



PROPOSED ENABLING WORKS NR. 2

at

**SACRED HEART SECONDARY SCHOOL
CONVENT ROAD, CLONAKILTY
CO. CORK**

for

CEIST (CATHOLIC EDUCATION | AN IRISH SCHOOLS TRUST)

**VOLUME C
PRICING DOCUMENT**



CEIST
Catholic Education
An Irish Schools Trust 

*Nolan Construction Consultants
Chartered Quantity Surveyors
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Canada Street, Waterford, X91 PP2R
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1. GENERAL SUMMARY



GENERAL SUMMARY

	<u>AMOUNTS FROM SUMMARY PAGES FOR:</u>	UNIT COST €	QTY	€
	Amounts Carried forward from BOQ Summary Pages for:			
	<u>2.1 PRELIMINARIES AND INSURANCES</u>			
A	Total from Summary Page			€
	<u>2.2 BUILDINGS</u>			
B	Phase 1A - Building 2A Roof & Attic Work			€
C	Phase 1B - Building 1, 2 & 3			€
D	Phase 2 - Building 4 (Summer Works)			€
	Sub-Total			
	<u>2.3 BOND</u>			
E	Provide for entering into a bond with an approved insurance company which will become bound jointly and severally with the Contractor in a sum equal to 12.5% of the Contract Sum; paying all premiums and expenses; complying with all conditions of the bond and lodging all documents, policies etc. with the Employers Representative			
	NOTES: (Please refer to the Architect's Phasing Drawings for detailed phasing information. All prices in the Pricing Document should incorporate the phasing accordingly.)			
AMOUNT OF TENDER (EXCLUDING VAT) FORWARD TO FORM OF TENDER				



2.1 PRELIMINARIES & INSURANCES



Description		Qty	Unit	Rate	€	c
<u>(06) PRELIMINARIES</u>						
PROJECT PARTICULAR						
<u>Project Particulars</u>						
A	the Enabling Works comprise the Conservation and Repair of Building 1 to 4 at Sacred Heart Secondary School Clonakilty, Co. Cork to prevent further weather deterioration and timber decay treatment	1	Item			
<u>Location of the Works</u>						
B	allow for carrying out the works at the location identified on the Architects Phasing Strategy Drawing No. 001	1	Item			
<u>Names and Addresses of the Employer and Consultants</u>						
Employer / Contracting Authority:						
CEIