aircraft or other airborne objects travelling at sonic or supersonic speeds	Note		
C	^^^Contamination by radioactivity or radioactive, toxic, explosive or other hazardous properties of any explosive nuclear assembly or its components, in each case not caused by the Contractor or the Contractor's Personnel	Note		
D	^^^Terrorism	Note		
E	^^^Asbestos	Note		
<i>Permitted exclusions from insurance of the Works and other Risk Items</i>				
F	^^^Use or occupation of the Works by the Employer except in connection with the Works	Note		
G	^^^Unless otherwise specified in the Works Requirements, cost of making good defects in the Works but not damage caused by such defects to other sound parts of the Works	Note		
H	^^^Wear, tear, normal upkeep or normal repair or gradual deterioration	Note		
J	^^^Inventory losses	Note		
K	^^^Loss of use or any consequential loss of any nature including penalties for delay, non-completion or non-compliance	Note		
L	^^^Failure of information technology	Note		
M	^^^Mechanical or electrical breakdown but not resulting damage	Note		
BOQ Info		To Collection €		NIL

<u>(Cont) FORM, TYPE AND CONDITIONS OF CONTRACT</u>				
<u>(Cont) 15. PV 1 PRICE VARIATION</u>				
<u>(Cont) Schedule Part 1 insertions</u>				
<u>(Cont) Section C - Project Supervisor</u>				
A	^^^Cessation of the Works for more than 3 months	Note		
	<i>Permitted exclusions from Public Liability Insurance</i>			
B	^^^Persons under a contract of service or apprenticeship with the insured	Note		
C	^^^Property of the insured or in the insured's custody or control other than existing premises and their contents temporarily occupied for the purpose of the Works	Note		
D	^^^Defective workmanship or materials but not resulting damage	Note		
E	^^^Mechanically propelled vehicles within the meaning of the Road Traffic Acts	Note		
F	^^^Loss or damage due to design for a fee or for which a fee would normally be charged. Note: Delete two of the form fields above. If none deleted, permitted exclusion is 'loss or damage due to design for a fee or for which a fee would normally be charged'	Note		
G	^^^Gradual pollution or contamination	Note		
H	^^^Territorial limits	Note		
J	^^^Unless otherwise specified in the Works Requirements, aircraft and waterborne craft	Note		
K	^^^Fines, penalties, liquidated damages	Note		
	<i>Permitted exclusions from Employers Liability Insurance</i>			
L	^^^Offshore work	Note		
M	^^^Liability compulsorily insurable under the Road Traffic Acts	Note		
BOQ Info		To Collection €		NIL

<u>(Cont) FORM, TYPE AND CONDITIONS OF CONTRACT</u>				
<u>(Cont) 15. PV 1 PRICE VARIATION</u>				
<u>(Cont) Schedule Part 1 insertions</u>				
<u>(Cont) Section C - Project Supervisor</u>				
<i>Permitted exclusions from professional Indemnity Insurance</i>				
A	^^^Persons under a contract of service or apprenticeship with the insured	Note		
B	^^^Ownership, use, occupation or leasing of mobile or immobile property	Note		
C	^^^Effecting or maintenance of insurance of or in connection with the provision of finance or advice on financial matters	Note		
D	^^^Dishonest, malicious, criminal or deliberate illegal acts	Note		
E	^^^Libel and slander	Note		
F	^^^Insolvency	Note		
G	^^^Fines, penalties, liquidated damages or any penal, punitive, exemplary, non-compensatory or aggravated damages	Note		
H	^^^Failure of information technology	Note		
J	^^^Contractual liability that would not apply in the absence of the contract	Note		
K	Loss and damage due to design	Note		
<i>Optional insurance provisions:</i>				
L	The Employer shall not have the risk of loss of and damage to its existing facilities and parts of the Works it uses or occupies, in accordance with sub-clause 3.8.	Note		
M	The Contractor is not required to extend the insurance of the Works and other Risk Items for a Section that has reached Substantial Completion until the Employer's Representative issues the certificate of Substantial Completion for the whole Works	Note		
BOQ Info		To Collection €		NIL

<u>(Cont) FORM, TYPE AND CONDITIONS OF CONTRACT</u>				
<u>(Cont) 15. PV 1 PRICE VARIATION</u>				
<u>(Cont) Schedule Part 1 insertions</u>				
<u>(Cont) Section C - Project Supervisor</u>				
<i>Section E - Performance Bond: (TO BE PRICED ON MAIN SUMMARY)</i>				
A	A performance bond is required	Note		
B	A performance bond is required. Provide for paying premium required by an approved Insurance Company, Bank or other appropriate Body for a Surety Bond of 12.5 % of the amount of the tender. The amount of the performance bond shall be 12.5% of the initial contract sum up to certification of Substantial Completion of the Works, and 6.25% of the initial Contract Sum for the subsequent period stated in the form of in the works requirements. The Bond shall expire 450 days after the date of Substantial Completion of the Works as certified by the Employers Representative appointed under the Contract. The amount provided will not be subject to any adjustment; and this amount or the amount of the premium whichever is the lesser shall be included in the first payment on account after the Bond has been executed. Note - Costs for this item are to be included separately as indicated in the Summary. A contractor that proposes a bond issued by foreign financial institution must ensure that it contains a provision that ensures that it is subject to the exclusive jurisdiction of the Irish Courts. The sole law governing of the bond will be Irish Law. The contractor will not be allowed to commence on site until the original Bond, signed and sealed by both Surety and	Item	1	
C	The form of performance bond shall be as per the current model form issued by the Department of Finance for Public Works Construction Contracts	Item	1	
D	The Institution providing a bond must, if it is an insurance company, be authorised by the Financial Regulator to write guarantee business in Ireland or passported into Ireland	Item	1	
BOQ Info			To Collection €	NIL

<u>(Cont) FORM, TYPE AND CONDITIONS OF CONTRACT</u>				
<u>(Cont) 15. PV 1 PRICE VARIATION</u>				
<u>(Cont) Schedule Part 1 insertions</u>				
<u>(Cont) Section C - Project Supervisor</u>				
<i>Section F - Collateral Warranties:</i>				
A	The Contractor and any of their Sub-Contractors with design responsibility for any constructed elements will be required to sign a Collateral Warranty under seal, which constitutes step-in rights in the event of default by the Employer.	Item	1	
<i>Collateral Warranties are required from the following categories of Specialists, by the following dates, and the amount withheld from payments under sub-clause 5.5 are as follows:</i>				
B	N/A	Note		
<i>Section G - Dates for Substantial Completion, Sections, Liquidated Damages, Retention:</i>				
<i>The Works</i>				
<i>Date for Substantial Completion-</i>				
C	1st August 2024	Note		
<i>Rate of liquidated damages:</i>				
D	€500 per week	Item	1	
<i>Section H - Early Completion:</i>				
<i>The Employer's Representative is required to issue the certificate of Substantial Completion if the Works or a Section reaches Substantial Completion before its Date for Completion.</i>				
<i>Section I - Defects Period:</i>				
E	The initial Defects Period is 12 months from the date of Substantial Completion of the Works	Item		
<i>Section J - Random Checks for Employment Records:</i>				
BOQ Info			To Collection €	NIL

(Cont) FORM, TYPE AND CONDITIONS OF CONTRACT (Cont) 15. PV 1 PRICE VARIATION <u>(Cont) Schedule Part 1 insertions</u> (Cont) Section C - Project Supervisor <i>Sub-clause 5.3.3A(2) shall be part of the Contract</i> <i>Section K - Delay Events, Compensation Events, Programme Contingency, Delay Costs, Adjustments</i> <i>Event 17 - A difference between the Contract value of the Works according to the quantities and descriptions in a Bill of Quantities in the Pricing Document, if there is one, [taking into account the method of measurement and any amendments identified below] and the Contract value of the Works described in the Works Requirements, because the Bill of Quantities, when compared with the Works Requirements: includes an incorrect quantity or; includes an item that should not have been included or; excludes an item that should have been included or; gives an incorrect item description; and the difference for an item in, or that should have been in, the Bill of Quantities is more than € 500.00</i> <i>Delay Event</i>				
A	NO	Note		
	<i>Compensation Event</i>			
B	Yes	Note		
	<i>Event 18 - An Item of Archaeological interest on human remains is found on the site and it was unforeseeable</i>			
	<i>Delay Event</i>			
C	Yes	Note		
	<i>Compensation Event</i>			
D	Yes	Note		
BOQ Info To Collection €				
1/31				NIL

<u>(Cont) FORM, TYPE AND CONDITIONS OF CONTRACT</u>				
<u>(Cont) 15. PV 1 PRICE VARIATION</u>				
<u>(Cont) Schedule Part 1 insertions</u>				
<u>(Cont) Section C - Project Supervisor</u>				
<i>Event 19 - The Contractor encounters on the site unforeseeable ground conditions or man made obstruction in the ground other than utilities.</i>				
<i>Delay Event</i>				
A	Yes	Note		
<i>Compensation Event</i>				
B	Yes	Note		
<i>Event 20 - The Contractor encounters unforeseeable utilities in the ground on the site</i>				
<i>Delay Event</i>				
C	Yes	Note		
<i>Compensation Event</i>				
D	Yes	Note		
<i>Event 21 - Owners of Utilities on the site do not re-locate or disconnect Utilities as stated in the Works Requirements, when the contractor has complied with their procedures and the procedures in the contract and the failure is unforeseeable .</i>				
<i>Delay Event</i>				
E	Yes	Note		
<i>Compensation Event</i>				
F	Yes	Note		
G	A weather event is when for any month between the Starting Date and the Date for Substantial Completion of the Works, the value for any of the weather data listed below, as measured at the nearest automatic weather station	Note		
BOQ Info		To Collection €		NIL

<u>(Cont) FORM, TYPE AND CONDITIONS OF CONTRACT</u>				
<u>(Cont) 15. PV 1 PRICE VARIATION</u>				
<u>(Cont) Schedule Part 1 insertions</u>				
<u>(Cont) Section C - Project Supervisor</u>				
A	In sub-clause 9.4 the programme contingency threshold is 10 Site Working Days of delay caused by Compensation Events.	Note		
	<i>The definition of craftspersons in part 2E includes the following additional categories:</i>			
B	None	Note		
	<i>In sub-clause 10.6.4(3), the rates to be used to determine the cost of plant are the rates in:</i>			
C	The "Schedules of Dayworks Carried Out Incidental to Contract Work" published by The Civil Engineering Contractors Association (CECA) modified as follows:	Note		
D	Sterling rates to be read as Euros	Note		
E	In sub-clause 10.7, the amount to be added for delay cost is the daily rate tendered by the Contractor in the Schedule, part 2E (sub-clause 10.7.1(1))	Note		
F	In sub-clause 10.7, the Contractor is to tender in part 2E a single daily rate for delay costs	Note		
	<i>Section L - Payment Particulars</i>			
G	Period for interim payment is monthly.	Note		
H	Minimum amount for interim payments is €50,000	Note		
J	When permitted by the Pricing Documents, up to a maximum of €1,000.00 of unfixed Works Items may be included in an interim payment.	Note		
K	The retention percentage is 10%.	Note		
	<i>Section N - Conciliation and Arbitration</i>			
L	Failing agreement, the conciliator will be appointed by the RIAI	Note		
BOQ Info			To Collection €	NIL

(Cont) FORM, TYPE AND CONDITIONS OF CONTRACT (Cont) 15. PV 1 PRICE VARIATION (Cont) Schedule Part 1 insertions (Cont) Section C - Project Supervisor A The person or body to appoint the arbitrator, if not agreed by the parties, is the RIAI DEFINITIONS TERMS ''APPROVED'', ''DIRECTED'' AND ''SELECTED'' The terms "approved", "directed", and "selected", shall mean the approval direction and selection of the Architect (in writing). TERM ''SUPPLY'' Unless otherwise stated the word "supply" shall mean to include the term "provide and fix" as is usually understood. PROPRIETARY NAMES Wherever a proprietary name is used to specify a material or process it shall be deemed to have the term "or equivalent" appended to it. Where a material or process is described by reference to its proprietary name the name is used to indicate the standard of construction, appearance, ease of maintenance and durability acceptable to the Architect. The Architect may approve the use of alternatives where such alternatives are shown to equal or surpass the qualities of the product or process specified. Accordingly proprietary names wherever mentioned in the Specification, Pricing Document or on the Drawings shall be deemed to mean the provision of the named product or process or an approved alternative.	Note			
---	------	--	--	--

<u>(Cont) DEFINITIONS</u> FIXING ONLY MATERIALS Notwithstanding the provisions of the ARM4, where materials are described as 'Fix only' in this Pricing Document, the prices for such fixing will be deemed to allow for: taking delivery at site, unloading, getting in, unpacking, checking for discrepancies and faults and co-ordinating necessary replacements, storing, removing from store, distributing, hoisting, placing in position, assembling as necessary and fixing as described, protecting goods from receipt to completion of Contract, taking risk of loss or damage and for the safe return of packages, crates and the like. APPROVAL The expression "Approval" or "Approved" used herein shall mean a specific approval by the Architect. This should normally be in writing or confirmed by the Contractor in writing to the Architect. DEFINITIONS FOR ALTERATION WORK TO MATCH EXISTING means use products, materials and methods to closely match all visual characteristics and features of the existing work, with joints between existing and new work as inconspicuous as possible, all to approval and to additional specified requirements. REMOVE means remove existing work so described and all associated accessories, fastenings, linings and bedding materials without damaging adjacent work to be retained, and make good. 'Form' or 'cut' openings, etc. means remove as necessary. RE-FIX means: 1.^Carefully remove existing work required to be re-fixed. 2.^Remove fastenings and bedding materials from products/materials and clean and repair as necessary. 3.^Set aside and adequately protect until required.				
BOQ Info			To Collection €	NIL

(Cont) DEFINITIONS (Cont) DEFINITIONS FOR ALTERATION WORK 4.^Re-locate accurately and fix securely using fixing and jointing materials and methods to match existing, or approved alternatives, and make good. 5.^Comply with additional specified requirements. MAKE GOOD means carry out local remedial work, including the following as appropriate and necessary to leave the work sound and neat to approval: 1.^Remove defective parts of existing finishes and components and around any stated features. 2.^Fill, dress down, piece-in, patch, extend existing finishes, make minor repairs and adjustments. 3.^Re-fix or re-stick. 4.^Re-decorate. MAKING GOOD consequent upon alteration, extension and maintenance work is deemed to be included in such items. RENEW means carefully remove existing work and replace: 1.^with materials/products identical to those removed or approved substitutes, 2.^using methods similar to those used in constructing the removed work or approved alternatives, 3.^to meet additional specified requirements. <u>CONTRACTOR'S LIABILITY:</u> INSURANCES				
A	The Tendering Contractors are to include for all insurances and liabilities as set out in Clauses 10	Item	1	
B	(1) The employers liability and public liability policies should be the name of the contractor as set out on the Tender Form. (All Risks policy should be in the joint names of the Contractor and the Client).	Item	1	
C	(2) The "description of business" as set out in the policy should be broad enough to include the work being undertaken.	Item	1	
BOQ Info			To Collection €	NIL

(Cont) CONTRACTOR'S LIABILITY:				
(Cont) INSURANCES				
A	(3) The "All Risks" policy should include a maintenance period of 12 months as set out in the appendix to the conditions.	Item	1	
B	(4) The general limit of indemnity under the P.L. policy should be at least €6.5M. any one accident.	Item	1	
C	(5) The sum insured under the "All Risks" policy should be at least:	Item	1	
D	The full reinstatement value of the works and ancillary items from time to time, plus the percentage as set out in the appendix for professional fees and site clearance.	Item	1	
E	(6) All mechanically propelled vehicles used on the contract shall be insured in respect of liability under the Road Traffic Act.	Item	1	
F	(7) The liability for injury to passengers is to be covered on an unlimited basis.	Item	1	
G	(8) The cover in respect of excavators, bulldozers, mechanical navvies and such like shall include the third party working risk including digging below own wheel base.	Item	1	
H	(9) The Road Traffic Act Certificates, as well as the policy must be produced for the Architect.	Item	1	
J	(10) The limit for property damage must be at least €650,000.00	Item	1	
K	The Contractor shall include in his tender sum for all costs associated with complying with the insurance provisions stated in the Contract.	Note		
BOQ Info		To Collection €		NIL

<u>IMPLEMENTATION AND COMPLIANCE WITH THE BUILDING REGULATIONS</u>				
A	The Contractors attention is drawn to his statutory duty to ensure that the construction of the buildings is in accordance with the requirements of the Building Control Act 1990, the Building Control Regulations 1991 and the Building Regulations 1991 and all subsequent revisions.	Item	1	
<u>LOCAL AUTHORITY FEES AND CHARGES</u>				
FEES AND CHARGES:				
B	Include for all fees and charges (other than those covered by the items in General facilities and obligations) which the Contractor is required to pay to Local Authorities, public undertaking or other public and private utility provider.	Item	1	
RATES:				
C	Provide for rates on all temporary buildings.	Item	1	
<u>OBLIGATIONS AND RESTRICTIONS IMPOSED BY EMPLOYER</u>				
ACCESS:				
D	Sole access will be from the Public Road. The Contractor and his sub Contractors shall not interfere with the free flow along the public roads	Item	1	
CONVENIENCE OF OTHERS				
E	The Contractor shall consult the convenience of anybody who may be affected by the work with regard to the approaches to be used, suitable times for making deliveries and all other matters affecting them.	Item	1	
USE OF SITE:				
F	Do not use the site for any purpose other than carrying out the works.	Item	1	
BOQ Info			To Collection €	NIL

(Cont) OBLIGATIONS AND RESTRICTIONS IMPOSED BY EMPLOYER				
LIMITATIONS OF WORKING SPACE:				
A	The Contractors working space shall consist of the site as shown on the Site Layout Drawing.	Item	1	
B	No allowance has been included in this Pricing Document for the restoration of any area (except work in connection with site services) outside the Contractor's working space resulting from damage thereto by the Contractor's operations, and no payment will be made for the restoration of any such damage. Tendering Contractors shall include herein for any expenses in this regard.	Item	1	
LIMITATIONS OF WORKING HOURS:				
C	Subject to any provision to the contrary contained in the contract working hours are limited to the normal working hours of the Building Industry. Overtime shall not be worked without the prior express permission in writing from the Employer's Representative, save when the work is unavoidable or absolutely necessary for the saving of life or property or for the safety of the works in which case the Contractor shall immediately advise the Employer's Representative.	Item	1	
SITE:				
D	The Contractor shall maintain a clean working site at all times and shall ensure that no construction debris is left on site following commencement of the works	Item	1	
MATERIALS FOUND ON SITE:				
E	Excavated material and debris arising from site clearance shall be disposed of as herein specified. Building materials found on site are not to be used. Treasure Trove shall, subject to legal requirements be the property of the Employer.	Item	1	
BOQ Info			To Collection €	NIL

(Cont) OBLIGATIONS AND RESTRICTIONS IMPOSED BY EMPLOYER				
FENCES AND SCREENS:				
A	Provide erect and maintain all necessary temporary fences, screens, guard rails etc., for the proper execution of the Works, for the protection of the public and the occupants of adjacent properties and for meeting the requirements of any local or other Authority. Alter shift and adapt from time to time as necessary and clear away on completion. The Contractor shall visit the site and ascertain the extent of temporary fencing, screens, etc., required. No demolition or alteration work to commence until the site and boarding is fully screened around the site. The Contractor is to allow all costs associated with this requirement.	Item	1	
TEMPORARY NAME BOARD:				
B	Not applicable	Item	1	
EXISTING SERVICES:				
C	The Contractor should note the presence of existing services within the confines of the site. The Contractor shall include in his tender for all costs associated with identifying and carefully working around all existing site services and associated obstructions.	Item	1	
D	Notify all service authorities of proposed works before commencing site operations. So far as reasonable ascertain location of services or confirm that none exist in the vicinity of the works.	Item	1	
E	Protect, uphold and maintain all services. Do not interfere with their operations without consent of the Service Authorities, or Private Owners or the Employer's Representative as appropriate.	Item	1	
F	If services are interfering with the works to be completed, the Consulting Engineer / ER is to be notified prior to any additional works taking place.	Item	1	
BOQ Info			To Collection €	NIL

(Cont) OBLIGATIONS AND RESTRICTIONS IMPOSED BY EMPLOYER				
(Cont) EXISTING SERVICES:				
A	No disruption of services will be tolerated and the Contractor will be liable for any cost to Shannon Commercial Properties due to disruption of services	Item	1	
B	Notify all service authorities of proposed works before commencing site operations. So far as reasonable ascertain location of services or confirm that none exist in the vicinity of the works.	Item	1	
C	If any damage results from the execution of the Works, immediately: 1. Notify the Employer's Representative and appropriate Service Authority. 2. Make arrangements for the work to be made good without delay to the satisfaction of the Service Authorities or private owners, as appropriate.	Item	1	
D	The Employer's Representative may issue instructions or make such other arrangements as he deems necessary to repair rapidly any essential services damaged during the execution of the works. Such arrangements shall not affect any liability to pay for making good.	Item	1	
E	The Contractor is to re-set all valve covers, manhole covers and any other covers disrupted in the course of the road repairs and footpath upgrading works	Item	1	
EXISTING SURFACE:				
F	Any work or repair, or any item cut into, disturbed or damaged while effecting repairs, renewals or reinstatement shall be made good in a neat and substantial manner and shall be finished to match every respect the best of the surrounding work	Item	1	
DRYING THE WORKS:				
G	Allow for temporary equipment, fuel, and attendance for drying and controlling the humidity of the Works.	Item	1	
BOQ Info			To Collection €	NIL

(Cont) OBLIGATIONS AND RESTRICTIONS IMPOSED BY EMPLOYER				
TEMPORARY ACCOMMODATION AND FACILITIES FOR THE USE OF THE EMPLOYER:				
A	Provide and maintain a suitable temporary office for Design Team, site meetings and the like, together with all necessary heating, lighting, tables and chairs as required and alter, shift and adapt same as necessary.	Item	1	
STATUTORY OBLIGATIONS:				
B	Comply with Statutory Obligations and the Regulations of any Local Authority, Public Service or Statutory Body relating to the execution of the works.	Item	1	
TRADE UNION LABOUR:				
C	Trade Union Labour only is to be employed on the works and the Contractor must pay the standard rate of wages current in the district and observe the customary hours and conditions of employment. As far as possible local tradesmen and labourers are to be employed. Persons engaged upon the works should insofar as practicable and without affecting the efficiency of the work be recruited from the local offices of the National Manpower Services to the extent that the total labour requirements of the contract exceeds the Contractor's core workforce.	Item	1	
PROGRESS:				
D	BAR CHARTS: The Contractor shall prepare and have available at the first site meeting a bar chart or similar programme which clearly and explicitly sets forth the sequence of all operations (including those of sub-contractors) and the time limits within which the Contractor proposes that each operation shall be commenced and completed.	Item	1	
E	The programme shall be in a form approved by the ER and duplicated copies shall be produced for the Employer, and Quantity Surveyor.	Item	1	
BOQ Info			To Collection €	NIL

(Cont) OBLIGATIONS AND RESTRICTIONS				
IMPOSED BY EMPLOYER				
(Cont) PROGRESS:				
A	Record progress of the copies of the programme kept on site. Review the programme at monthly intervals to take account of any circumstances which arise affecting the progress of the Works.	Item	1	
B	Hold regular site meetings as are necessary for the proper management and co-ordination of the contract or when required by the ER. Site meeting will normally be held at two week intervals.	Item	1	
METHOD STATEMENT				
C	The Contractor will be asked to provide Method Statement(s) including details of management structure, anticipated labour requirements, programming of the Works, health and safety, quality control, and cost control, before commencement on site.	Item	1	
MAINTENANCE INSTRUCTIONS:				
D	Obtain and hand over to the ER / Consulting Engineer at practical completion any maintenance instructions provided by Manufacturers or Suppliers.	Item	1	
CERTIFICATION OF MATERIALS TO IRISH STANDARD SPECIFICATION:				
E	All product/material concerned must either be certified as complying with the relevant Irish Standard Specification in accordance with the Irish Standard Mark licensing system and bear the Irish Standard Mark or the product/material must be certified to an international standard or a national standard of another Member State of the European Communities which provides and equivalent guarantee of safety and suitability. The Irish Standard Mark Licensing System is operated by the National Standards Authority of Ireland (N.S.A.I.) on behalf of the Institute of Industrial Research and Standards.	Note		
BOQ Info			To Collection €	NIL

(Cont) OBLIGATIONS AND RESTRICTIONS IMPOSED BY EMPLOYER				
(Cont) CERTIFICATION OF MATERIALS TO IRISH STANDARD SPECIFICATION:				
A	"Approved Equivalent"/"Equal and Approved" In every case in the Tender Documents where materials, appliances or fittings of special design, manufacture or description (patented or otherwise) are prescribed or the names of the manufacturers or agents are given such references are inserted solely for the guidance of the Contractor as to the nature and quality of the article or service required. But in all cases the materials, appliances or fittings used, shall be subject "or other approved" and also subject to the Architects approval.	Note		
B	The Contractor shall carry out the works and use materials in accordance with the current and relevant Building Regulations, Codes of Practice and Standard Specifications. He shall provide and keep on site Codes of Practice and Standard Specification to the Architects' requirements and shall provide duplicate sets for the Clerk of Works.	Note		
<u>WORK BY PUBLIC BODIES:</u>				
PUBLIC BODIES				
C	Generally works which are to be carried out by a Local Authority or Public Undertaking are given as Provisional Sums herein.	Item	1	
<u>MATERIALS AND WORKMANSHIP SPECIFICATIONS</u>				
D	The Contractor shall allow here for carrying out the Works in strict compliance with the Works Requirements and to the satisfaction of the Employer's Representative	Item	1	
BOQ Info			To Collection €	NIL

(Cont) MATERIALS AND WORKMANSHIP SPECIFICATIONS				
MATERIALS AND WORKMANSHIP				
A	The materials and workmanship shall be to the satisfaction of the Employer's Representative and shall be the best of their respective kinds. Materials shall comply where applicable to the current Irish or British Standard. All trade practices customary in ordinary good quality work shall be observed so as to ensure a sound and satisfactory job. All materials shall be used, applied and fixed strictly in accordance with their manufacturer's instructions, together with all necessary appliances, accessories, etc., as may be recommended by them. All work shall be carried out by competent tradesmen under the supervision of the Contractor or reliable foreman.	Item	1	
B	The term "Standard" in the Specification means that the articles or services specified shall conform to the latest appropriate Irish Standard Specification or where such is not available to the appropriate British Standard Specification.	Item	1	
<u>SAMPLES</u>				
C	Samples of all materials, manufactured articles and executed work shall be submitted to the Architect for approval before adoption. Such approval will not relieve the contractor from responsibility for any defects.	Item	1	
BOQ Info			To Collection €	NIL

<u>(Cont) SAMPLES</u>				
Submission of Samples				
A	If requested by the Architect, samples of all materials proposed to be used for the works shall be submitted to him, together with the name and address of the supplier and such information, instructions and directions as the supplier has issued. Samples shall then be subject to the Architects approval prior to the delivery of the materials to the site. All materials delivered to and used upon the works must be at least equal in quality to the same, and the Contractor shall ensure that he complies with all manufacturer's instructions and recommendation. Any materials condemned by the Architect as unfit for use in the works shall be immediately removed from the site at the Contractor's expense.	Item	1	
B	All control samples as required per Architects NBS specification	Item	1	
	The Contractor will be required to provide the following samples/sample boards:			
C	^^^Ironmongery (1 of each item)	Item	1	
D	^^^Floor Coverings (a 400 x 400mm sample of each)	Item	1	
E	^^^Wall and Floor Tiles (a sample of the full range of floor tiles)	Item	1	
F	^^^Ceiling Tiles	Item	1	
G	^^^Windows with glazing	Item	1	
H	^^^Signage (internal and external)	Item	1	
J	^^^Samples of any other item requested	Item	1	
K	The Contractor is to provide a reserve of 5% of wall tiles, floor tiles and ceiling tiles for future Client use	Item	1	
BOQ Info		To Collection €		NIL

<u>MOCK-UPS</u>				
A	Mock-Ups are to be commenced immediately at the start of the project. The Architect shall not give approval to any Contractor submissions until all of the samples are in place and the mock-ups complete.	Item	1	
<u>GENERAL</u>				
B	All materials and prefabricated items shall be manufactured and tested in accordance with the specified requirements. When evidence of conformance depends solely on inspections and tests performed by a Sub-Contractor, Manufacturer, Supplier or independent inspecting authority, the Contractor shall ensure that such evidence is satisfactory and that appropriate records are maintained.	Item	1	
C	No materials or prefabricated items shall be used in the works until it has been verified that they comply with the specified requirements	Item	1	
D	Where appropriate, all materials and prefabricated items delivered to the site shall bear the Manufacturer's name, brand name, or any other detail that may be required to verify the exact nature of the material or item and relate it to the specified requirements.	Item	1	
E	Where applicable, materials and prefabricated items shall be obtained from Suppliers and Manufacturers who have been assessed by an independent certification authority accredited by the National Accreditation Council for Certification Bodies.	Item	1	
F	Where applicable, materials and prefabricated items shall bear the British Standards Institution Certification mark, the British Board of Agreement Certification mark or other appropriate certification mark.	Item	1	
G	Transportation, handling and storage of materials and prefabricated items shall be controlled to prevent mis-use, damage or deterioration.	Item	1	
BOQ Info			To Collection €	NIL

<u>(Cont) GENERAL</u>				
A	The Contractor shall operate quarantine procedures for the identification and isolation of materials and prefabricated items that do not comply with the specified requirements.	Item	1	
B	Works test certificate shall include, whenever applicable, the location in the works or the delivery or batch which the sample represents.	Item	1	
<u>DELETERIOUS, HAZARDOUS OR UNDESIRABLE MATERIALS</u>				
The materials listed below shall not be used on the projects either in temporary works or incorporated in the permanent works in any shape or form:-				
C	(a) High Alumina Cement or Concrete	Note		
D	(b) Calcium Chloride	Note		
E	(c) Calcium Silicate or sandlime bricks or tiles	Note		
F	(d) Asbestos products	Note		
G	(e) Wood Wool	Note		
H	(f) Crocidolite	Note		
J	(g) Sea Dredged Aggregates	Note		
K	(h) Urea Formaldehyde	Note		
L	(i) Materials containing fibres with a diameter of three microns or less and a length of 200 microns or less	Note		
M	(j) Polytetra Fluroethylene (PTEE) except when used as a non stick sealing within valves; jointing materials between pipes or as a isolating tape	Note		
N	(k) Mineral fibres (man made or naturally occuring) which are not stabilized materials to prevent fibre migration	Note		
P	(l) Halon	Note		
Q	(n) Lead based paint; and	Note		
BOQ Info			To Collection €	NIL

(Cont) DELETERIOUS, HAZARDOUS OR UNDESIRABLE MATERIALS (Cont) The materials listed below shall not be used on the projects either in temporary works or incorporated in the permanent works in any shape or...				
A	(0) Pyrites containing aggregate	Note		
B	(1) any other material generally considered to be deleterious at the time of use	Note		
<u>VESTING CERTIFICATES</u>				
C	Within 21 days of acceptance of his/her tender the Contractor shall send to the Employer's Representative a list of the Suppliers from whom the Contractor or Specialists intends to obtain goods or materials to be embodied in the works and (if not direct Suppliers) the manufacturer's of each item of plant to be embodied in the works that exceeds € 6,350.00 in value. The Contractor shall also notify the Employer's Representative promptly in writing of any addition to the list during the course of the works. The list and any additions to the list shall be accompanied by a vesting certificate from each Supplier and manufacturer named. A vesting certificate shall certify that the full ownership (free of any lien or charge) in all goods and materials delivered by or with the authority of the Supplier or manufacturer to the Contractor or Specialists (whether on the Site of the Works or elsewhere) shall pass irrevocably to the Contractor or Specialists not later than such delivery notwithstanding any terms of contract of the Supplier or manufacturer and whether or not the Supplier or manufacturer has been paid for the goods and materials. The Contractor shall include with every progress application written evidence that any goods or materials in respect of which payment is requested are the subject of a vesting certificate furnished to the Employer's Representative by the Supplier and (where relevant) manufacturer in accordance with the previous sub-Clause. In the absence of such evidence no payment shall be certified in respect of goods or materials	Item	1	
BOQ Info			To Collection €	NIL

<u>(Cont) VESTING CERTIFICATES</u>				
PATENT RIGHTS AND ROYALTIES				
A	The contractor shall save harmless and indemnify the Employer for and against all claims and proceedings for or on account of infringement of any patent rights, design, trademark or name or other protected rights in respect of any constructional plant, machine, work or material used or in connection with the Works.	Item	1	
TEMPORARY WORKS				
<u>Temporary Works Engineer (T.W.D.C.)</u>				
B	All temporary works are the responsibility of the Contractor who is to appoint a suitably competent Temporary Works Engineer. Detailed drawings and designs along with method statements and risk assessments are to be provided to the Engineer for review prior to incorporation into the works.	Item	1	
C	The term "temporary works" shall mean all temporary works of every kind required in or about the construction, completion, and maintenance of the works; it shall include temporary works to support and ensure the stability of the partially completed 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		
D	The Contractor shall appoint an approved, competent Temporary Works Designer who shall take overall design responsibility for the stability of the partially completed permanent works and of adjoining structures and lands during the envisaged construction process and, further the Contractor shall employ a suitably qualified site engineer; both shall liase with each other and with the Project Supervisor Design Process and Project Supervisor Construction Stage, all in accordance with the HSA Guidelines to Safety, Health and Welfare at Work (Construction) Regulations 2006.	Note		
BOQ Info			To Collection €	NIL

(Cont) VESTING CERTIFICATES				
(Cont) TEMPORARY WORKS				
<u>(Cont) Temporary Works Engineer (T.W.D.C.)</u>				
A	The Contractor shall submit with his tender a method statement detailing his proposals for the temporary works. The Contractor is required to submit full design calculations with his tender.	Item	1	
B	The Contractor is to assume full liability for the design and execution of all temporary works in connection with this project.	Item	1	
<u>Temporary works to maintain the stability of existing buildings</u>				
C	The Contractor is reminded that he is responsible for maintaining the stability of all existing buildings and structures, within and adjacent to the Works, from commencement of Works on site until completion of the Works. The Contractor shall be held solely responsible for the safety of such existing buildings and the sufficiency of all temporary work.	Item	1	
D	The Contractor shall submit with his tender a method statement detailing his proposals for the temporary works.	Item	1	
E	The Contractor shall nevertheless advise the Employer's Representative, before the Starting Date and commence work on Site, of his final proposals for temporary supports and sequence of construction. These proposals shall be supported by design calculations if so requested.	Item	1	
<u>GENERAL FACILITIES AND OBLIGATIONS:</u>				
PLANT, TOOLS AND VEHICLES:				
F	Provide all plant necessary for the proper execution of the works:	Item	1	
1. Mechanical Plant and Vehicles 2. Non Mechanical Plant. 3. The Contractor shall take all necessary precautions to prevent any annoyance to adjoining owners and the general public by the use of mechanical plant.				
BOQ Info			To Collection €	NIL

(Cont) GENERAL FACILITIES AND OBLIGATIONS:				
CRANEAGE				
A	Allow for all craneage necessary for the proper completion of the works.	Item	1	
SCAFFOLDING				
B	Provide all necessary general and specialist temporary scaffolding for executing the works. Allow for adaptations and extensions as necessary to complete the works. Allow for all necessary protection and security for scaffolding on public roads / areas; all in accordance with Statutory Regulations and the Contractor's own Safety Statement. If the Contractor should strike any of this scaffolding before ascertaining whether it is required by a Specialist or Public Authority, he must re-erect it, if so required, at his own expense.	Item	1	
TEMPORARY SCREENS, FENCES, HOARDINGS, GUARDRAILS AND THE LIKE				
C	Allow for all necessary temporary fencing, hoardings, fans, planked footways, guard rails, gantries and the like for the protection of the site operatives, the public and the occupants of the adjoining properties and for meeting the requirements of any Local Authority, Utility Providers or Health and Safety requirements and later shift or adapt them at any time as necessary. The Contractor shall allow for hoarding the site to prevent trespass by CHILDREN or adults and he shall visit the site to ascertain the positions and extent of all such temporary hoardings.	Item	1	
D	Hoarding to be 2.4m high timber hoarding painted one side including 1 lockable double door. This hoarding to be established prior to works commencing and removed on completion. Refer to Architect's site layout plan for extent of site to be hoarded	Item	1	
BOQ Info			To Collection €	NIL

(Cont) GENERAL FACILITIES AND OBLIGATIONS:				
TEMPORARY SHEDS, SANITARY ACCOMMODATION OR THE LIKE				
A	Allow for providing, maintaining, relocating during the progress of the works as necessary and removing on completion suitable offices for the site Foreman and other Management staff and Sub-Contractors, suitable mess facilities for the workmen, suitable sanitary accommodation and storage facilities for materials liable to damage from the weather. Comply with the requirements of the Factories Act. Provide an adequate secure compound in the location approved by the Employer's Representative for materials entering the site; remove all at completion of the works and make good. All in accordance with current construction standards.	Item	1	
TEMPORARY ELECTRICITY SUPPLY				
B	Allow for providing all artificial lighting and power for the works, paying all charges in connection therewith; providing all temporary connections, leads, fittings and the like and clearing away and making good on completion. All in accordance with current construction standards.	Item	1	
SITE ADMINISTRATION:				
C	The Contractor shall give all necessary personal superintendence during the execution of the Works and shall employ a good competent General Foreman, approved of by the ER, who shall be constantly on the Works, with power to act in the Contractor's absence and for all purposes as his general agent.	Item	1	
BOQ Info			To Collection €	NIL

(Cont) GENERAL FACILITIES AND OBLIGATIONS:				
WORKPEOPLE				
A	None but fully qualified, experienced and competent workpeople shall be employed on the Works and the Contractor shall furnish such evidence as the Engineer may require as to the qualifications and competence of any work person. The Engineer shall have the power to have dismissed from site any work person who misconducts him/herself or who is incompetent or negligent. The Contractor shall be responsible for keeping all workpeople under his control and within the confines of the site.	Item	1	
B	Operatives will be required to carry out sample work on site to indicate their expertise. Acceptable operatives should be familiar with and able to handle materials specified and have competence in the various work procedures.	Item	1	
C	The Contractor, where circumstances dictate, will be required to provide additional training to operatives where their knowledge is lacking. Include for all costs in connection with same.	Item	1	
SERVICES CO ORDINATOR				
D	The Contractor will be required to employ, and assign to the project, a suitably qualified engineer whose duties will be to co-ordinate both internally and externally the design of the mechanical, electrical, fire protection, lift and related services, and their relationship to, and integration with the building design. To this end it will be part of his duties to liase with all parties concerned, on both the design and contracting side to ensure a satisfactory resolution of any problems regarding the integration of services into the buildings. The Contractor shall notify the Employer's Representative of the name of the person so appointed and his normal place of work.	Item	1	
BOQ Info			To Collection €	NIL

(Cont) GENERAL FACILITIES AND OBLIGATIONS:				
SITE SECURITY:				
A	Safeguard the Works, materials and plant and all Sub-Contractors plant and materials against damage or theft including all necessary watching and lighting for the security of the works and the protection of the public. Provide shelter and fuel for any Watchman so required.	Item	1	
B	Access for Local Authority Officers to Site: Should a recognised and responsible officer of a Local Authority desire to see the premises, buildings or documents, the Contractor shall refer him to the Employer.	Item	1	
TRANSPORT FOR WORK PEOPLE:				
C	Tendering contractors shall include for the cost of transport for work people and the importation of labour where required, including transport, travelling time and fares.	Item	1	
INCLEMENT WEATHER:				
D	Protect all the works from damage by inclement weather.	Item	1	
WATER FOR THE WORKS:				
E	Provide clean fresh water for use on the Works pay all charges in connection therewith, provide all temporary storage, plumbing service connections etc., and clear away and make good on completion.	Item	1	
LIGHTING AND POWER FOR THE WORKS:				
F	Provide all artificial lighting and power for use on the works, pay all charges in connection therewith, provide all temporary connections, lead, fittings etc., and clear away and make good on completion.	Item	1	
BOQ Info		To Collection €		NIL

(Cont) GENERAL FACILITIES AND OBLIGATIONS:				
WHEEL WASH				
A	The Contractor shall include provision of wheel wash and keep public roads and footpaths clean and free of obstruction at all times and make good any damage caused by construction work and traffic at his own expense. All warning signs including traffic control lights, flag men as necessary for the protection of the public shall be provided.	Item	1	
TEMPORARY ROAD:				
B	Provide all temporary roads, hard-standings, crossing and similar items required for the works. Maintain, alter, adapt and move such temporary roads as required. Clear away when no longer required and make good to the satisfaction of the Architect.	Item	1	
TRAFFIC MANAGEMENT				
C	The Contractor shall be fully responsible for all Traffic Management during the works and shall forward a Traffic Management Plan for approval prior to commencement	Item	1	
D	The Contractor shall at all times during the execution, completion and maintenance of the Works, keep open and free from obstruction, all existing footpaths and roadways, adjacent to or near the site. The Contractor shall also arrange to carry out the work in a manner that will cause the least possible interference with the flow of traffic on all roadways.	Item	1	
FIRE FIGHTING EQUIPMENT				
E	The Contractor shall allow for installing, maintaining and removing on completion of the works, all fire fighting equipment necessary to comply with the relevant fire regulations.	Item	1	
BOQ Info			To Collection €	NIL

(Cont) GENERAL FACILITIES AND OBLIGATIONS:				
DISBURSEMENTS ARISING FROM THE EMPLOYMENT OF WORKPEOPLE:				
A	Tendering Contractors shall include for:- 1. Holidays. 2. Pay Related Social Insurance. 3. Wet Time. 4. Employer's Liability Insurance. 5. Public Liability Insurance. 6. Payment and Clerical Work (including bereavement leave and "check off") 7. Pension Scheme. 8. Guaranteed Week. 9. Redundancy Scheme. 10. Sick Pay Scheme. 11. Anco/Levy Grant. 12. Travelling Allowance/Country Money. 13. Meal Allowance. 14. Tool Allowance. 15. Higher rates of wages, subsistence, lodging. 16. Operation of incentive scheme and cost of overtime working. 17. All other disbursements arising from the employment of labour. PENSION / SICK PAY SCHEME	Item	1	
B	The successful contractor shall be a member of the Construction Industry Federation's Pension / Sick Pay Scheme and shall comply with their obligations to make Pension Fund / Sick Pay contributions. Before the Contract is awarded evidence of membership of the scheme shall be sought from the Contractor in the form of receipts for payments made. The Construction Industry Federation may be consulted for evidence of membership in specific cases.	Item	1	
MAINTENANCE OF ROADS:				
C	Maintain public and private roads, footpaths, kerbs, etc., and keep the approaches to the site clear of mud. The Contractor is to make good any damage caused by his own or any Sub-Contractors or Suppliers transport as his own expense. The Contractor must ensure that there is not interference with the free flow of traffic.	Item	1	
D	The Contractor should ensure that all roads are cleaned on a daily basis	Item	1	
BOQ Info			To Collection €	NIL

(Cont) GENERAL FACILITIES AND OBLIGATIONS:				
REMOVING RUBBISH / WASTE DISPOSAL				
A	Rubbish containers shall be provided on site, all rubbish shall be stored in same and these containers shall be removed when they are full and replaced, the accumulation of rubbish on site will not be permitted.	Item	1	
B	Waste Management (landfill levy) Regulations 2002 the landfill levy has come into force since 1 June 2002. It applies to wastes delivered for disposal at landfill sites, including C & D wastes. C & D waste which is used in landfill site engineering, restoration or remediation purposes, is exempt from the levy when it is non-hazardous comprising of concrete, bricks, tiles, road planings, or other similar materials and its particle size is less than 150mm. Excavation spoil which is used for landfill site engineering, restoration or remediation purposes is exempt from the levy when it is comprised of clay, sand, gravel or stone. The disposition in a quarry is exempt where such material is in a chemically unaltered state. The contractor shall include for complying with these regulations.	Item	1	
C	Demolition waste must be segregated into the different waste streams so that it can be reused, recycled or disposed of in an appropriate way. Where demolition waste cannot be reused or recycled, the waste must be transported to the authorised waste facilities using the services of an authorised waste collector. The Contractor shall prepare a Construction & Demolition Waste Management Plan for the site. Full records must be maintained on site or in the Client's offices to prove that waste has been managed properly to show all movement of waste removed from the site during the construction stage of the project.	Item	1	
BOQ Info		To Collection €		NIL

(Cont) GENERAL FACILITIES AND OBLIGATIONS:				
CLEANING THE WORK ON COMPLETION:				
A	Clean the works thoroughly inside and out removing all splashes, deposits, rubbish and surplus materials. Remove all temporary markings, coverings, and protective wrappings, unless otherwise stated. Use cleaning materials only as recommended by cleaning material manufacturers. Leave the whole of the Works clean and to the satisfaction of the Architect on completion. Touch up minor faults on painted surfaces, carefully matching colour and brushing out edges. Repaint badly marked areas to suitable breaks or junction. Adjust, ease, lubricate all doors, windows, drawers, ironmongery, appliances, controls and other moving parts, as necessary to ensure easy and efficient operation.	Item	1	
Allow for cleaning down as follows:-				
B	1. All debris, packing cases, excess materials, plant and materials are to be removed off the site entirely	Item	1	
C	2. All marks, scratches and minor defects are to be made good	Item	1	
D	3. Decoration to be finally inspected and touched up as required	Item	1	
E	4. All windows and glazed doors to be cleaned including paint, putty and grit and finally polished with a proprietary window cleaner	Item	1	
F	5. All fittings such as electrical and sanitary ware to be cleaned down completely	Item	1	
G	6. All hardwood exposed is to be polished	Item	1	
H	7. All floors are to be cleaned out completely	Item	1	
J	8. All tiled surfaces are to be cleaned of all grit washed as directed and polished to manufacturer's recommendations	Item	1	
BOQ Info		To Collection €		NIL

(Cont) GENERAL FACILITIES AND OBLIGATIONS:				
(Cont) CLEANING THE WORK ON COMPLETION:				
A	^^9.^^^All painted work is to be cleaned down and washed	Item	1	
B	The Contractor should allow here for any other site condition related items he may wish to include a cost for which do not appear elsewhere within this Section. Details should be included within the tender submission for such items.	Item	1	
CONTROL OF NOISE:				
C	Comply with Statutory Requirements relating to control of noise levels on site. Fit all compressors and percussion tools with effective silencers of a type recommended by the manufacturers of the compressors or tools. The Contractor is required to take all necessary measures to ensure that the noise and vibrations are reduced to the minimum during the period of the works. Pneumatic tools, compressors, drills, electrical appliances, pumps, generators etc., will be muffled at all times. When such work is likely to affect immediately adjoining properties, the tenants or occupiers are to be given due notice by the Contractor of the Operation.	Item	1	
D	The Contractor shall ensure that all measures to control the noise levels produced by his operations on site required under or by virtue of any enactment or regulations, or by the working rules of any industry are strictly complied with.	Item	1	
E	Annoyance to Neighbours: The Contractor will be responsible for carrying out the works with the minimum disturbance or annoyance to adjoining owners and neighbours and for making good at his own expense any damage that may be caused to adjoining property whatsoever.	item	1	
CONTROL OF POLLUTION:				
F	Do not cause pollution or damage the environment in any way.	Item	1	
BOQ Info		To Collection €		NIL

(Cont) GENERAL FACILITIES AND OBLIGATIONS:				
HEALTH & SAFETY HAZARDS				
A	General: The nature and condition of the site/ building cannot be fully and certainly ascertained before it is opened up. However the following hazards are or may be present: See Preliminary Health and Safety Plan: The accuracy and sufficiency of this information is not guaranteed by the Employer, Architect or Project Supervisor Design Process. Ascertain if any additional information is required to ensure the safety of all persons and the Works. Site staff: Draw to the attention of all personnel working on the site the nature of any possible contamination and the need to take appropriate precautionary measures.	Item	1	
<u>Areas of Work involving Particular Risks known to Contracting Authority</u>				
B	A risk of infection from biological material is presented when stripping out and demolishing existing structure and fitments and in particular when working on sanitary accommodation and sewers.	Item	1	
<u>The Particular Risks are as follows</u>				
C	There is an amount of work at height on the project. There will also be work in excavations and where there is the risk of undermining existing foundations and adjoining protected structures.	Item	1	
D	There is a particular risk from work involving the assembly or dismantling of heavy prefabricated components.	Item	1	
GARDA REGULATIONS:				
E	Ascertain and comply with Garda Regulations affecting the execution of the Works.	Item	1	
<u>BUILDING TOLERANCE:</u>				
F	Shall be Grade 1 of the Draft for Development Accuracy in Building P.D. 6440 - Part 2. November 1969 of B.S.T.	Item	1	
BOQ Info			To Collection €	NIL

(Cont) GENERAL FACILITIES AND OBLIGATIONS:				
(Cont) GARDA REGULATIONS:				
<u>SITES OF ARCHAEOLOGICAL / HISTORICAL IMPORTANCE:</u>				
A	If the site is considered to be of archaeological or historical importance, the Contractor must enter into the specific arrangements with the Client, Local Authority, commissioners of Public Works, National Monuments Advisory Council or any other relevant body, for the proper excavation and recording of Archaeological material or structure before work can commence.	Item	1	
<u>ARCHAEOLOGICAL DIG:</u>				
B	All diggings, excavation and other ground disturbance of any monument including any buried external fosse shall be carried out under the supervision of a qualified archaeologist approved by the National Monuments Service. No such ground disturbance shall take place other than with the consent of such archaeologist and in the event of any items of archaeological significance being identified, work shall cease until the area has been archaeologically resolved.	Item	1	
<u>FREEDOM OF INFORMATION ACT 1997</u>				
C	The Client undertakes to use its best endeavours to hold confidential, any information provided by you in this tender, subject to our obligations under law, including the Freedom of Information Act 1988 which came into force for local authorities on 21st October 1998.	Item	1	
BOQ Info				To Collection €
1/62				NIL

(Cont) GENERAL FACILITIES AND OBLIGATIONS:				
(Cont) GARDA REGULATIONS:				
<u>(Cont) FREEDOM OF INFORMATION ACT 1997</u>				
A	Should you wish that any of the information supplied by you in this tender should not be disclosed because of its sensitivity, you should when providing information, identify same and specify reasons for its sensitivity. The Department will consult with you about this information before a decision on any Freedom of Information request is received. If you consider that none of the information supplied to you is confidential or commercially sensitive, you should make a statement to that effect.	Item	1	
B	Please note that in the event that no information is identified as sensitive with supporting reasons then it is likely to be released in response to a request under the Freedom of Information Act.	Item	1	
<u>PROTECTION</u>				
C	Allow for protecting the works from damage by inclement weather, overloading, impact, or any other cause whatsoever. Provide waterproof and frost proof coverings, temporary shelters, temporary drainage and any other necessary protection for this purpose. Make good any damage caused by ineffective protection regardless of the cause.	Item	1	
<u>PAYMENTS FOR MATERIALS ON SITE</u>				
D	The Contractor should note that payments for materials on site, will not be permitted to be included in any interim payments.	Item	1	
<u>WORK OUTSIDE THE CONTRACT</u>				
E	The Contractor should note that claims for additional works will not be entertained unless specifically requested in writing to the ER and QS for approval.	Item	1	
BOQ Info			To Collection €	NIL

<u>(Cont) GENERAL FACILITIES AND OBLIGATIONS:</u>				
<u>(Cont) GARDA REGULATIONS:</u>				
<u>(Cont) WORK OUTSIDE THE CONTRACT</u>				
A	The costs associated with any variations, change orders or additional works must be agreed in advance with the QS, prior to executing such work. Should the Contractor decide to carry out additional works, without prior agreement of the costs with the QS, the Contractor shall not be reimbursed for the costs of such work.	Item	1	
<u>IMPLEMENTATION AND COMPLIANCE WITH THE BUILDING REGULATIONS:</u>				
B	The Contractors attention is drawn to his statutory duty to ensure that the construction of the buildings is in accordance with the requirements of the Building Control Acts, The Building Control Regulations and the Building Regulations currently in operation.	Item	1	
C	The Contractor is referred also to the terms and conditions of the Fire and DAC Certification issued.	Item	1	
<u>CERTIFICATE OF COMPLIANCE WITH BUILDING REGULATIONS</u>				
D	It is a condition of Contract that the Contractor provides a Certificate that the Works have been built/completed in accordance with the Building Regulations. The wording of the Certificate shall be in compliance with "Opinion of Compliance of Contractor" and " Opinion of Compliance of Sub-Contractor"	Item	1	
E	The Contractor shall co-ordinate the work of all specialist sub-contractors and specialist sub-contractors with design.	Item	1	
F	The Contractor shall co-ordinate the works of the Ancillary Certifiers.	Item	1	
G	Post Tender and prior to commencement of works on site, the Contractor shall co-ordinate the notification of inspections and records with the ER and the Ancillary Certifiers in accordance with the Inspection Notification Framework.	Item	1	
BOQ Info			To Collection €	NIL

<u>(Cont) CERTIFICATE OF COMPLIANCE WITH BUILDING REGULATIONS</u>				
A	The form of Ancillary Completion Certificate to be used are included in the Tender Documentation.	Item	1	
B	The Contractor shall ensure that there are at all times on the site sufficient suitably qualified, experienced and competent staff to supervise all work carried out under the contract: Competency assessment Statement.	Item	1	
C	Supervision of the works shall always be the responsibility of the Contractor and where relevant, the Specialist Sub-Contractor(s).	Item	1	
D	Supervision shall be provided both on and off the site that shall instruct the Sub-Contractors tradesmen.	Item	1	
E	Undertake all work with skill and care in order to produce work fit for its intended purpose and of good quality under the direct supervision.	Item	1	
F	Sub-Contract pre-installation meetings shall be organised by the Contractor with CA/ER, Assigned Certifier, Specialist Sub-Contractor, and Manufacturers representatives. the Contractor shall keep records of all such meetings.	Item	1	
G	The Sub-Contractor shall notify the Contractor the names of his appointed supervisors. No work shall be carried out unless one of the appointed supervisors are present.	Item	1	
H	All work shall be carried out in accordance with the terms and requirements of the Works Requirements and approved submissions and samples.	Item	1	
J	The Architect or ER shall, if required, make random or periodic visits to the suppliers premises to ensure that the standards of manufacture and quality control are to their satisfaction.	Item	1	
BOQ Info		To Collection €		NIL

<u>(Cont) CERTIFICATE OF COMPLIANCE WITH BUILDING REGULATIONS</u>				
A	It is the responsibility of the Contractor to employ competent persons to supervise the works. The inspection plan shall not in any way diminish the duty of the Contractor to properly supervise, and any defective works, whether identified during or after the contract period, remain the sole responsibility of the Contractor.	Item	1	
B	The Builder shall co-ordinate the inspections and provision of records of the Ancillary Certifiers for which he is responsible.	Item	1	
<u>INSPECTION PROTOCOLS</u>				
<u>Co-ordination of tests, inspections and records</u>				
C	The appointed Contractor shall meet and co-ordinate and update the Preliminary Inspection Plan with the Contractor's construction programme by agreement with the ER.	Item	1	
D	The Preliminary Inspection Plan is updated to show the agreed inspection milestones.	Item	1	
E	All elements identified in the Inspection Notification Framework to be made available for the inspection at each milestone. ^^^^Complete ^^^^Not Concealed ^^^^Safely Accessible	Item	1	
F	The Contractor shall facilitate random inspections by the ER or Ancillary Certifiers as if such inspections were identified in the Inspection Notification Framework	Item	1	
G	The Contractor to provide in a timely manner all certificates and tests for material, products and assemblies	Item	1	
BOQ Info			To Collection €	NIL

(Cont) CERTIFICATE OF COMPLIANCE WITH BUILDING REGULATIONS (Cont) INSPECTION PROTOCOLS <u>Advance notice and time for inspections</u>				
A	Due consideration shall be given by the Contractor for inspection notices, no claims for extension of time or financial claims shall be considered for delays arising out of inspection or re-inspection requirements	Item	1	
B	The Contractor shall ensure advance notifications are issued with respect to works to be inspected that are identified in the inspection schedule. The minimum advance notice required for inspection of items of works is 5 working days.	Item	1	
<u>Re-Inspections/Follow-up Inspections</u>				
C	The minimum notice required for re-inspection of items of works not complete or requiring remedial works shall be 3 working days	Item	1	
D	The ER shall without delay notify the Contractor of any incomplete work at a given milestone identified in the Inspection Notification Framework	Item	1	
E	The Contractor shall diligently ensure that any incomplete areas of given milestones are completed and that such works are kept available for inspection again, or until a record of completion is furnished, as may be required by the ER chain of communication may lead to delays	Item	1	
F	The Contractor shall diligently ensure that any areas of non compliance are rectified and that such works are kept available for inspection again or until a record of rectifications furnished, as may be required by the ER	Item	1	
BOQ Info		To Collection €		NIL

(Cont) CERTIFICATE OF COMPLIANCE WITH BUILDING REGULATIONS (Cont) INSPECTION PROTOCOLS <u>(Cont) Re-Inspections/Follow-up Inspections</u>				
A	The Contractor shall ensure all tests and certificates for materials, components and assemblies listed in the Inspection Notification Framework are undertaken in a timely way. Any test failure shall immediately be made known to the ER/AC, the materials/works in question shall be replaced/rectified and retested undertaken prior to proceeding with subsequent work	Item	1	
B	It is the responsibility of the Contractor to co-ordinate and supervise the works and no claim for delay or cost shall arise from the requirement to re-inspect.	Item	1	
<u>Non-Conformance</u>				
C	Materials and workmanship - contract clauses Contract/works Requirements - contract clauses Missed Inspections - Ultimately they are recorded on the completed Preliminary Inspection Plan and registered with Building Control	Item	1	
RECORD KEEPING				
<u>Builder's Progress Records</u>				
D	The Contractor shall maintain progress records and inspection records prepared by him, prepared in accordance with the Method Statement submitted at tender as set out in this document	Item	1	
E	The Tenderer shall include in their tender, costs for the provision of progress records as the works proceed	Item	1	
<u>Method of Recording</u>				
F	Promptly provide as the works proceed a copy to the ER of all progress records and inspection records prepared by the Contractor and the Ancillary Certifiers	Item	1	
G	At completion the Contractor shall issue the ER a copy of the records prepared by the Contractor and the Ancillary Certifiers	Item	1	
BOQ Info			To Collection €	NIL

<u>(Cont) CERTIFICATE OF COMPLIANCE WITH BUILDING REGULATIONS</u>				
<u>(Cont) RECORD KEEPING</u>				
<u>(Cont) Builder's Progress Records</u>				
<u>(Cont) Method of Recording</u>				
A	The builder Shall also retain in his own central office all records prepared by the builder and the Ancillary Certifiers for a minimum period of 6 years	Item	1	
B	One hardcopy and/or softcopy of all records shall be issued 5 days in advance of the nominated completion date	Item	1	
C	The record should include evidence of the successful execution of the Contractor's method statement on supervision including tests, check sheets, photographs and memos. Location and date to be a format pre-agreed with the ER	Item	1	
D	Acceptance of such records shall not constitute approval or imply that their content has been examined	Item	1	
<u>SAFETY, HEALTH AND WELFARE LEGISLATION</u>				
E	The Contractor shall provide for all costs in connection with his appointment as Project Supervisor for the Construction Stage (PSCS) herein; including co-operating with the Project Supervisor Design Process in the preparation and hand-over to the Client of the Safety File on Substantial Completion.	Item	1	
	The Project Supervisor for the Construction Stage (PSCS) shall be the Main Contractor appointed to carry out the Works.	noidn		
	The Contractor shall co-operate with the PSDP in the preparation of the Safety File and shall provide all relevant documentation, including all technical manuals, marked up 'as built' drawings and materials safety sheets. The Employer will be unable to take possession of the Works ('Substantial Completion' stage) unless he has received the information and documentation required to allow the Employer comply with his duties in respect of the safe operation of the premises under relevant statutory provisions.	noidn		
BOQ Info			To Collection €	NIL

(Cont) SAFETY, HEALTH AND WELFARE LEGISLATION				
A The Contractor shall include for a competent person to act as and carry out the duties of Project Supervisor for the duration of the Construction stage as set out in the current Safety, Health and Welfare at work (Construction) Regulations. The Contractor shall ensure that the Project Supervisor for the Construction Stage has the insurances required of the Project Supervisor for the Construction Stage under its appointment. The notification of commencement of construction of the project to the HSA shall be the responsibility of the Project Supervisor for the Construction Stage - the Contractor. The Project Supervisor (Construction Stage) is required to confirm in writing that they will be fully responsible for any temporary works design and construction and the completion of the entire safety file documentation for this project, notwithstanding any provisions relating to these issues under the current Safety, Health and Welfare Regulations. The Project Supervisor (Construction Stage) is required to liaise with the Project Supervisor (Design Stage) with regards to any temporary works design and construction.	Item 1 noidn noidn noidn noidn			
B Where a tenderer is not deemed competent by the Employer to act as Project Supervisor for the Construction Stage then the tender submitted by that party shall be passed over and deemed invalid.	Note			
BOQ Info	1/70	To Collection €		NIL

(Cont) SAFETY, HEALTH AND WELFARE LEGISLATION				
A	In the event of the Employer deciding to enter into a contract for the execution of the Works, the successful firm shall enter into a contract (the 'Main Contract') using the Conditions of Contract as specified elsewhere. The firm shall also enter into a Collateral Agreement to the Main Contract for the provision of the service of Project Supervisor for the Construction Stage and the performance of the duties outlined in the above mentioned Regulations in consideration of the acceptance by the Employer of the tender, or any modification thereof.	Item	1	
SAFETY				
B	The Contractor and all his Sub-Contractors shall produce site specific Safety Statement, prior to occupying the site and commencing works. (Four copies of same to be submitted to the Safety Supervisor (Construction) and the Consulting Engineer / Architect.	Item	1	
C	The site specific Safety Statements referred to above shall pay particular attention to the hazards, risks and risk minimization measures and controls pertaining to:-	Item	1	
D	(i) All phases of site occupation in particular the initial site occupation phase and the Building/Site hand-over phase.	Item	1	
E	(ii) Any Demolition Works.	Item	1	
F	(iii) The erection of site hoarding.	Item	1	
G	(iv) Site Traffic, vehicle queueing and construction personnel parking.	Item	1	
H	(v) Site excavations.	Item	1	
J	(vi) Existing services (power, water, gas, sewage, telephone etc.,) which run adjacent to or through the site.	Item	1	
K	(vii) The physical geography of the site, access arrangements, adjoining buildings, pedestrian, thoroughfares, public roads.	Item	1	
BOQ Info			To Collection €	NIL

<u>(Cont) SAFETY, HEALTH AND WELFARE LEGISLATION</u>				
<u>(Cont) SAFETY</u>				
A	(viii) The potential impact of all works on staff, and visitors of the other members of the public and adjacent Buildings.	Item	1	
B	The Contractor and Sub-Contractors shall provide documentary evidence, prior to the commencement of work, that their site managers, engineers, foreman and chargehands have completed a construction safety management course with a recognised national agency. (Details of the Agencies competency, together with the course syllabus, duration and relevance to the Contract in question to be also provided).	Item	1	
C	The Contractor and Sub-Contractors shall submit copies of reports on all accidents and dangerous occurrences to the Architects.	Item	1	
D	The Contractor shall be responsible for securing and maintaining safety at all temporary and permanent access roads and perimeter exits, to and from the site, which may be made available to him/her for the purpose of accessing the site. This to include:-	Item	1	
E	(i) The provision of barriers, with chain link skirting under at perimeter exits to site property - for the purpose of preventing unauthorised entry.	Item	1	
F	(ii) The provision of hazard warning signage to the boundaries of the construction site and its access roads and road exit points.	Item	1	
G	(iii) The maintenance of safe pedestrian and vehicular access, as required, across all temporary access roads assigned to the Contractor.	Item	1	
H	(iv) The provision of adequate illumination and traffic control arrangements.	Item	1	
BOQ Info		To Collection €		NIL

(Cont) SAFETY, HEALTH AND WELFARE				
LEGISLATION				
(Cont) SAFETY				
A	All works undertaken outside construction site boundaries, is to be notified to the ER in reasonable time to enable him to issue instructions accordingly.	Item	1	
B	The Contractor shall ensure that the construction site is enclosed by a secure hoarding minimum height 1.8m. The hoarding shall be supported in position by timber or steel posts, of adequate strength, set in concrete.	Item	1	
C	The Contractor shall ensure that any access roads and thoroughfares used in connection with any phase of the works shall be kept free of debris, mud and stones on a daily cleaning programme. Any damage incurred to access roads, grassed areas and thoroughfares shall be repaired at the end of each working day.	Item	1	
D	Any chemicals, oils or fuels stored or dispensed on site in conjunction with the works shall be undertaken within/or upon a bunded platform or compound, which is designed so as to prevent leakage to the ground or ground water of any potential contaminant.	Item	1	
E	Any excavations external to the construction site shall be protected by secure physical barriers incorporating reflectorized panels. No excavation shall be left unattended unless covered and illuminated.	Item	1	
SAFETY FILE				
F	SAFETY FILE: The Safety File will contain but shall not be restricted to the following: 1.^Summary document detailing main features of building and structure and specific safety aspects all referred to detailed specification drawings O & M files etc. 2.^The most recent revisions of construction drawings of the structure or structures.	Item	1	
BOQ Info			To Collection €	NIL

(Cont) SAFETY, HEALTH AND WELFARE LEGISLATION (Cont) SAFETY FILE 3.^Specifications detailing methods of construction. 4.^Specifications detailing fire safety features. 5.^As built drawings showing services in the structures including wiring, plumbing, gas etc. 6.^As built drawings showing the layout of services outside the structures including wiring, plumbing, gas etc. 7.^Any information available on materials used which are known to be hazardous. 8.^Instructions for routine maintenance especially where it may require particular safety measures. 9.^Maintenance manuals for all plant and equipment installed. 10.^Names and addresses of suppliers of various important elements in structures (such as windows, balconies, handrails, fire alarm etc.) Provide adequate protective clothing and safety equipment for the representatives of the Employer and Consultants. These shall include, but are not limited to, the following: 1.^6 sets of good quality, waterproof, coats and pants. These shall not contain advertising names. 2.^6 pairs of waterproof boots of a safety type. 3.^6 safety helmets. 4.^use of safety harness, gas protector, emergency breathing apparatus as required for inspection purposes. Provide and maintain a supply of twelve safety helmets for visitors.				
BOQ Info	1/74	To Collection €		NIL

(Cont) SAFETY, HEALTH AND WELFARE LEGISLATION				
PROTECTION				
A	(a) Protect all Employers property adjacent to the Works but outside the Site of Possession.	Item	1	
B	(b) Protect existing boundary walls, railings, entrances, power lines and other features which are to remain in place during the execution of the works.	Item	1	
C	(c) Protect from damage all trees, shrubs and hedges not being removed. Under no circumstances are heavy items of plant to drive over or be placed upon the rootbowls of trees that are to be preserved and extreme care must be taken to ensure that no oil or diesel spills occur in such areas.	Item	1	
D	(d) The cost of making good any damage will be retained out of monies due on foot of the Contract.	Item	1	
SAFETY, HEALTH AND WELFARE OF WORKPEOPLE:				
E	Provide for all costs, incurred by complying with all safety, health and welfare regulations, appertaining to all work people (including those employed by the nominated sub-contractor) employed on the site. Such accommodation as the Contractor is required to supply shall be cleared away on completion and the area made good.	Item	1	
BOQ Info			To Collection €	NIL

<u>CONTRACTORS DOCUMENTS</u>				
CRITICAL PATH PROGRAMMING				
A	The Contractor shall submit a Detailed Programme to the ER, within 10 days of his receipt of the order to commence, setting out a building programme forecast. Each trade operation and sub-contract, including any Specialists, shall be shown on the Programme in Building / Installation sequence and the dates on which they are to start and finish are to be indicated. The Contractor shall allow for reviewing, updating and re-issuing the Detailed Programme as and when required by the Architect. The actual progress made by each trade operation and sub-contract, including any Specialists, shall be shown against the planned progress. The Detailed Programme shall indicate the identified critical path including the placement of orders for materials on special or long delivery. The Contractor shall submit weekly records of the resources on site (labour, materials etc) to the ER.	Item	1	
COMMISSIONING AND RECORDS				
Commissioning and Records system.				
B	The Contractor shall develop for each element and sub-contractor a system of commissioning and furnishing records. This system shall be subject to the approval of the Employers Representative.	Item	1	
C	The individual commissioning and record requirements shall be based on the relevant IS and/or BS standard specifications and the information contained in the Preambles and Specification for this Contract.	Item	1	
D	The Contractors plan for commissioning and records shall be agreed prior to commencement of the particular section of the Works involved. The plan shall fully describe the methods, resources and documentation for the implementation of the commissioning and records. The plan shall include provision and procedures under the following headings:	Item	1	
BOQ Info			To Collection €	NIL

(Cont) CONTRACTORS DOCUMENTS (Cont) COMMISSIONING AND RECORDS				
1.^Method Statement.				
2.^Progress, Review and Control System.				
3.^Schedule of Documentation				
A	The Contractor shall provide for complying with the full requirements of commissioning and furnishing records as set out in this section and as fully detailed in the Preambles and Specification.	Item	1	
METHOD STATEMENT				
B	The Contractor shall allocate a named member of his staff the responsibility for agreeing the Method Statement for each item to be commissioned and records to be provided and include for managing the work of the various sub-contractors involved. Include for review and agreement between all parties to the final satisfaction of the Employers Representative.	Item	1	
C	The Method Statement provided shall detail all aspects of technique, resources, setting to work, instructing the Employer's personnel, special instruments etc.	Item	1	
PROGRESS REVIEW AND CONTROL SYSTEM				
D	The Method Statement shall be periodically and systematically reviewed by the Contractor to ensure it's success. The Employers Representative shall be informed of discussions on progress by copy of relevant minutes of meetings, correspondence, etc.	Item	1	
BOQ Info			To Collection €	NIL

<u>(Cont) CONTRACTORS DOCUMENTS</u>				
PROGRAMME OF OPERATIONS				
A	The Contractor will, on his tender being accepted submit without delay a properly prepared construction programme in a form to be approved by the Employer's Representative. The programme must clearly and explicitly set forth the sequence of all operations (including those of sub-contractors) and the time limits within which the Contractor proposes that each operation shall be commenced and completed. Upon production of the programme, the Contractor shall distribute copies of the programme to all members of the design team.	Item	1	
B	The Contractor must keep the construction programme up to date and make copies available to all members of the design team immediately prior to the site meetings. The programme must include, inter alia, actual activity durations against estimated durations together with particulars of labour, materials, plant resources and the like. Copies of the programme must be displayed in the various site offices.	Item	1	
SAFETY STATEMENT				
C	The Contractor, in accordance with Safety, Health and Welfare at Work Act 1989, is required to submit with his tender a copy of the company's Safety Statement.	Item	1	
REPORTS				
<u>Special Reporting Requirements</u>				
<u>The Contractor shall submit progress report monthly in the approved format throughout the duration of the Contract incorporating, but not limited the following information:</u>				
<u>^^^detailed description of progress of each stage of the Works against the Contractor's current programme</u>				
BOQ Info			To Collection €	NIL

(Cont) CONTRACTORS DOCUMENTS (Cont) REPORTS ^^^gantt chart depicting the progress of work plotted against the approved work programme with detailed breakdown showing all relevant trades and the critical path ^^^look-ahead list of works anticipated to be carried out between site meetings ^^^6 progress photographs taken from approved locations ^^^summary of Requests of Information issued and status ^^^summary of Requests of Inspection issued and status ^^^summary of samples submission and status ^^^summary of Tests to be carried out and status ^^^financial review plotted against the approved cashflow projection ^^^health & safety report ^^^updated work programme for approval (if any) ^^^updated updated cashflow for approval (if any) ^^^anything else relevant to a progress report that the Employer's Representative directs.				
MONTHLY CASHFLOW PROJECTIONS A The Contractor will be required to prepare monthly cashflow projections with each payment request. The Contractor will be required to submit confirmation with each payment request that all Sub-Contractors are paid in accordance with the Construction Contracts Act 2013.	Item	1		
BOQ Info			To Collection €	NIL

<u>(Cont) CONTRACTORS DOCUMENTS</u>				
QUALITY ASSURANCE AND TESTING				
A	The Contractor shall establish a quality control system and implement an approved quality assurance procedures to ensure and demonstrate that all materials, works items and the completed Works conform to the Works Requirements	Item	1	
<u>Testing of the works</u>				
Standard Tests				
B	The Contractor shall carry out all standard tests of concrete, blockwork, mortar, steelwork and other materials and all other tests described as set out in the Specifications or as the Engineer may direct.	Item	1	
C	The cost of all on and off site tests, all testing fees and charges and any apparatus required, or the use of such shall be borne by the Contractor. The Contractor shall also bear the cost of forming concrete test cubes and transporting the cubes for testing.	Item	1	
D	Allow for testing the whole of the works over the duration of the Contract and clean down and leave prefect on completion.	Item	1	
E	Any tests that are proposed by the Contractor as a result of failure to comply with the requirements of the specification shall be at the Contractor's expense. The Contractor shall be responsible for any consequential costs and delays.	Item	1	
<u>CLOSING UP CERTIFICATES</u>				
F	The Contractor shall allow for closing up certificate for all ceilings to be signed off by the Contractor, all specialists and named representative, etc. confirming all above ceiling installations are in place and checked/commission prior to installation of ceilings	Item	1	
BOQ Info			To Collection €	NIL

	(Cont) CONTRACTORS DOCUMENTS (Cont) QUALITY ASSURANCE AND TESTING <u>SCHEDULE OF DOCUMENTATION</u>				
A	The Contractor shall maintain records of commissioning and ensure all sub-contractors, manufacturers, suppliers and independent inspecting authorities do likewise. Documentation shall include: 1.^Evidence of satisfactory "setting-to-work" and "regulating" of the particular element of the installation.ß 2.^Instructing the Employer's nominated personnel in the correct and most efficient operation of the element or item of the installation for a minimum period of four weeks.ß 3.^Comprehensive operating maintenance documentation, three sets. 4.^Framed diagrams of "as fixed" plant and equipment framed and covered with glass and wall mounted in the appropriate plantroom. Additional copies of the schedule to be provided for Employer's reference. A triplicate set of as-built record drawings. Selected drawings shall be mounted on hardboard and sealed.ß 5.^Recommended list of spare parts, priced, and advise of storage conditions. Copies of the tests carried out under the Quality Assurance system.ß The Contractor shall ensure, as far as possible that the commissioning and records are fully available at the date of certification of Substantial Completion by the Employers Representative, but no later than six weeks after that date. <u>HANDOVER PACKAGE</u>	Item	1		
B	The Contractor shall provide the following information on the building and other works to the Employers Representative; 1.^Two prints of "As Built" drawings.	Item	1		
BOQ Info			1/81	To Collection €	NIL

(Cont) CONTRACTORS DOCUMENTS (Cont) QUALITY ASSURANCE AND TESTING <u>(Cont) HANDOVER PACKAGE</u> 2.^Certificates from mechanical and electrical contractors confirming that their installations conform with regulations and codes of practice.ß 3.^Electricity Board test certificates. 4.^Operation and Maintenance manuals for service installations. 5.^Property log book (two copies) comprising details of major materials and components with the addresses and telephone numbers of the manufacturer or supplier together with the maintenance instructions. The major components shall include but not be restricted to the following: ^^^5.1 Colour schedules ^^^5.2 Fittings ^^^5.3 Floor, wall and ceiling finishes 6.^Keys; all keys to be labelled and to be provided in triplicate.ß 7.^Certification that the building complies with Building Regulations. A The Contractor shall ensure, that the handover package is fully available at the date of certification of Substantial Completion by the Employers Representative. <u>AS BUILT DRAWINGS</u> B At Practical Completion, the Contractor is responsible for furnishing the Architect with three complete sets of fully annotated as built drawings - Refer below C All site services and invert and cover levels. All electrical services. All mechanical services. Structural drawings. Architectural drawings.				
Item	1			
Item	1			
Item	1			
BOQ Info				To Collection €
1/82				NIL

<u>(Cont) CONTRACTORS DOCUMENTS</u> <u>(Cont) QUALITY ASSURANCE AND TESTING</u> <u>(Cont) AS BUILT DRAWINGS</u>				
A	The Contractor shall produce 'As Built' Drawings in AutoCAD for inclusion in the Digital Safety file. The Contractor must provide all of the 'As Built' drawings within 10 working days from Practical Completion.	Item	1	
<u>CONTRACTORS MONTHLY INTERIM COMPLIANCE CERTIFICATE</u>				
B	The Contractor's monthly interim compliance certificate is to be supplied with each interim payment claim, in conjunction with Clause 35 of the Contract. Certificates which do not state compliance with the Building Regulations will be rejected. The wording of the Contractor's Interim Compliance Certificate shall be that set out in the Architect's Specification.	Item	1	
C	<u>BUILDING ENERGY RATING CERTIFICATE</u>			
D	The contractor shall produce a valid final BER Certificate at the project handover. This BER Certificate will be produced by an independent Non Domestic BER Assessor who is registered with the SEAI on the Non Domestic register of energy assessors. The contractor is to make available all information, specifications and drawings to the assessor to enable them perform their duties. All as-built drawings, technical data sheets, and applicable calculations are to be given to the assessor. As a minimum the final BER is to achieve the same rating as the provisional certificate unless a reduction is agreed with the design team in writing. The BER assessor is to provide the Design Team with the BER Calculation files in order to validate the rating provided.	Item	1	
BOQ Info		To Collection €		NIL

<u>FREEDOM OF INFORMATION</u>				
	(i) The Client proposes that the following information relating to this tender competition will be made available on request under the Freedom of Information Act 1997:			
A	^^^(a) The name of the Contractor who is awarded the contract, and the total amount of the tender.	Item	1	
B	^^^(b) To the unsuccessful tenderers the reasons why their tender was rejected.	Item	1	
C	(ii) The Client undertakes to hold confidential, any information provided by in this tender subject to :	Item	1	
D	^^^(a) disclosure of the information specified at (i) above as liable for release to the public,	Item	1	
E	^^^(b) their obligations under law, including the Freedom of Information Act, which came into force on 21st April, 1998,	Item	1	
F	You are asked to consider if any of the information supplied by you in this tender should not be disclosed because of its sensitivity, (other than that referred to at (i) above). If this is the case, you should, when providing the information, identify same and specify the reasons for its sensitivity. it will consult with you about sensitive information before making a decision on any Freedom of Information request received.	Item	1	
G	Please make a statement to the effect that information not identified as sensitive (in accordance with the foregoing) may be released in response to a request under the Freedom of Information Act.	Item	1	
<u>BUILDING CONTROL (AMENDMENT) REGULATIONS</u>				
H	The project shall be carried out in Compliance with Building Control (Amendment) Regulations 2014 (SI no 9 of 2014). The requirements of compliance is set out in Appendix 3, and the contractor is to include here for all costs associated with same.	Item	1	
BOQ Info		To Collection €		NIL

<u>CONTRACT REQUIREMENTS</u>				
A The Contractor is to fully satisfy himself as to the requirements of the current "Public Works Contract for Minor Building and Civil Engineering Works Designed by the Employer PW CF5 v 2.4". No claim for additional re-numeration will be entertained due to lack of knowledge or not having properly investigated the requirements of the contract. Any costs associated with the requirements of the contract not already covered by the preliminaries described above should be included here.	Item	1		
BOQ Info		1/85	To Collection €	NIL

COLLECTION				
Page No. 1/1				NIL
Page No. 1/2				NIL
Page No. 1/3				NIL
Page No. 1/4				NIL
Page No. 1/5				NIL
Page No. 1/6				NIL
Page No. 1/7				NIL
Page No. 1/8				NIL
Page No. 1/9				NIL
Page No. 1/10				NIL
Page No. 1/11				NIL
Page No. 1/12				NIL
Page No. 1/13				NIL
Page No. 1/14				NIL
Page No. 1/15				NIL
Page No. 1/16				NIL
Page No. 1/17				NIL
Page No. 1/18				NIL
Page No. 1/19				NIL
Page No. 1/20				NIL
Page No. 1/21				NIL
Page No. 1/22				NIL
Page No. 1/23				NIL
Page No. 1/24				NIL
BOQ Info				

COLLECTION				
Page No. 1/25				NIL
Page No. 1/26				NIL
Page No. 1/27				NIL
Page No. 1/28				NIL
Page No. 1/29				NIL
Page No. 1/30				NIL
Page No. 1/31				NIL
Page No. 1/32				NIL
Page No. 1/33				NIL
Page No. 1/34				NIL
Page No. 1/35				NIL
Page No. 1/36				NIL
Page No. 1/37				NIL
Page No. 1/38				NIL
Page No. 1/39				NIL
Page No. 1/40				NIL
Page No. 1/41				NIL
Page No. 1/42				NIL
Page No. 1/43				NIL
Page No. 1/44				NIL
Page No. 1/45				NIL
Page No. 1/46				NIL
Page No. 1/47				NIL
Page No. 1/48				NIL
BOQ Info				

COLLECTION				
Page No. 1/49				NIL
Page No. 1/50				NIL
Page No. 1/51				NIL
Page No. 1/52				NIL
Page No. 1/53				NIL
Page No. 1/54				NIL
Page No. 1/55				NIL
Page No. 1/56				NIL
Page No. 1/57				NIL
Page No. 1/58				NIL
Page No. 1/59				NIL
Page No. 1/60				NIL
Page No. 1/61				NIL
Page No. 1/62				NIL
Page No. 1/63				NIL
Page No. 1/64				NIL
Page No. 1/65				NIL
Page No. 1/66				NIL
Page No. 1/67				NIL
Page No. 1/68				NIL
Page No. 1/69				NIL
Page No. 1/70				NIL
Page No. 1/71				NIL
Page No. 1/72				NIL
BOQ Info				

<u>(10) DEMOLITION AND ALTERATIONS</u>				
A The following information shall be deemed to be included within the descriptions of demolition and alteration items unless otherwise stated in the Bills of Quantities or on the Drawings: Location: Drawings, specifications and schedules indicating the extent of demolition and alteration works. Existing Structures: Nature, construction and dimensions of existing buildings and elements to be demolished, altered or retained. Surveys: Existing records, measured surveys, asbestos surveys, hazardous materials reports and structural investigations where available. Temporary Works: Propping, shoring, needling, bracing, weatherproofing and temporary supports necessary to maintain the stability of retained structures. Services: Identification, isolation, temporary diversion, protection, maintenance, sealing off, removal and reinstatement of existing services as required. Sequence of Work: Phased demolition and alterations to suit continued occupation or operation of the premises where specified. Protection: Protection of adjoining structures, retained work, finishes, fittings, vegetation, roads and public areas from damage. Salvage: Careful removal, cleaning, storage and refixing of materials and components scheduled for reuse. Employer's Property: Ownership, handling, storage and delivery of materials designated to remain the Employer's property. Disposal: Removal from site and disposal of demolition arisings, surplus materials and waste at licensed facilities in accordance with statutory requirements. Hazardous Materials: Handling and disposal of hazardous materials strictly in accordance with statutory regulations and project-specific reports. Making Good: Making good all disturbed surfaces, adjacent construction and interfaces resulting from demolition and alteration works. Openings: Forming, adapting, enlarging,				
BOQ Info	2/1	To Collection €		NIL

reducing and trimming openings in existing construction, including temporary support where necessary. Cutting Away: Cutting, chasing, drilling and breaking out existing work together with making good to receive new construction. Records: Recording and reporting any discrepancies between site conditions and contract documents before proceeding with the affected work. Method Restrictions: Any specified methods of demolition, vibration limitations, noise restrictions or other constraints stated in the Contract Documents. Measurement: Demolition and alteration work shall be measured net as executed unless otherwise stated. Rates shall include all labour, plant, temporary works, protection, handling, loading, transport, disposal, making good and all incidental operations necessary for the complete execution of the work.				
<u>DEMOLITION AND ALTERATIONS</u>				
DEMOLITION				
<u>General clearance</u>				
Carefully remove section of hedge for new 1.5m wide pathway; square off remaining hedge neatly and protect root zone.	prov	1	200.00	200.00
Remove existing vegetation and level localized grading as necessary to allow for installation of the new agricultural and maintenance access entrance.	prov	1	200.00	200.00
Partially demolish and remove existing stone boundary wall to accommodate the new parking layout.	prov	1	1,000.00	1,000.00
cut back existing hedging at the boundaries to clear line for new fence installation.	prov	1	200.00	200.00
<u>Demolishing individual structures</u>				
timber garden shed and base.	nr	1		
BOQ Info			To Collection €	1,600.00

(Cont) DEMOLITION AND ALTERATIONS				
(Cont) DEMOLITION				
<u>Demolishing parts of structures</u>				
A	Demolish existing internal blockwork walls	m2	12	
ALTERATIONS				
<u>Cutting</u>				
B	enlarge door openings to 1050mm wide x 2100mm high; fit new 150x100 concrete lintels as necessary	nr	5	
C	enlarge window opening to form new double door opening	nr	1	
D	openings or recesses in walls; door opening in 100mm block work wall; install new 150x100 concrete lintils; making good structure and finishes	nr	4	
E	openings or recesses in walls; door opening in cavity block work wall; install new 150x100 concrete lintols ; making good structure and finishes	nr	1	
F	openings or recesses in walls; door opening in 100mm block work wall; install new 150x100 concrete lintols; between bathroom and bedroom 2; making good structure and finishes	m2	8	
<u>Removing</u>				
G	fittings and fixtures; existing internal doors and frames	nr	3	
H	fittings and fixtures; existing internal doors and frames; widen openings (EM)	nr	5	
J	fittings and fixtures; existing internal doors and frames for infill remaining wall opening (EM);	nr	3	
K	fittings and fixtures; fitted units	nr	3	
L	fittings and fixtures; skirting boards	m	120	
M	fittings and fixtures; front door, frame and glazed panels	nr	1	
BOQ Info			To Collection €	NIL

<u>(Cont) DEMOLITION AND ALTERATIONS</u>				
<u>(Cont) ALTERATIONS</u>				
<u>(Cont) Removing</u>				
A	fittings and fixtures; external glazed sliding door and frame; making good finishes	nr	1	
B	fittings and fixtures; stove hearth; making good structure and finishes	nr	1	
C	fittings and fixtures; attic hatch	nr	1	
D	fittings and fixtures; timber fence 1000mm high	m	5	
E	fittings and fixtures; kitchen woktop; making good finishes	m	10	
F	finishes; plasterboard ceilings	m2	148	
G	finishes; wall tiles	m2	56	
H	finishes; attic insulation	m2	78	
J	finishes; brick mantle; making good structure and finishes	nr	1	
K	fittings and fixtures; existing Gate to be CAREFULLY removed and re-located. Contractor to allow for a full structural, mechanical, and electrical service of the existing gate system, including replacing worn components and making good all operational elements to ensure smooth, safe functionality. Supply and install new heavy-duty electronic locking mechanisms (minimum 500KG holding force) and interface controls.; making good structure and finishings	nr	1	
BOQ Info		To Collection €		NIL

<u>(Cont) DEMOLITION AND ALTERATIONS</u>				
<u>(Cont) ALTERATIONS</u>				
<u>(Cont) Removing</u>				
A	mechanical installations; Oil tank; safely isolate, drain, and remove the existing oil boiler, circulating pumps, and external oil storage tank, ensuring any remaining heating oil and the tank itself are disposed of in strict compliance with local environmental protection regulations. Following equipment removal, power-flush the entire existing central heating pipework and radiators to eliminate accumulated iron oxide sludge before connecting the new appliance	nr	1	
B	mechanical installations; bath	nr	1	
C	mechanical installations; basin	nr	1	
D	mechanical installations; pan and cistern	nr	1	
E	mechanical installations; radiator	nr	1	
F	mechanical installations; shower valve	nr	1	
G	mechanical installations; oil boiler	nr	1	
H	mechanical installations; central heating circulation pumps	nr	2	
J	mechanical installations; pan and cistern; refit after laying of new floor finishes	nr	1	
K	mechanical installations; wash basin; refit after laying of new floor finishes	nr	1	
L	mechanical installations; kitchen sink	nr	1	
M	mechanical installations; kitchen stove and flue	nr	1	
N	electrical installations; light switches	nr	5	
P	finishes; floor tiles	m2	131	
Q	finishes; wall tiles	m2	33	
BOQ Info		To Collection €		NIL

(Cont) DEMOLITION AND ALTERATIONS				
(Cont) ALTERATIONS				
<u>Building up</u>				
A	openings or recesses in existing structures; door openings with 100mm masonry; making good structure and finishes	nr	3	
B	openings or recesses in existing structures; stove opening; making good structure and finishes	nr	1	
TREATMENT / REPAIRS				
C	concrete repair or replacement; rear patio area; Repair all cracks, spalls, and surface defects prior to completion and protected from damage during construction.	prov	1	1,000.00 1,000.00
<u>Brick, block and masonry repair or replacement</u>				
D	Undertake localized intrusive investigations to verify the existing structural core. Wall to be systematically upgraded, lined, and repaired as necessary to achieve a certified 30-min fire resistance rating. All hidden voids, head junctions to structural decks, and service penetrations must be fully fire-stopped with proprietary systems certified to TGD Part B. All works to be approved on-site by the Fire Safety Consultant prior to enclosure.	prov	1	2,500.00 2,500.00
<u>roof coverings</u>				
E	Allow for repairing damaged tiles and ridge tiles	prov	1	1,000.00 1,000.00
<u>Cleaning surfaces</u>				
F	like items, Wash external walls throughout to remove dirt, algae, and loose material. Rake out cracks/defects, patch with a matching polymer-modified sand/cement mix, and rub down to blend with the existing nap plaster texture.; washing	m2	164	
BOQ Info			To Collection €	4,500.00

<u>EXCAVATION AND EARTHWORK</u>				
EXCAVATION				
<u>Excavation</u>				
A	reduce levels; concrete slab; maximum depth < 2.00 m	m3	21	
<u>Extra on excavation items for</u>				
B	around existing services, type percolation pipes; crossing excavations	nr	4	
C	breaking up existing concrete	m3	8	
<u>Disposal</u>				
D	surface water	item		
E	ground water	item		
F	excavated material; off site	m3	23.10	
BOQ Info				
2/7			To Collection €	NIL

COLLECTION Page No. 2/1 Page No. 2/2 Page No. 2/3 Page No. 2/4 Page No. 2/5 Page No. 2/6 Page No. 2/7 (10) DEMOLITION AND ALTERATIONS Carried to Summary				
				NIL
				1,600.00
				NIL
				NIL
				NIL
				4,500.00
				NIL
				6,100.00
BOQ Info				

<u>(22) INTERNAL WALLS PARTITIONS</u>				
A The following information shall be deemed to be included within the descriptions of internal wall and partition items unless otherwise stated in the Bills of Quantities or on the Drawings: Location: Drawings identifying the position, extent, height and type of partitions. Construction: Type of partition, framing system, wall thickness, stud size and gauge, stud centres, head and base tracks, noggings, deflection heads and reinforcement. Linings: Number, type, thickness and performance of plasterboard or other lining boards, including moisture-resistant, fire-resistant, impact-resistant or acoustic boards where specified. Insulation: Type, thickness, density and performance of acoustic and/or thermal insulation within partitions. Performance Requirements: Fire resistance, acoustic performance, impact resistance, moisture resistance and other performance criteria as specified. Openings: Formation and trimming of openings for doors, glazing, access panels and service penetrations, including additional framing and strengthening. Supports: Reinforcement for sanitary fittings, kitchen units, grab rails, handrails, televisions, radiators and other fixtures where indicated. Movement: Movement joints, deflection heads and junction details as specified. Connections: Junctions with floors, ceilings, structural frames, masonry walls, external walls and other building elements. Services: Coordination with mechanical and electrical services, including formation of openings and service penetrations. Fire stopping and acoustic sealing around penetrations shall be measured separately unless specifically included. Accessories: Corner beads, stop beads, trims, jointing tapes, jointing compounds, sealants and proprietary accessories necessary for a complete installation. Fixings: Screws, anchors, brackets and proprietary fixings appropriate to the supporting structure.				
BOQ Info	3/1	To Collection €		NIL

Tolerances: Construction to the specified dimensional and alignment tolerances and manufacturer's recommendations. Testing and Certification: Compliance with specified fire, acoustic and structural performance requirements, including certification where required. Manufacturer's Requirements: Installation in accordance with the manufacturer's current recommendations and project specification. Measurement: Rates shall include setting out, cutting, fitting, framing, linings, insulation, fixings, jointing, trimming, making good and all incidental materials, labour and plant necessary for the complete partition system unless otherwise measured. This note shall be read in conjunction with the Specification, Drawings and the requirements of ARM5. <u>BRICKWORK AND BLOCKWORK</u> ANCILLARIES TO BRICKWORK/ BLOCKWORK <u>Sundries</u> A ventilation openings; air vent at the base of the chimney breast B chimney pots; ventilated weathering cowl <u>ROOFING, CLADDING AND WATERPROOFING</u> MASTIC ASPHALT, VISCOUS LIQUID COATINGS, WATERPROOF AND GAS PROOF NON-METAL FLEXIBLE SHEET COVERINGS C Approved airtight membrane <u>Gas proofing</u> D vertical; > 300 mm <u>WOODWORK</u> STRUCTURAL AND FIRST FIXINGS <u>Carcassing; walls or partitions</u> E cross-section dimensions 100 x 44 mm; sole plates				
	nr	1		
	nr	1		
	m2	60		
	m	30		
BOQ Info			To Collection €	NIL
3/2				

(Cont) WOODWORK (Cont) STRUCTURAL AND FIRST FIXINGS <u>(Cont) Carcassing; walls or partitions</u>				
A	cross-section dimensions 100 x 44 mm; headers	m	30	
B	cross-section dimensions 100 x 44 mm; bridging	m	30	
C	cross-section dimensions 100 x 44 mm; studs	m	96	
IRONMONGERY, ACCESSORIES AND SUNDRIES <u>Insulation; acoustic</u>				
D	100mm accoustic mineral wool insulation placed between timber studs	m2	38	
<u>FLOOR WALL AND CEILING FINISHINGS</u> IN-SITU FINISHES				
E	3mm skimcoat plaster finish <u>Walls</u>			
F	> 300 mm wide	m2	60	
BOARD FINISHES				
G	15mm Gyproc wallboard, screw fixed to timber studs at 300mm centres <u>Walls</u>			
H	> 300 mm wide	m2	55	
J	15mm #Gyproc moisture resistant wall board, screw fixed to timber studs at 300mm centres <u>Walls</u>			
K	> 300 mm wide	m2	15	
<u>PAINTING AND DECORATING</u> PAINTING <u>Walls; to skimcoat plaster base</u>				
L	girth > 300 mm; general areas	m2	60	
BOQ Info			To Collection €	NIL

<u>(27) ROOFS</u>				
A The following information shall be deemed to be included within the descriptions of roof work items unless otherwise stated in the Bills of Quantities, Specifications or Drawings: Location: Drawings indicating the roof layout, pitches, levels, falls, ridges, hips, valleys, verges, eaves and junctions with adjoining construction. Roof Construction: Type of roof, supporting structure, roof build-up, dimensions and spacing of structural members. Materials: Type, grade, quality, thickness, profile, finish and manufacturer's reference for all roofing materials. Roof Covering: Tiles, slates, metal sheeting, membranes or other roof finishes, including underlays, battens, counter battens and associated components. Insulation: Type, thickness, density and thermal performance of insulation, including vapour control layers and airtightness membranes where specified. Fixings: Nails, screws, clips, straps, anchors and proprietary fixings appropriate to wind loading, exposure conditions and manufacturer's recommendations. Flashings: Flashings, soakers, aprons, secret gutters, cover flashings and weatherings at abutments, chimneys, rooflights, parapets and other intersections. Accessories: Ridge, hip and verge systems, ventilation components, closures, fillers, eaves systems, bird guards, snow guards and proprietary accessories. Roof Openings: Formation and trimming of openings for rooflights, access hatches, vents, flues, ducts and other penetrations. Ventilation: Roof space ventilation, eaves ventilation, ridge ventilation and proprietary ventilators as specified. Rainwater Interfaces: Junctions with gutters, outlets and rainwater goods. Movement: Expansion joints, movement details and allowance for thermal movement where required. Temporary Protection: Weatherproof protection of unfinished roof areas during				
BOQ Info	4/1	To Collection €		NIL

construction. Workmanship: Installation in accordance with the manufacturer's published recommendations, relevant Irish Standards, Eurocodes and project specification. Performance Requirements: Compliance with specified requirements for structural loading, wind uplift resistance, weather-tightness, condensation control, fire performance and thermal performance. Testing and Certification: Inspection, testing and certification where specified. Measurement: Rates shall include setting out, cutting, fitting, laps, joints, closures, fixings, waste, making good and all labour, plant and incidental materials necessary to complete the roof work unless otherwise specifically measured. This note shall be read in conjunction with the Drawings, Specification, Preliminaries and the requirements of ARM5.				
<u>WOODWORK</u>				
STRUCTURAL AND FIRST FIXINGS				
<u>Carcassing; pitched roofs</u>				
A cross-section dimensions 150 x 44 mm; collars	m	120		
B cross-section dimensions 175 x 44 mm; bridging for gable straps	m	20		
<u>METALWORK</u>				
NON-STRUCTURAL				
<u>Isolated items; small; straps</u>				
C L shaped 1000x30x5 mm galvanised gable restraint straps, built into gable wall	nr	20		
BOQ Info			To Collection €	NIL

COLLECTION Page No. 4/1 Page No. 4/2 (27) ROOFS Carried to Summary				
				NIL
				NIL
				NIL
BOQ Info	4/3			

(31) EXTERNAL WALLS: COMPLETIONS WITHIN OPENINGS				
A The following information shall be deemed to be included within the descriptions of completion work within external wall openings unless otherwise stated in the Bills of Quantities, Specification or Drawings: Location: Drawings identifying all window, door, louvre, curtain wall, rooflight and other external wall openings. Extent of Work: Internal and external reveals, soffits, heads, jambs, sills and all associated finishing work to openings. Substrates: Existing or new masonry, concrete, timber frame, steel frame or other supporting construction to receive finishes. Preparation: Cleaning, making good, levelling and preparation of substrates to receive finishes, trims or sealants. Insulation: Installation of cavity closers, insulated closers, thermal breaks and insulation to reveals where specified. Damp Proofing: DPCs, cavity trays, stop ends, weep vents and weatherproofing details as shown on the Drawings or Specification. Linings: Plasterboard, plaster, render, cementitious board or proprietary lining systems to reveals and soffits. Trims and Accessories: Stop beads, angle beads, movement beads, edge trims, proprietary profiles and accessories required for a complete installation. Sealants: Internal and external sealant joints, backing rods, primers and compatible sealant systems between frames and surrounding construction. Interfaces: Junctions between window and door frames, external wall construction, internal finishes, sills and flashings. Fixings: Proprietary fixings, adhesives, anchors, brackets and accessories required to secure completion materials. Movement: Provision for movement joints and differential movement between adjoining materials where specified. Weatherproofing: Completion of all work necessary to provide a durable, weather-tight and airtight interface around openings. Performance Requirements: Compliance with specified thermal, acoustic, fire, airtightness and moisture performance				
BOQ Info	5/1	To Collection €		NIL

	requirements. Manufacturer's Recommendations: Materials and components shall be installed in accordance with the relevant manufacturer's current published recommendations. Making Good: Making good disturbed finishes adjacent to openings following installation of frames, services or associated works. Measurement: Rates shall include all cutting, fitting, trimming, jointing, sealing, insulation, cavity closers, fixings, making good, waste, labour, plant and incidental materials necessary to complete the work unless otherwise specifically measured. This note shall be read in conjunction with the Drawings, Specification, Preliminaries and the requirements of ARM5. <u>BRICKWORK AND BLOCKWORK</u> ANCILLARIES TO BRICKWORK/ BLOCKWORK <u>Closing cavities; low-expansion insulation foam</u>				
A	50 mm wide	m2	5.33		
	<u>ROOFING, CLADDING AND WATERPROOFING</u> MASTIC ASPHALT, VISCOUS LIQUID COATINGS, WATERPROOF AND GAS PROOF NON-METAL FLEXIBLE SHEET COVERINGS <u>Gas proofing</u>				
B	air tightness tape around all external openings to Architects specification				
C	horizontal and vertical; < 300 mm	m2	16		
	<u>WOODWORK</u> BOARDING AND SECOND FIXINGS <u>Second fixings; window boards</u>				
D	mdf window boards to Architects specification	m	1		
BOQ Info		5/2	To Collection €		NIL

<u>METALWORK</u>				
NON-STRUCTURAL				
<u>Composite items; doors</u>				
A	Door Type DA; Structural opening 2100mm high x 1600mm wide, Leaf size 1050mm wide x 2100mm high, side glazed full height panel with manifestation, clear triple glazing, PVC, Oak colour to match elsewhere, thumb turn lock, trickle vent / night purge vent in transom, 0.8W/K M2	nr	1	
B	Door Type DB; 1050mm wide x 2100mm high structural opening, swing glazed door, PVC, oak coloured to match elsewhere, triple glazed with manifestation, trickle vent / night purge vent in transom, 0.8W/K M2	nr	1	
C	Door Type DC, 1800mm wide x 2100mm high structural opening, sliding glazed door with 2 sliding panels, PVC, Oak coloured to match elsewhere, trickle vent / night purge vent in transom, 0.8W/K M2	nr	1	
D	Door Type DD, 1800mm wide x 2100mm high structural opening, sliding glazed door with 2 sliding panels, PVC, Oak coloured to match elsewhere, trickle vent / night purge vent in transom, 0.8W/K M2	nr	1	
<u>Composite items; windows</u>				
E	Service all existing windows, including adjusting sashes, replacing defective hardware (handles, hinges, locks), and installing HSE-compliant safety restrictors (max.100mm opening). Replace all trickle vents. Replace damaged seals.	nr	14	
F	Window Type WA, 600mm wide x 1200mm high, top hung window over fixed panel, PVC, Oak colour to match existing windows elsewhere, clear triple glazing, fitted with restrictors and trickle vent	nr	1	
<u>PAINTING AND DECORATING</u>				
PAINTING; REDECORATION OR WORK OF A RESTORATIVE NATURE				
G	sand, prep and apply two coats of Dulux Satinwood paint			
BOQ Info		To Collection €		NIL

(Cont) PAINTING AND DECORATING (Cont) PAINTING; REDECORATION OR WORK OF A RESTORATIVE NATURE				
A	Second fixings; window boards to painted timber base	m	13	
BOQ Info		5/4	To Collection €	NIL

COLLECTION Page No. 5/1 Page No. 5/2 Page No. 5/3 Page No. 5/4 (31) EXTERNAL WALLS: COMPLETIONS WITHIN OPENINGS Carried to Summary				NIL
				NIL
				NIL
				NIL
				NIL
				NIL
BOQ Info				

(32) INTERNAL WALLS, PARTITIONS; COMPLETIONS WITHIN OPENINGS				
A The following information shall be deemed to be included within the descriptions of completion work within openings in internal walls and partitions unless otherwise stated in the Bills of Quantities, Specification or Drawings: Location: Drawings identifying all door, glazed screen, access panel, service hatch and other openings within internal walls and partitions. Extent of Work: Internal reveals, heads, jambs, soffits, thresholds and associated finishing work to openings. Substrates: Existing or new masonry, concrete, timber, metal stud or proprietary partition systems to receive completion works. Preparation: Cleaning, levelling, trimming and making good of substrates prior to application of finishes or installation of accessories. Linings: Plasterboard, plaster, cementitious board, timber linings or proprietary lining systems to reveals, heads and soffits as specified. Framing: Trimming studs, reinforcement members, lintels, support channels and additional framing required to form openings in partitions. Performance Requirements: Completion work shall maintain the specified fire resistance, acoustic performance, impact resistance and moisture resistance of the wall or partition system. Fire Stopping: Fire-resistant linings, cavity barriers, fire stopping materials and sealing around frames and penetrations where required to maintain the fire rating. Acoustic Sealing: Acoustic sealants, backing materials and detailing necessary to preserve the specified sound insulation performance. Trims and Accessories: Angle beads, stop beads, corner trims, movement beads, edge trims and proprietary accessories required for a complete installation. Frames and Interfaces: Junctions between door frames, glazed screens, access panels, partitions and adjoining finishes, including tolerances and packing. Sealants: Internal sealant joints, backing rods and compatible sealants at interfaces				
BOQ Info			To Collection €	NIL

between frames and surrounding construction. Fixings: Proprietary screws, anchors, brackets, adhesives and fixings suitable for the supporting construction. Movement: Provision for movement joints and deflection details where required by the partition manufacturer or Specification. Making Good: Making good all disturbed finishes and adjoining work following installation of frames, services and associated components. Manufacturer's Recommendations: Materials and systems shall be installed in accordance with the manufacturer's current published recommendations. Measurement: Rates shall include all cutting, trimming, framing, reinforcement, lining, sealing, fire stopping, acoustic sealing, fixings, making good, waste, labour, plant and incidental materials necessary to complete the work unless otherwise specifically measured. This note shall be read in conjunction with the Drawings, Specification, Preliminaries and the requirements of ARM5. It is intended to ensure that completion work within openings provides a fully finished installation while maintaining the required structural, fire, acoustic and aesthetic performance of the wall or partition system.				
<u>WOODWORK</u>				
COMPOSITE ITEMS				
<u>Doors</u>				
A Door type IDA, FD30s, 1000mm wide x 2100mm high structural opening, Swing Single Door with Vision Panel. Deanta Door or similar approved. Solid Core. 1 coat of undercoat + 2 coats of gloss finish. Colour: TBC. / Fire Rated Glass. Fit new Intumescent Strip nr		3		
B Door type IDB, FD30s 1000mm wide x 2100mm high structural opening, Swing Single Door with Vision Panel. Deanta Door or similar approved. Solid Core. 1 coat of undercoat + 2 coats of gloss finish. Colour: TBC. / Fire Rated Glass. Fit new Intumescent Strip nr		4		
BOQ Info	6/2	To Collection €		NIL

(Cont) WOODWORK (Cont) COMPOSITE ITEMS (Cont) Doors				
A	Door type IDC, FD30s 1000mm wide x 2100mm high structural opening, Swing Single Door with Vision Panel. Deanta Door or similar approved. Solid Core. 1 coat of undercoat + 2 coats of gloss finish. Colour: TBC. / Fire Rated Glass. Fit new Intumescent Strip	nr	7	
<u>Doors with associated frame set</u>				
B	Door type DvA; FD30s. 1820mm wide x 2100mm high structural opening, New Door set with Side Fixed Glazed Screen. Allow for Magnet Access Control Lock with Fob Access. Solid-core Timber Frame & Door Panel.	nr	1	
IRONMONGERY, ACCESSORIES AND SUNDRIES				
<u>Ironmongery; fixing to timber base</u>				
C	Hinges; Elipse Satin Chrome Grade 11 Fire Certified or similar approved	nr	45	
D	Handles; Fit new Eurospec Fire Rated Safety Lever on Rose Pair Satin Stainless Steel	nr	30	
E	Door stops; KCC Floor Mounted Door Stop KA-9501 or equivalent	nr	16	
F	Door closer; Union CE4F-E Electromagnetic Door Closer or similar approved.	nr	8	
G	Locks; Magnet Access Control Lock with Fob Access	nr	3	
H	Locks: Thumb Turn Locking Mechanism. Emergency release Mechanism (External)	nr	3	
<u>PAINTING AND DECORATING</u>				
PAINTING				
<u>Second fixings; to timber base</u>				
J	girth < 300 mm	m	64	
K	girth > 300 mm	m2	64	
BOQ Info			To Collection €	NIL

<u>(37) ROOF COMPLETIONS</u>				
A The following information shall be deemed to be included within the descriptions of roof completion items unless otherwise stated in the Bills of Quantities, Specification or Drawings: Location: Drawings identifying all roof junctions, abutments, penetrations, terminations, ridges, hips, valleys, verges, eaves and roof openings. Extent of Work: Completion of all roofing interfaces to provide a fully weatherproof, airtight and thermally continuous roof construction. Roof Junctions: Completion of junctions between roof coverings and walls, parapets, chimneys, rooflights, dormers, upstands, gutters and adjoining roofs. Flashings and Weatherings: Lead, aluminium, zinc, stainless steel, proprietary or other specified flashings, cover flashings, soakers, aprons, saddles and weatherings. Closures: Ridge, hip, verge, eaves and valley closures, fillers, seals and proprietary closure systems. Roof Penetrations: Completion around vents, flues, ducts, soil vent pipes, roof outlets, service penetrations, photovoltaic supports and other roof-mounted equipment. Insulation: Continuity of thermal insulation, cavity barriers, insulated upstands and thermal breaks at all roof interfaces. Airtightness: Airtight membranes, tapes, collars, sealants and proprietary airtightness systems at penetrations and junctions. Vapour Control: Vapour control layers, laps, seals and terminations necessary to maintain the integrity of the roof build-up. Ventilation: Eaves ventilators, ridge ventilation, tile vents, proprietary ventilators and associated accessories where specified. Fire Protection: Fire stopping, cavity barriers and fire-resistant sealing at roof junctions and penetrations where required to maintain the specified fire performance. Rainwater Interfaces: Completion of junctions with gutters, outlets, parapet				
BOQ Info	7/1	To Collection €		NIL

gutters, rainwater pipes and overflow systems. Fixings: Proprietary clips, screws, nails, anchors, straps and fixings appropriate to the roof construction and manufacturer's recommendations. Movement: Expansion joints, movement joints and detailing to accommodate thermal and structural movement. Making Good: Making good adjacent roof coverings, linings, insulation and finishes disturbed during completion works. Manufacturer's Recommendations: All materials and proprietary systems shall be installed in accordance with the manufacturer's current published recommendations. Performance Requirements: Roof completion works shall maintain the specified standards of weather-tightness, wind resistance, airtightness, thermal performance, fire resistance, condensation control and durability. Testing and Certification: Completion shall include any testing, inspection and certification required by the Specification. Measurement: Rates shall include all cutting, fitting, dressing, laps, sealing, taping, flashings, closures, insulation, fire stopping, fixings, making good, waste, labour, plant and incidental materials necessary to provide a complete roof completion unless otherwise specifically measured. This note shall be read in conjunction with the Drawings, Specification, Preliminaries and the requirements of ARM5. It is intended to ensure that all roof completion work delivers a fully integrated, weatherproof and durable roof system while maintaining the required structural, thermal, fire and airtightness performance of the completed building envelope.				
BOQ Info	7/2	To Collection €		NIL

<u>ROOFING, CLADDING AND WATERPROOFING</u>				
SLATE AND TILE COVERINGS				
<u>Special fittings</u>				
A	ventilators; Universal Slate Vent 500 x 250/600 x 300mm Roof Code: 51980 flush-fitted and to match the existing slate profile and colour. Vents must feature integrated insect screens and be mechanically fixed to the timber battens to maintain weathertight integrity	nr	14	
<u>METALWORK</u>				
NON-STRUCTURAL				
<u>Composite items; doors</u>				
B	Icon 30min Fire Rated Airtight Attic Drop Down Hatch with Fixed Pivot Hinge System	nr	2	
BOQ Info		7/3	To Collection €	NIL

<u>(41) WALL FINISHES GENERALLY</u>				
A The following information shall be deemed to be included within the descriptions of wall finish items unless otherwise stated in the Bills of Quantities, Specification or Drawings: Location: Drawings identifying the location, extent, height and type of wall finishes. Substrates: Type and condition of backgrounds, including masonry, concrete, plasterboard, fibre cement board, timber, metal, render and existing finishes. Preparation: Cleaning, rubbing down, hacking off loose material, filling, making good, priming and preparing backgrounds to receive finishes. Finish Type: Type, composition, thickness, number of coats, texture, profile, colour and finish of plaster, render, skim coat, dry lining, wall lining, ceramic tiling, stone facing, timber lining, decorative finish or other specified wall finish. Materials: Quality, grade, manufacturer's reference and source of all materials and proprietary systems. Reinforcement: Metal lathing, mesh reinforcement, movement reinforcement, scrim tape, angle reinforcement and other accessories where specified. Beads and Trims: Angle beads, stop beads, movement beads, bellcast beads, edge trims, tile trims, expansion profiles and proprietary accessories. Movement Joints: Formation and finishing of movement joints, control joints and junctions with adjoining materials. Interfaces: Junctions with ceilings, floors, skirtings, architraves, frames, structural elements and other finishes. Openings: Finishing to reveals, heads, jambs and soffits of openings shall be measured separately unless specifically included. Moisture Protection: Tanking systems, waterproof coatings, vapour barriers, moisture-resistant finishes and associated detailing where specified. Performance Requirements: Fire resistance, acoustic performance, impact resistance, moisture resistance, hygiene requirements and durability as specified. Surface Finish: Required flatness, alignment, texture, tolerances and quality				
BOQ Info	8/1	To Collection €		NIL

of finished surfaces. Fixings: Adhesives, mechanical fixings, clips, anchors and proprietary fixing systems appropriate to the specified finish. Protection: Protection of completed wall finishes against damage, staining and contamination until Practical Completion. Manufacturer's Recommendations: All materials and proprietary systems shall be installed in accordance with the manufacturer's current published recommendations. Testing and Samples: Provision of sample panels, mock-ups, adhesion testing and other quality assurance requirements where specified. Cleaning: Cleaning down of completed surfaces and removal of surplus materials, adhesives, grout, mortar, sealants and debris. Measurement: Rates shall include preparation of backgrounds, cutting, fitting, bedding, jointing, reinforcement, beads, trims, fixings, sealants, making good, waste, protection, labour, plant and incidental materials necessary to provide a complete wall finish unless otherwise specifically measured. This note shall be read in conjunction with the Drawings, Specification, Preliminaries and the requirements of ARM5. It is intended to ensure that wall finish items include all operations necessary to provide durable, accurately finished and fully integrated wall surfaces, complete with all ancillary materials and accessories required for satisfactory performance.				
<u>PAINTING AND DECORATING</u>				
PAINTING; EXTERNAL WORK				
<u>Walls; to painted render base</u>				
A Thoroughly clean, prep and fill all cracks and apply two coats of approved masonry paint; colour off white.				
B girth > 300 mm; general areas	m2	145		
C girth < 300 mm, isolated; general areas	m2	36		
BOQ Info				
	8/2	To Collection €		NIL

COLLECTION Page No. 8/1 Page No. 8/2 (41) WALL FINISHES GENERALLY Carried to Summary				
				NIL
				NIL
				NIL
BOQ Info	8/3			

<u>(42) WALL FINISHES INTERNALLY</u>				
A The following information shall be deemed to be included within the descriptions of internal wall finish items unless otherwise stated in the Bills of Quantities, Specification or Drawings: Location: Drawings identifying the location, extent, height and type of internal wall finishes. Substrates: Type and condition of backgrounds including masonry, concrete, plasterboard, metal stud partitions, timber, cementitious boards, existing plaster and other specified substrates. Preparation: Cleaning, rubbing down, hacking off loose material, filling defects, repairing cracks, making good, priming and preparing backgrounds to receive finishes. Finish Type: Type, thickness, composition, texture and finish of plaster, skim coat, dry lining, ceramic wall tiling, stone, timber panelling, hygienic wall cladding, decorative wall finishes or other specified internal finish. Materials: Grade, quality, colour, manufacturer's reference and source of all materials and proprietary systems. Adhesives and Bedding: Adhesives, bonding agents, backing coats, bedding mortars and proprietary fixing systems appropriate to the specified finish. Reinforcement: Metal lathing, scrim tape, reinforcing mesh, movement reinforcement and crack control accessories where specified. Beads and Trims: Angle beads, stop beads, movement beads, tile trims, edge trims, corner protection and proprietary finishing profiles. Movement Joints: Formation and finishing of movement joints, control joints and junctions with adjacent materials. Moisture Protection: Waterproof backing systems, tanking membranes, moisture-resistant boards and associated detailing in wet areas where specified. Wall Tiling: Tile type, size, thickness, laying pattern, grout colour, movement joints, edge trims and sealant joints where applicable. Wall Cladding: Hygienic wall cladding, laminate panels, timber linings or proprietary wall systems, including				
BOQ Info	9/1	To Collection €		NIL

joints, trims and fixings where specified. Interfaces: Junctions with ceilings, floors, skirtings, architraves, door frames, window frames, service penetrations and other adjoining construction. Openings: Finishes to reveals, heads, jambs and soffits shall be measured separately unless specifically included. Performance Requirements: Compliance with specified fire resistance, acoustic performance, hygiene standards, impact resistance, moisture resistance and durability requirements. Surface Finish: Finished surfaces shall comply with the specified tolerances for flatness, alignment, texture and appearance. Protection: Protection of completed finishes against damage, staining and contamination until Practical Completion. Manufacturer's Recommendations: All proprietary materials and systems shall be installed in accordance with the manufacturer's current published recommendations. Cleaning: Cleaning of completed finishes, removal of surplus materials, grout, adhesive residues, plaster droppings and debris. Measurement: Rates shall include preparation of backgrounds, cutting, fitting, bedding, jointing, reinforcement, beads, trims, adhesives, grout, sealants, fixings, making good, waste, labour, plant and all incidental materials necessary to provide a complete internal wall finish unless otherwise specifically measured. This note shall be read in conjunction with the Drawings, Specification, Preliminaries and the requirements of ARM5. It is intended to ensure that internal wall finish items include all ancillary materials and operations necessary to produce complete, durable and high-quality finished surfaces suitable for the intended use of the building. <u>WOODWORK</u> Second fixings; architraves A Fire Rated Hardwood 19x100mm. Shaker Profile.	m	146		
--	---	-----	--	--

BOQ Info

9/2

To Collection €

NIL

<u>FIRESTOPPING</u>				
GENERALLY				
<u>Fire barriers</u>				
A	to top of wall in attic	m2	6	
<u>FLOOR WALL AND CEILING FINISHINGS</u>				
TILE, SLAB AND MOSAIC FINISHES				
B	Tile using waterproof adhesive and anti-fungal grout. Seal all perimeters with sanitary-grade silicone. Apply approved tanking membrane.			
<u>Walls</u>				
C	> 300 mm wide	m2	73	
<u>PAINTING AND DECORATING</u>				
PAINTING				
D	sand, knot, fill fixing holes			
<u>Second fixings; to timber base</u>				
E	girth < 300 mm	m	146	
PAINTING; REDECORATION OR WORK OF A RESTORATIVE NATURE				
<u>Walls; to painted base</u>				
F	Prepare existing walls: rake, fill, and sand smooth. Apply 1 mist coat and min. 2 coats premium emulsion for uniform finish.			
G	girth > 300 mm; general areas	m2	405	
BOQ Info		To Collection €		NIL

<u>(43) FLOOR FINISHES</u>				
A The following information shall be deemed to be included within the descriptions of floor finish items unless otherwise stated in the Bills of Quantities, Specification or Drawings: Location: Drawings identifying the location, extent, levels and type of floor finishes. Substrates: Type and condition of backgrounds, including concrete slabs, screeds, timber floors, raised access floors and other specified substrates. Preparation: Cleaning, grinding, scarifying, filling defects, levelling, smoothing, priming, moisture testing and preparation of backgrounds to receive floor finishes. Finish Type: Type, thickness, size, profile, colour, pattern and finish of ceramic tiles, porcelain tiles, natural stone, timber flooring, vinyl, linoleum, rubber, resin, carpet, laminate or other specified floor finish. Materials: Grade, quality, manufacturer's reference and source of all flooring materials and proprietary systems. Adhesives and Bedding: Adhesives, bonding agents, screeds, bedding mortars, underlays and proprietary fixing systems appropriate to the specified finish. Movement Joints: Formation and finishing of movement joints, expansion joints, isolation joints and control joints, including proprietary joint profiles where specified. Trims and Accessories: Transition strips, edge trims, stair nosings, threshold strips, movement profiles, skirtings, coved skirtings and proprietary accessories. Patterns and Setting Out: Setting out of floor finishes to specified patterns, bond arrangements, feature strips, borders, inlays and alignment with adjoining construction. Falls: Formation and maintenance of specified falls to wet areas, balconies, plant rooms and drainage outlets. Waterproofing: Waterproof membranes, tanking systems, decoupling membranes, crack isolation systems and associated detailing where specified. Junctions: Junctions with walls, columns,				
BOQ Info	10/1	To Collection €		NIL

thresholds, door frames, service penetrations, floor outlets and adjacent floor finishes. Performance Requirements: Compliance with specified slip resistance, abrasion resistance, impact resistance, chemical resistance, hygiene, acoustic performance and durability requirements. Tolerance: Finished floor surfaces shall comply with the specified tolerances for level, flatness and alignment. Protection: Protection of completed floor finishes from damage, staining, moisture and traffic until Practical Completion. Manufacturer's Recommendations: All proprietary flooring systems shall be installed in accordance with the manufacturer's current published recommendations. Cleaning: Cleaning, polishing, sealing and removal of adhesive residues, grout haze and debris on completion of the works. Testing: Moisture testing of substrates, adhesion testing and other quality assurance procedures where specified. Measurement: Rates shall include preparation of backgrounds, priming, cutting, fitting, bedding, jointing, grouting, sealants, movement joints, trims, fixings, making good, waste, protection, labour, plant and all incidental materials necessary to provide a complete floor finish unless otherwise specifically measured. This note shall be read in conjunction with the Drawings, Specification, Preliminaries and the requirements of ARM5. It is intended to ensure that floor finish items include all ancillary materials, accessories and operations necessary to provide complete, durable and accurately finished floor surfaces suitable for the intended use of the building. <u>WOODWORK</u> BOARDING AND SECOND FIXINGS <u>Boarding and sheeting; floors</u>				
A 20mm osb plywood , screw fixed to floor joists; > 300 mm wide	m2	25		
BOQ Info	10/2		To Collection €	NIL

(Cont) WOODWORK (Cont) BOARDING AND SECOND FIXINGS <u>Second fixings; skirtings, picture rails and dado rails</u>				
A	Softwood 19x150mm shaker skirting	m	153	
<u>FLOOR WALL AND CEILING FINISHINGS</u> FLEXIBLE SHEET FINISHES <u>Floors</u>				
B	POLYFLOR - Newport Oak 3394			
C	> 300 mm wide	m2	134	
D	POLYFLOR - Coastal Flint 5764			
E	<300 mm wide; coved skirting	m	26	
F	> 300 mm wide	m2	14	
<u>PAINTING AND DECORATING</u> PAINTING				
G	Planed timber skirtings shall be rubbed down, knots treated with knotting solution, nail holes and defects filled, surfaces made smooth and clean, and primed where required before application of paint finishes. Preparation to be in accordance with the paint manufacturer's recommendations.			
<u>Second fixings; to planed timber base</u>				
H	girth < 300 mm	m	153	
BOQ Info		To Collection €		NIL

COLLECTION Page No. 10/1 Page No. 10/2 Page No. 10/3 (43) FLOOR FINISHES Carried to Summary					NIL NIL NIL NIL
--	--	--	--	--	--

<u>(45) CEILING FINISHES</u>				
A The following information shall be deemed to be included within the descriptions of ceiling finish items unless otherwise stated in the Bills of Quantities, Specification or Drawings: Location: Drawings identifying the location, extent, levels, profiles and type of ceiling finishes. Substrates: Type and condition of supporting construction including concrete soffits, timber joists, steel framing, suspended ceiling grids, plasterboard ceilings and other specified backgrounds. Preparation: Cleaning, rubbing down, filling defects, levelling, priming and preparation of backgrounds to receive finishes. Finish Type: Type, thickness, composition, profile, texture, colour and finish of plaster, skim coat, plasterboard lining, suspended ceiling systems, acoustic ceiling systems, timber linings, metal ceilings or other specified finishes. Materials: Grade, quality, manufacturer's reference and source of all materials and proprietary systems. Support Systems: Suspension systems, primary and secondary grids, hangers, channels, clips, brackets, perimeter angles and all supporting components required for suspended ceilings. Fixings: Screws, clips, anchors, hangers, brackets, adhesives and proprietary fixing systems suitable for the supporting structure. Reinforcement: Joint reinforcement, scrim tape, reinforcing mesh and proprietary accessories where specified. Beads and Trims: Edge trims, shadow gaps, stop beads, angle beads, movement beads, access frame trims and proprietary finishing profiles. Movement Joints: Formation and finishing of movement joints, expansion joints and control joints where required. Access Panels: Formation of openings and installation of proprietary access panels, support framing and trims where specified. Service Integration: Coordination with lighting, ventilation, sprinkler heads, smoke detectors, speakers, access hatches and other building services. Formation of openings and additional support framing				
BOQ Info	11/1	To Collection €		NIL

shall be included unless otherwise measured. Acoustic Performance: Acoustic insulation, sound-absorbing ceiling systems, perforated panels and proprietary acoustic treatments where specified. Fire Performance: Fire-rated ceiling systems, fire-resistant boards, cavity barriers, fire stopping and detailing necessary to achieve the specified fire resistance. Moisture Resistance: Moisture-resistant ceiling boards and finishes in wet or humid areas where specified. Surface Finish: Finished ceilings shall comply with the specified tolerances for level, flatness, alignment and appearance. Protection: Protection of completed ceiling finishes from damage, staining and contamination until Practical Completion. Manufacturer's Recommendations: All proprietary ceiling systems shall be installed in accordance with the manufacturer's current published recommendations. Testing and Samples: Provision of sample areas, mock-ups, deflection testing and other quality assurance requirements where specified. Cleaning: Cleaning of completed ceiling finishes and removal of surplus materials, adhesive residues and debris. Measurement: Rates shall include preparation of backgrounds, setting out, cutting, fitting, suspension systems, framing, fixings, jointing, reinforcement, trims, access panel framing, making good, waste, protection, labour, plant and all incidental materials necessary to provide a complete ceiling finish unless otherwise specifically measured. This note shall be read in conjunction with the Drawings, Specification, Preliminaries and the requirements of ARM5. It is intended to ensure that ceiling finish items include all ancillary materials, support systems and operations necessary to provide complete, durable and accurately finished ceiling surfaces that satisfy the specified structural, fire, acoustic and aesthetic performance requirements.				
BOQ Info	11/2	To Collection €		NIL

<u>ROOFING, CLADDING AND WATERPROOFING</u>				
MASTIC ASPHALT, VISCOUS LIQUID COATINGS, WATERPROOF AND GAS PROOF NON-METAL FLEXIBLE SHEET COVERINGS				
A	Approved Airtightness membrane			
	<u>Gas proofing</u>			
B	horizontal; > 300 mm	m2	148	
<u>WOODWORK</u>				
Insulation;thermal				
C	350mm Mineral Wool (Rockwool) Fire Rated Insulation	m2	148	
<u>FLOOR WALL AND CEILING FINISHINGS</u>				
IN-SITU FINISHES				
D	3mm smooth skimcoat plaster			
	<u>Ceilings</u>			
E	> 300 mm wide	m2	148	
BOARD FINISHES				
F	double layer 12.5mm fireline board screwed to ceiling joists at 300mm centres, joints staggered			
	<u>Ceilings</u>			
G	> 300 mm wide	m2	148	
<u>PAINTING AND DECORATING</u>				
PAINTING				
H	One mist coat and two coats premium matt emulsion			
	<u>Ceilings; to skicoat plaster base</u>			
J	girth > 300 mm; general areas	m2	148	
BOQ Info		To Collection €		NIL

<u>(59) MECHANICAL INSTALLATIONS</u>				
A The following information shall be deemed to be included within the descriptions of mechanical installation items unless otherwise stated in the Bills of Quantities, Specification or Drawings: Location: Drawings, schedules and specifications identifying the location, extent and arrangement of all mechanical services installations. Scope of Works: Complete mechanical services installation including plumbing, heating, ventilation, domestic water services, above and below ground drainage, sanitary installations, renewable energy systems, controls and associated builder's work. Standards: All materials, equipment and workmanship shall comply with the Contract Specification, current Building Regulations, Irish Standards, European Standards and relevant CIBSE, BSRIA and manufacturer's recommendations. Coordination: Coordination with architectural, structural, electrical and specialist installations, including setting out, builder's work, sleeves, holes, notching, supports and interfaces with other trades. Builder's Work: Cutting, chasing, drilling, forming openings, making good, sleeves, cast-in fittings, temporary supports and sealing of penetrations through walls, floors and roofs. Supports: Pipe supports, brackets, hangers, channels, bases, plinths, anti-vibration mountings, seismic restraints where specified and all fixing accessories. Pipework: Pipe materials, fittings, valves, unions, expansion devices, jointing methods, supports, identification, insulation and protection appropriate to the specified service. Ductwork: Duct materials, insulation, supports, access doors, dampers, flexible connections, terminal devices and commissioning provisions where specified. Insulation: Thermal, acoustic, vapour control and fire-resistant insulation to pipework, ductwork, vessels and equipment, including finishes and identification. Fire Stopping: Fire collars, fire sleeves, fire-rated sealants, cavity barriers and				
BOQ Info	12/1	To Collection €		NIL

fire stopping to all penetrations through fire-resisting elements. Equipment: Boilers, heat pumps, hot water cylinders, pumps, pressurisation units, expansion vessels, heat recovery units, ventilation equipment, water treatment equipment and all ancillary components complete with controls and connections. Sanitary Installations: Sanitary appliances, taps, wastes, traps, cisterns, flushing systems, accessories, brackets, supports, seals and final connections. Renewable Energy Systems: Solar thermal systems, heat pumps, mechanical ventilation with heat recovery (MVHR) systems and other renewable technologies where specified. Controls: Thermostats, sensors, actuators, valves, BMS interfaces, time controls, programmers and all associated control wiring by others unless specifically included. Identification: Labelling, pipe markers, valve tags, equipment identification and operating notices. Testing: Pressure testing, flushing, cleaning, chemical treatment, leak testing, balancing, commissioning and performance testing of all mechanical systems. Commissioning: Complete commissioning of all systems, including adjustment, balancing, recording of results and demonstration to the Employer. Documentation: Provision of operation and maintenance manuals, commissioning certificates, test certificates, warranties, as-installed drawings and statutory certification where specified. Training: Instruction and training of the Employer's representatives in the operation and maintenance of installed systems where specified. Protection: Protection of installed equipment and pipework against damage, contamination, corrosion and frost during construction. Manufacturer's Recommendations: All proprietary equipment and systems shall be installed in accordance with the manufacturer's current published recommendations. Measurement: Rates shall include all materials, labour, plant, transport, setting out, supports, brackets, fixings,				
BOQ Info	12/2	To Collection €		NIL

jointing, valves, insulation, identification, builder's work, fire stopping, testing, commissioning, documentation, making good, waste and all incidental items necessary to provide a complete and fully operational mechanical installation unless otherwise specifically measured.

This note shall be read in conjunction with the Drawings, Specification, Preliminaries and the requirements of ARM5. It is intended to ensure that mechanical installation items include all ancillary materials, accessories and operations necessary to deliver complete, tested, commissioned and fully operational building services installations.

MECHANICAL INSTALLATIONS

HEATING, VENTILATION AND AIR-CONDITIONING

- | | | | | | |
|---|---|------|---|--|--|
| A | Existing Radiators Servicing: Thoroughly power-flush all existing radiators with an approved chemical agent to completely remove magnetite sludge and scale prior to boiler commissioning. Replace all existing manual valves with new energy-efficient Thermostatic Radiator Valves (TRVs) for localized temperature control, excluding the room containing the main wall thermostat. Inspect all bleed screws, vent the units to remove air pockets, and replace any weeping valve seals or packing glands to ensure the existing network can safely handle the new pressurized system. | item | 1 | | |
| B | Bosch Compact 30kW iSystem Gas Boiler with all associated flues and fittings | nr | 1 | | |
| C | Myson Tyne Tube-on-Tube Ladder Rail EC011023 600x800mm or equally approved. Connected to existing Heating System. | nr | 3 | | |
| D | Myson Premier HE Round Top Radiator H690 x W1556 DC - 27DC45 or equally approved to match existing radiators. Connected to existing Heating System. | nr | 2 | | |
| E | Myson Premier HE Round Top Radiator H690 x W1047 DC - 27DC41 or equally approved to match existing radiators. Connected to existing Heating System. | nr | 2 | | |
| F | Hot and cold pipework to drawing TD640 | item | 1 | | |

BOQ Info

12/3

To Collection €

NIL

<u>(Cont) MECHANICAL INSTALLATIONS</u>				
WATER SUPPLY AND DRAINAGE ABOVE GROUND / INSIDE BASEMENT				
A	Inspect existing water storage tank for structural integrity, secure support, leaks, and proper valve operation. Supply and install a proprietary, heavy-duty insulation jacket to the top and sides of the tank and ensure insulation remains continuous over pipe connections.	prov	1	500.00
			To Collection €	500.00

COLLECTION Page No. 12/1 Page No. 12/2 Page No. 12/3 Page No. 12/4 (59) MECHANICAL INSTALLATIONS Carried to Summary				
				NIL
				NIL
				NIL
				500.00
				500.00
BOQ Info				

<u>(69) ELECTRICAL INSTALLATIONS</u>				
A The following information shall be deemed to be included within the descriptions of electrical installation items unless otherwise stated in the Bills of Quantities, Specification or Drawings: Location: Drawings, schedules and specifications identifying the location, extent and arrangement of all electrical services installations. Scope of Works: Complete electrical installation including LV distribution, lighting, small power, emergency lighting, fire alarm, data and communications, security systems, access control, lightning protection, photovoltaic systems, electric vehicle charging, controls and all associated builder's work. Standards: All materials, equipment and workmanship shall comply with the Contract Specification, current Building Regulations, the National Rules for Electrical Installations (ET101), relevant Irish and European Standards, Safe Electric requirements and the manufacturers' recommendations. Coordination: Coordination with architectural, structural, mechanical and specialist installations, including builder's work, sleeves, openings, supports and interfaces with other trades. Builder's Work: Cutting, chasing, drilling, forming openings, cable penetrations, sleeves, trunking recesses, cable routes, making good and sealing of penetrations through walls, floors and roofs. Containment: Cable trays, ladders, trunking, conduits, ducts, cable baskets, floor boxes, service poles, cable supports and all associated fittings and accessories. Cabling: Supply and installation of all power, lighting, control, data, fire alarm and specialist cabling, complete with terminations, joints, glands, ferrules, markers and identification. Distribution Equipment: Main switchboards, distribution boards, consumer units, isolators, circuit protection devices, surge protection devices, residual current devices (RCDs), metering and associated equipment.				
BOQ Info	13/1	To Collection €		NIL

Lighting: Internal and external luminaires, emergency lighting, lighting controls, sensors, drivers, mounting accessories and final connections. Small Power: Socket outlets, fused connection units, isolators, floor boxes, appliance outlets, local isolators and associated accessories. Earthing and Bonding: Main earthing terminal, earth electrodes where required, protective conductors, equipotential bonding and supplementary bonding complete with testing facilities. Fire Stopping: Fire-rated seals, fire barriers, fire pillows, collars and fire stopping to all cable and containment penetrations through fire-resisting construction. Supports: Brackets, hangers, channels, fixings, clips, cable cleats, anti-vibration mountings where required and all supporting accessories. Controls: Lighting control systems, occupancy sensors, daylight sensors, timers, switching devices, BMS interfaces and programmable control equipment. Specialist Systems: Fire alarm, intruder alarm, CCTV, access control, intercom, structured cabling, audiovisual systems, induction loops and other specialist systems where specified. Renewable Energy Systems: Photovoltaic installations, battery storage systems, inverters, monitoring equipment and associated electrical infrastructure where specified. Identification: Circuit schedules, cable markers, labels, engraved switchboard labels, warning notices and equipment identification. Testing: Inspection, continuity testing, insulation resistance testing, polarity testing, earth fault loop impedance testing, RCD testing, functional testing and all statutory testing required by ET101. Commissioning: Complete commissioning of all systems, programming of controls, functional testing, balancing where applicable, demonstration and handover to the Employer. Certification: Provision of Safe Electric Completion Certificates, inspection and test certificates, commissioning certificates, operation and maintenance				
BOQ Info	13/2	To Collection €		NIL

manuals, warranties, as-installed drawings and statutory documentation. Training: Instruction and training of the Employer's representatives in the operation of installed systems where specified. Protection: Protection of installed equipment, cables and fittings against damage, contamination and moisture during construction. Manufacturer's Recommendations: All proprietary equipment and systems shall be installed in accordance with the manufacturer's current published recommendations. Measurement: Rates shall include all materials, labour, plant, transport, setting out, containment, supports, fixings, cable identification, terminations, earthing and bonding, fire stopping, testing, commissioning, certification, documentation, making good, waste and all incidental items necessary to provide complete, fully operational and compliant electrical installations unless otherwise specifically measured. This note shall be read in conjunction with the Drawings, Specification, Preliminaries and the requirements of ARM5. It is intended to ensure that electrical installation items include all ancillary materials, accessories and operations necessary to deliver complete, tested, commissioned, certified and fully operational electrical services installations. <u>ELECTRICAL INSTALLATIONS</u> GENERALLY				
A	Door Bell Push Button	nr	1	
B	Data RJ45 (CAT6) Outlet	nr	9	
C	13A Switched Fused Spur - Dishwasher	nr	1	
D	13A Twin (2-Gang) Switched Socket Outlet	nr	20	
E	3A/5A Fused Spur - Extractor Hood	nr	1	
F	13A Un switched Fused Spur - Fridge	nr	1	
G	32A/45A Double Pole Isolator - ElectricHob	nr	1	
BOQ Info		To Collection €		NIL

<u>(Cont) ELECTRICAL INSTALLATIONS</u>				
<u>(Cont) GENERALLY</u>				
A	3A Unswitched Fused Spur - Mirror	nr	1	
B	20A/32A Double Pole Isolator - Single Oven / Cooker	nr	1	
C	20VA Shaver Socket Outlet (Dual Voltage)	nr	3	
D	13A Twin (2-Gang) Switched Socket Outlet with USB	nr	6	
E	13A Switched Fused Spur - Washing Machine / Dryer Combined	nr	1	
F	Door Release Switch	nr	1	
G	Emergency Release Switch	nr	2	
H	Paxton Paxlock Pro Wireless 900-600BL, Fail Safe Door Lock with NET2Air Bridge	nr	2	
J	Door Contact Switch	nr	3	
K	Paxton Net 2 Access Control Panel	nr	1	
L	Intruder Alarm Panel	nr	1	
M	Extractor vent	nr	4	
N	3W/6500K LED Ansell Kite Emergency Bulkhead IP65 20m Viewing Distance AKTLED/3M/ST or equivalent	nr	4	
P	2.6W/6500K LED Ansell Falcon Surface Emergency Downlight IP65 Non-Maintained FALED/3NM/ST/IP65 or equivalent.	nr	15	
Q	2.5W 3-in-1 LED Ansell Eagle Exit Sign or equivalent.	nr	5	
R	13W/1700lm/4000K LED Ceiling Light Ansell Gamma with Microwave Sensor AGAM/1/MWS/M3 or equivalent.	nr	5	
S	7W/220-240V/4000K LED IP65 Fire Rated Downlight Prism Pro CCT APRIP/1 or equivalent.	nr	32	
T	14W/1700lm/4000K LED Ceiling Light Ansell Gamma AGAM/1 or equivalent	nr	3	

BOQ Info

13/4

To Collection €

NIL

<u>(Cont) ELECTRICAL INSTALLATIONS</u>				
<u>(Cont) GENERALLY</u>				
A	50W LED Ansell Acero Directional Wall Light PIR Black AACERO/WLD/BLK/PIR or equivalent.	nr	10	
B	115W/4000K LED Ansell Z LED Plus High-efficiency Low/High Bay Lighting IP65/IK08 AZLEDPLUS or equivalent.	nr	3	
C	Carbon Monoxide Detector with Sounder Base	nr	6	
D	Smoke Detector with Sounder Base	nr	13	
E	Heat Detector with Sounder Base	nr	2	
F	Visual Alarm Device / Beacon	nr	3	
G	Emergency Staff Call	nr	2	
H	Heat Fire Alarm Sounder Beacon (IP65 External)	nr	2	
J	Manual Call Point with Anti-Tamper Cover	nr	5	
K	Disabled Toilet Pull Cord	nr	2	
L	Disabled Toilet Alarm	nr	1	
M	Disabled Toilet Reset Button	nr	1	
N	Call Alarm Panel (Staff)	nr	1	
P	Fire Alarm Panel -Analogue Addressable Type	nr	1	
Q	Fire Alarm I/O (Input/Output) Interface	nr	1	
R	Fire rated Light switch- single	nr	17	
S	Fire rated Light switch- double	nr	6	
BOQ Info				
13/5			To Collection €	NIL

COLLECTION Page No. 13/1 Page No. 13/2 Page No. 13/3 Page No. 13/4 Page No. 13/5 (69) ELECTRICAL INSTALLATIONS Carried to Summary				NIL
				NIL
				NIL
				NIL
				NIL
				NIL
				NIL
BOQ Info				

<u>(79) FITTINGS AND FURNITURE</u>				
A The following information shall be deemed to be included within the descriptions of fittings and furniture items unless otherwise stated in the Bills of Quantities, Specification or Drawings: Location: Drawings, schedules and room data sheets identifying the location, quantity, type and arrangement of all fittings and furniture. Scope of Works: Supply, delivery, assembly, fixing, adjustment and commissioning where applicable of all fitted furniture, proprietary fittings and associated accessories complete in every respect. Materials: Type, grade, quality, dimensions, thickness, finish, colour, manufacturer's reference and source of all materials and proprietary systems. Fabrication: Shop fabrication, machining, edge treatment, jointing, assembly, reinforcement and factory finishing as specified. Shop Drawings: Preparation and submission of detailed fabrication drawings, setting-out drawings, samples and material submissions where required. Dimensions: Site measurement and verification of dimensions prior to manufacture, including coordination with adjoining construction and services. Fixings: Concealed or exposed fixings, brackets, anchors, screws, bolts, adhesives, proprietary support systems and all ancillary fixing components. Supports: Framing, backing grounds, support rails, packers, reinforcement and structural supports required for secure installation. Hardware: Hinges, runners, drawer slides, locks, catches, handles, stays, soft-close mechanisms, adjustable feet, shelf supports and all ironmongery. Worktops: Worktops, upstands, splashbacks, edge treatments, joints, cut-outs, support brackets and sealing where specified. Adjustable Components: Adjustable shelving, rails, brackets and proprietary accessories complete with all fittings. Interfaces: Coordination and junctions with walls, floors, ceilings, glazing, sanitary fittings, mechanical services and electrical services.				
BOQ Info	14/1	To Collection €		NIL

Service Coordination: Formation of cut-outs, penetrations, access panels and removable sections required for mechanical and electrical services. Sealants: Sealing at abutments to walls, worktops, sanitary fittings and adjoining finishes using compatible sealants where specified. Performance Requirements: Compliance with specified structural performance, durability, moisture resistance, hygiene, fire performance, accessibility and load-bearing requirements. Finishes: Factory or site-applied finishes including laminates, veneers, paint, lacquer, powder coating, anodising, stainless steel finishes or other specified treatments. Protection: Protection of completed fittings and furniture against damage, moisture, staining and contamination until Practical Completion. Manufacturer's Recommendations: All proprietary products shall be installed in accordance with the manufacturer's current published recommendations. Testing and Commissioning: Adjustment, alignment, operation testing and commissioning of moving components and specialist fittings where specified. Documentation: Provision of operation and maintenance manuals, warranties, cleaning instructions and as-installed information where required. Cleaning: Cleaning of completed installations, removal of protective films, labels and debris, leaving all fittings ready for use. Measurement: Rates shall include all materials, fabrication, shop drawings, templates, setting out, delivery, storage, assembly, fixings, supports, hardware, cut-outs, service coordination, sealants, making good, protection, waste, labour, plant and all incidental items necessary to provide complete and fully functional fittings and furniture unless otherwise specifically measured. This note shall be read in conjunction with the Drawings, Specification, Preliminaries and the requirements of ARM5. It is intended to ensure that all fittings and furniture are supplied, installed, adjusted and handed over as complete, coordinated and fully				
BOQ Info	14/2	To Collection €		NIL

operational installations, including all ancillary components necessary for satisfactory performance.				
<u>FITTINGS</u>				
FITTINGS, EQUIPMENT AND FURNITURE				
<u>Fittings; sanitary</u>				
A	Ideal Standard Doc M Contour 21 Shower Room Pack & WC + Larger WHB S6960(AC) with all necessary grab rails (Colour: Stainless Steel)	nr	1	
B	Myson Tyne Tube-on-Tube Ladder Rail EC011023 600x800mm or equally approved. Connected to existing Heating System.	nr	3	
C	Robus IP20 Disabled Persons Toilet Alarm System RDPTA-01 Kit with 2 additional pull cords (shower area / toilet area)	nr	2	
D	Ideal Standard Connect Air Arc 55/60cm Washbasin and semi pedestal E0157 with wall mounted fixings E0157, click plug waste and bottle trap.	nr	1	
E	Ideal Standard Tesi Single Lever Mini Basin Mixer A6588	nr	2	
F	Mira Atom Exposed Bar Mixer Thermostatic Shower Valve 1.1836.010 with Hose, Handset and Rail.	nr	2	
G	Grohe Eurosmart Two handle sink mixer 30468000	nr	2	
H	Ideal Standard Concept Arc Close Coupled Toilet With Aquablade Technology E8229 with cistern E7855, toilet seat and cover	nr	1	
J	Ideal Standard Sandringham 1000mm Stainless Steel Kitchen Sink and Drainer S1297(MY)	nr	2	
<u>Equipment; domestic kitchen</u>				
K	38mm high pressure laminate kitchen worktop	m	7	
BOQ Info		To Collection €		NIL

(Cont) FITTINGS				
(Cont) FITTINGS, EQUIPMENT AND FURNITURE				
<u>(Cont) Equipment; domestic kitchen</u>				
A	38mm high pressure laminate utility room worktop	m	5	
B	Service all existing cabinetry to ensure full functionality. Works must include adjusting or replacing defective door hinges and drawer runners, re-aligning all frontages, and replacing broken or missing handles/catches. Inspect and reinforce all carcasses, wall brackets, and plinths to ensure the entire installation is structurally sound and safe. Pre-test all existing kitchen appliances. Report any existing defects to the Architect	prov	1	500.00
<u>Equipment; special purpose</u>				
C	portable fire extinguisher	nr	2	
D	fire blanket	nr	2	
BOQ Info			To Collection €	500.00

COLLECTION Page No. 14/1 Page No. 14/2 Page No. 14/3 Page No. 14/4 (79) FITTINGS AND FURNITURE Carried to Summary				
				NIL
				NIL
				NIL
				500.00
				500.00
BOQ Info				

<u>(30) SITE ENCLOSURES</u>				
A The following information shall be deemed to be included within the descriptions of site enclosure items unless otherwise stated in the Bills of Quantities, Specification or Drawings: Location: Drawings identifying the location, extent, alignment, levels and type of all site enclosure works. Scope of Works: Supply and installation of all permanent site enclosures including fences, walls, railings, gates, bollards, barriers, retaining elements integral with enclosures and associated ancillary works. Setting Out: Setting out from the contract drawings, verification of boundaries and adjustment to suit site conditions where instructed. Materials: Type, grade, quality, dimensions, finish, treatment, manufacturer's reference and source of all materials and proprietary systems. Foundations: Excavation, concrete foundations, plinths, post foundations, anchor blocks, bedding and backfilling as required for the specified enclosure system unless otherwise measured. Posts and Supports: Type, size, spacing, embedment depth, support brackets, rails, braces, stiffeners and structural members. Walls: Masonry, concrete, precast concrete, gabion or other wall construction, including copings, cappings, movement joints, reinforcement and damp-proof courses where specified. Fencing: Timber, steel, aluminium, mesh, welded mesh, palisade, chain-link, composite or proprietary fencing systems complete with all accessories. Gates: Pedestrian and vehicular gates, gate posts, hinges, latches, locks, drop bolts, closers, stops, automation interfaces and ironmongery where specified. Finishes: Preservative treatment, galvanising, powder coating, painting, staining, anodising or other specified protective finishes. Fixings: Bolts, anchors, screws, clips, straps, brackets, resin anchors and proprietary fixing systems appropriate to the supporting construction. Interfaces: Junctions with buildings, retaining walls, pavements, roads,				
BOQ Info	15/1	To Collection €		NIL

drainage, landscaping and adjoining site features. Levels: Stepped, raked or curved installation to suit site levels and alignment as shown on the Drawings. Drainage: Provision for drainage openings, weep holes and interfaces with surface water drainage where specified. Performance Requirements: Compliance with specified structural loading, wind resistance, impact resistance, durability, corrosion resistance, security and safety requirements. Manufacturer's Recommendations: All proprietary enclosure systems shall be installed in accordance with the manufacturer's current published recommendations. Protection: Protection of completed works against damage and contamination until Practical Completion. Testing and Certification: Adjustment, operation testing of gates, commissioning of automated equipment where applicable, and provision of test certificates and warranties where specified. Making Good: Making good disturbed surfaces, pavements, kerbs, walls, drainage and landscaping arising from the installation of site enclosures. Measurement: Rates shall include all materials, setting out, excavation, concrete foundations (unless separately measured), posts, rails, panels, gates, hardware, fixings, protective finishes, cutting, fitting, making good, waste, labour, plant and all incidental items necessary to provide complete and durable site enclosure works unless otherwise specifically measured. This note shall be read in conjunction with the Drawings, Specification, Preliminaries and the requirements of ARM5. It is intended to ensure that site enclosure items include all ancillary materials, accessories and operations necessary to deliver complete, secure and durable boundary and enclosure works in accordance with the Contract Documents.				
BOQ Info	15/2	To Collection €		NIL

<u>SURFACE PAVINGS, FENCING AND LANDSCAPING</u>				
IN-SITU SURFACE PAVINGS				
<u>Pavings</u>				
A	Bitmac Surface to Existing Driveway: 25-30mm close-graded bitmac surface course (10mm aggregate) on a 50mm dense bitmac binder course (DBM), over a compacted 150mm MOT Type 1 sub-base laid to a 1:40 cross-fall and retained by concrete-bedded edge kerbs. Bitmac layers must be power-rolled while hot to a tight, seamless finish left 3-5mm proud of ironwork, and protected from traffic for 24-48 hours.	m2	234	
<u>Line marking;</u>				
B	width 100 mm	m	58	
<u>Letters and figures</u>				
C	disabled bay	nr	1	
D	walkway hatching	m2	10	
FENCING				
<u>Fencing</u>				
E	Supply and install 1.50m high mesh panel fencing to fully enclose external patio areas, complete with all necessary posts, fixings, and secure access gates in accordance with manufacturer specifications.	m	21	
F	1200mm high galvanised chain-link fencing with 50mm diamond mesh, minimum 2.5mm dia. galvanised steel wire, PVC coated green (RAL 6005). Fence to include galvanised steel line posts at max. 2400mm centres with straining posts at corners and changes in direction, and continuous galvanised steel top rail. Posts to be set minimum 600mm into concrete foundations to Engineer's Specifications and Details. All components to be hot-dip galvanised to IS EN ISO 1461, installed plumb and level, suitable for Irish weather conditions.	m	193	
BOQ Info			To Collection €	NIL

<u>(Cont) SURFACE PAVINGS, FENCING AND LANDSCAPING</u>				
<u>(Cont) FENCING</u>				
<u>Gates</u>				
A	Provide matching double-leaf galvanised swing steel gate, 1200mm high x 4000mm clear opening (unless noted otherwise), with welded steel frame. Gate posts to be heavy-duty galvanised steel set in concrete foundations to Engineer's Specifications and Details. All edges to be smooth with no sharp projections.	nr	1	
B	heavy-duty, polyester powder-coated (PPC) steel gate (1.20m high) with vertical pickets at maximum 150mm centers (no spikes or sharp edges permitted). The gate must be fitted with heavy-duty, fail-safe electronic locks integrated with the main building Fire Alarm System to instantly unlock and release upon alarm activation for emergency vehicle entry. Install the gate with self-opening gravity or spring hinges to physically swing open when unlocked.	nr	1	
C	New side entrance metal gate with access control and electromagnetic door release	nr	1	
BOQ Info		15/4	To Collection €	NIL

A	<u>(40) ROADS PATHS AND PAVINGS</u> The following information shall be deemed to be included within the descriptions of roads, paths and paving items unless otherwise stated in the Bills of Quantities, Specification or Drawings: •Location: Drawings, setting-out drawings, road layouts, levels and cross-sections identifying the location, extent, widths, gradients and construction of all roads, footpaths, paved areas and hardstandings. •Scope of Works: Supply and construction of all carriageways, footpaths, cycleways, paved areas, hardstandings, kerbs, edgings, tactile paving, drainage interfaces and associated ancillary works. •Standards: All materials, workmanship and testing shall comply with the Contract Specification, current Building Regulations, relevant Irish and European Standards, the Transport Infrastructure Ireland (TII) Specification for Road Works where applicable, and the manufacturers' recommendations. •Setting Out: Setting out of alignments, levels, falls, crossfalls and finished surface levels from the Contract Drawings. •Earthworks: Preparation of formation, trimming, proof rolling, treatment of soft spots, capping layers and formation improvement unless separately measured. •Sub-base and Base Courses: Type, grading, compaction and thickness of sub-base, road base, binder course and regulating layers as specified. •Surfacing: Asphalt, macadam, concrete, block paving, flags, natural stone, resin-bound surfacing, permeable paving, gravel or other specified surface finishes, including laying patterns and jointing. •Bedding: Sand, mortar, bituminous or other specified bedding materials, including screeding and preparation. •Kerbs and Edgings: Kerbs, channels, edgings, quadrant kerbs, tactile kerbs, drainage kerbs and associated concrete bedding, haunching and jointing. •Jointing: Mortar, resin, polymeric sand, bituminous sealants, movement joints and expansion joints appropriate to the specified paving system. •Falls and Levels: Formation of specified gradients, crossfalls and falls to
---	---

BOQ Info

16/1

To Collection €

NIL

drainage systems, channels, gullies and linear drainage. •Drainage Interfaces: Coordination with gullies, manholes, inspection chambers, slot drains, channel drains and service covers, including adjustment of cover levels to finished surfaces. •Utility Interfaces: Coordination with underground services, ducts, chambers, utility boxes and access covers, including trimming and making good around penetrations. •Restraints: Edge restraints, concrete haunching, retaining kerbs, steel edging and proprietary restraint systems. •Road Furniture: Bollards, wheel stops, tactile paving, road studs, signage foundations and associated fixtures where specified. •Surface Tolerances: Finished surfaces shall comply with the specified tolerances for level, line, regularity and surface finish. •Performance Requirements: Compliance with specified structural capacity, skid resistance, abrasion resistance, frost resistance, permeability, accessibility and durability requirements. •Protection: Protection of completed surfaces against trafficking, staining and damage until Practical Completion. •Manufacturer's Recommendations: All proprietary paving systems shall be installed in accordance with the manufacturer's current published recommendations. •Testing: Compaction testing, density testing, surface regularity testing, material testing and other quality assurance procedures where specified. •Reinstatement: Making good adjoining surfaces, verges, landscaping and existing roads or footpaths disturbed by the Works. •Measurement: Rates shall include setting out, preparation of formation (unless separately measured), bedding, laying, cutting, jointing, edge restraints, haunching, adjustment around services, making good, protection, waste, labour, plant and all incidental materials necessary to provide complete roads, paths and paving works unless otherwise specifically measured. This note shall be read in conjunction with the Drawings, Specification,				
BOQ Info	16/2	To Collection €		NIL

	Preliminaries and the requirements of ARM5. It is intended to ensure that roads, paths and paving items include all ancillary materials, accessories and operations necessary to deliver complete, durable and fully integrated external hard landscaping works suitable for their intended loading and use.	each			
	<u>EXCAVATION AND EARTHWORK</u>				
	EXCAVATION				
	<u>Excavation</u>				
A	reduce levels; ; maximum depth < 2.00 m	m3	15		
	<u>Extra on excavation items for</u>				
B	breaking up existing concrete	m3	7.50		
C	being next to existing buildings	m2	135		
	<u>Disposal</u>				
D	surface water	item			
E	ground water	item			
F	excavated material; off site	m3	16.50		
	<u>CONCRETE WORK</u>				
	IN-SITU CONCRETE				
	<u>Paths</u>				
G	<= 150mm	m3	11		
H	<= 150mm; sloping > 15 degrees upper surfaces	m3	1		
	<u>Upstands and the like</u>				
J	cross-sectional area <= 0.10m2	m3	1		
	SUNDRIES				
	<u>Designed joints</u>				
K	movement joints]; width; <= 150mm	m	29		
	<u>Surface finishes</u>				
L	brushed	m2	62		
BOQ Info		16/3	To Collection €		NIL

<u>(Cont) CONCRETE WORK</u>				
FORMWORK				
<u>Edges of beds</u>				
A	height/width; <=250mm	m	62	
<u>METALWORK</u>				
NON-STRUCTURAL				
<u>Composite items; handrails</u>				
B	ground-fixed, continuous 50mm stainless steel handrail	m	2	
C	Extra; ramps	nr	1	
D	Extra; posts	nr	2	
BOQ Info		16/4	To Collection €	NIL

(50) SITE SERVICES (MAINLY PIPED AND DUCTED)				
A The following information shall be deemed to be included within the descriptions of site service items unless otherwise stated in the Bills of Quantities, Specification or Drawings: Location: Drawings, service layouts, longitudinal sections and schedules identifying the location, alignment, invert levels and extent of all site services. Scope of Works: Supply, installation, testing and commissioning of all below-ground and above-ground piped and ducted services, including water, foul drainage, surface water drainage, ducting, utility service ducts, land drainage and associated ancillary works. Standards: All materials, workmanship and testing shall comply with the Contract Specification, current Building Regulations, relevant Irish and European Standards, utility authority requirements and the manufacturers' recommendations. Setting Out: Setting out from the contract drawings, verification of levels and coordination with existing services and other site works. Excavation: Excavation to the specified widths, depths and profiles, including temporary support to excavations where required, unless measured separately. Existing Services: Locating, exposing, protecting, supporting, maintaining, diverting, reconnecting or sealing off existing services as required by the Contract Documents. Pipework: Pipe materials, diameters, pressure classes, jointing systems, fittings, bends, tees, reducers, couplings, valves, hydrants and all associated components. Ductwork: Utility ducts, cable ducts, draw pits, draw ropes, marker tapes, duct spacers, bends, couplers, end caps and accessories. Bedding and Surround: Pipe bedding, granular surround, selected backfill, warning tapes, marker mesh and protective concrete surrounds where specified, unless separately measured. Structures: Inspection chambers, manholes, catchpits, gullies, headwalls, valve chambers, meter chambers, thrust blocks,				
BOQ Info	17/1	To Collection €		NIL

anchor blocks and associated concrete works. Connections: Connections to existing services, public mains, treatment systems, soakaways, attenuation systems and other infrastructure, including all fittings and transition pieces. Protection: Concrete protection, duct encasement, pipe sleeves, insulation, corrosion protection and mechanical protection where specified. Supports: Supports, brackets, anchorages and restraint systems for above-ground pipework and ducts where applicable. Crossings: Road crossings, footpath crossings, service crossings and interfaces with existing utilities, including temporary support and reinstatement. Testing: Pressure testing, air testing, water testing, CCTV surveys, leakage testing, flushing, cleaning and disinfection where specified. Commissioning: Commissioning of water services, pumping systems and other mechanical components associated with site services where specified. Identification: Marker posts, warning tapes, pipeline markers, valve identification, chamber numbering and service identification. Reinstatement: Reinstatement of excavations, pavements, roads, kerbs, verges, landscaping and other disturbed surfaces shall be included unless separately measured. Documentation: Provision of test certificates, commissioning records, as-installed drawings, utility approvals and operation and maintenance information where specified. Manufacturer's Recommendations: All proprietary systems shall be installed in accordance with the manufacturer's current published recommendations. Measurement: Rates shall include setting out, excavation (unless separately measured), protection of existing services, pipe laying, duct laying, jointing, fittings, bedding, surrounds, warning tapes, marker posts, testing, commissioning, reinstatement, making good, waste, labour, plant and all incidental items necessary to provide complete and fully operational site services unless				
--	--	--	--	--

BOQ Info

17/2

To Collection €

NIL

	otherwise specifically measured. This note shall be read in conjunction with the Drawings, Specification, Preliminaries and the requirements of ARM5. It is intended to ensure that site service items include all ancillary materials, accessories and operations necessary to deliver complete, tested, commissioned and fully operational piped and ducted external service installations. <u>DRAINAGE</u> DISPOSAL BELOW GROUND <u>Excavating trenches; pipes < 250 mm nominal diameter</u>				
A	average depth 500 mm	m	76		
	<u>Disposal;</u>				
B	ground water	item			
C	surface water	item			
	<u>Beds and surrounds</u>				
D	width 400 mm and thickness 400 mm; pipe diameter 100 mm	m	76		
	<u>Pipes; upvc</u>				
E	nominal diameter 100 mm	m	76		
F					
	<u>Pipe accessories; Armstrong Junctions complete</u>				
G	average depth 500mm	nr	7		
	<u>Proprietary units</u>				
H	drainage channels	m	8		
BOQ Info		17/3	To Collection €	NIL	

COLLECTION Page No. 17/1 Page No. 17/2 Page No. 17/3 (50) SITE SERVICES (MAINLY PIPED AND DUCTED) Carried to Summary				
				NIL
				NIL
				NIL
				NIL
BOQ Info	17/4			

<u>(80) LANDSCAPE, PLAY AREAS</u>				
A The following information shall be deemed to be included within the descriptions of landscape and play area items unless otherwise stated in the Bills of Quantities, Specification or Drawings: Location: Landscape drawings, setting-out drawings, planting plans, schedules and details identifying the location, extent and levels of all landscape and play area works. Scope of Works: Supply, installation, establishment and completion of all hard landscaping, soft landscaping, play equipment, site furniture and associated external works. Standards: All materials, workmanship and installation shall comply with the Contract Specification, current Building Regulations, relevant Irish and European Standards, and the manufacturers' recommendations. Setting Out: Setting out from the contract drawings, verification of levels, gradients and boundaries prior to commencement of the works. Earthworks: Topsoil stripping, cultivation, grading, filling, imported topsoil, soil improvement and final preparation of landscaped areas unless separately measured. Soft Landscaping: Turfing, hydroseeding, grass seeding, wildflower seeding, tree planting, shrub planting, hedging, ground cover planting, mulching, soil conditioners, fertilisers and staking complete with establishment requirements. Plant Material: Species, sizes, root condition, container sizes, nursery standards, plant quality and provenance in accordance with the planting schedule. Hard Landscaping: Paving, kerbs, edgings, gravel, resin-bound surfacing, permeable paving, timber decking, retaining edging, steps, ramps and associated construction. Play Areas: Play equipment, safety surfacing, impact-absorbing surfaces, edging, foundations, anchorage systems, assembly, installation and certification. Safety Surfacing: Wet-pour rubber, bonded mulch, play bark, synthetic grass or other specified impact-absorbing surfacing complete with sub-base and edge restraint. Site Furniture: Benches, picnic tables,				
BOQ Info	18/1	To Collection €		NIL

bins, bicycle stands, bollards, signage, shelters, planters and associated fittings and foundations. Drainage: Coordination with surface water drainage, falls, slot drains, gullies, permeable construction and irrigation systems where specified. Foundations: Excavation, concrete foundations, bedding, anchor blocks, fixings and backfilling for play equipment, furniture and landscape structures unless separately measured. Timber Works: Timber species, treatment, fixings, preservative systems and finishes for fencing, decking, pergolas and other landscape structures. Protection: Protection of existing trees, planting, habitats, retained landscape features and completed works throughout the Contract Period. Irrigation: Irrigation systems, watering points and associated pipework where specified. Maintenance: Watering, mowing, weed control, pruning, replacement planting, litter removal and general maintenance during the Defects Liability or establishment period where specified. Performance Requirements: Compliance with specified accessibility, durability, slip resistance, permeability, impact attenuation, safety and sustainability requirements. Play Equipment Standards: Play equipment and safety surfacing shall comply with the relevant European Standards and shall be supplied complete with installation instructions, certification and maintenance information. Manufacturer's Recommendations: All proprietary systems and products shall be installed in accordance with the manufacturer's current published recommendations. Documentation: Provision of operation and maintenance manuals, warranties, inspection records, play equipment certificates, as-installed drawings and establishment schedules where specified. Measurement: Rates shall include setting out, excavation (unless separately measured), foundations, topsoil preparation, planting, turfing, surfacing, fixings, supports, watering, protection, establishment, testing, certification,				
BOQ Info	18/2	To Collection €	NIL	

making good, waste, labour, plant and all incidental items necessary to provide complete landscape and play area works unless otherwise specifically measured. This note shall be read in conjunction with the Drawings, Specification, Preliminaries and the requirements of ARM5. It is intended to ensure that landscape and play area items include all ancillary materials, accessories and operations necessary to deliver complete, safe, durable and fully established external works ready for occupation and use.

GRASSING AND PLANTING

A Artificial grass: PST Lawns TRU Grass 30mm
Artificial Grass 30mm.

m2

76

BOQ Info

18/3

To Collection €

NIL

SUMMARY	Page No.	
(06-08) PRELIMINARIES	1/89	NIL
(10) DEMOLITION AND ALTERATIONS	2/8	6,100.00
(22) INTERNAL WALLS PARTITIONS	3/4	NIL
(27) ROOFS	4/3	NIL
(31) EXTERNAL WALLS: COMPLETIONS WITHIN OPENINGS	5/5	NIL
(32) INTERNAL WALLS, PARTITIONS; COMPLETIONS WITHIN OPENINGS	6/4	NIL
(37) ROOF COMPLETIONS	7/4	NIL
(41) WALL FINISHES GENERALLY	8/3	NIL
(42) WALL FINISHES INTERNALLY	9/4	NIL
(43) FLOOR FINISHES	10/4	NIL
(45) CEILING FINISHES	11/4	NIL
(59) MECHANICAL INSTALLATIONS	12/5	500.00
(69) ELECTRICAL INSTALLATIONS	13/6	NIL
(79) FITTINGS AND FURNITURE	14/5	500.00
(30) SITE ENCLOSURES	15/5	NIL
(40) ROADS PATHS AND PAVINGS	16/5	NIL
(50) SITE SERVICES (MAINLY PIPED AND DUCTED)	17/4	NIL
(80) LANDSCAPE, PLAY AREAS	18/4	NIL
BOQ Info	Summary I	

SUMMARY TOTAL AMOUNT TO FORM OF TENDER Note: This Bill of Quantities contains pages numbered 1/1 to 18/4.The Sub-Contractor should ensure that...		Page No.		7,100.00
BOQ Info				
Summary II				

GRAND SUMMARY

€

C

TOTAL BROUGHT FORWARD FROM ELEMENTAL SUMMARY Total, excluding (a) Bond & (b) Provision of Project Supervisor Construction Stage.	B/F		
A. The Contractor shall obtain from an approved Company or Society registered within the state a Guarantee Bond for the due and proper completion of the Contract and shall pay all premiums and fees required for same. The amount of the Guarantee Bond shall cover a sum equal to 25% of the estimated total value of the work up to Substantial Completion and 12.5% for 450 days after. This Guarantee Bond must be completed within TEN days of notice being given by the Employer's Representative that a Bond is required. No work may be commenced before the Bond is completed. If a delay in completing the Bond results in a delay in the signing of the Contract, the time for completion will not be extended as a result of such delay. The expiry date of the Bond is a minimum of eighteen months after the date of the issue of the Certificate of Substantial Completion. If a Bond is not required the amount included in the tender for this item will be deducted to determine the Contract Sum. It is essential that the amount included for the Bond be shown separately.			
Sub total B. The Contractor shall include for being appointed by the client under a collateral agreement to the main contract as Project Supervisor for the Construction Stage. Include for all costs associated with the provision of such services to fulfill the function and perform on behalf of the Employer the duties of the PSCS as set out in the Safety Health and Welfare at Work (Construction) Regulations 2006, including any insurance costs.	€		
TOTAL FORWARD TO TENDER & SCHEDULE	€		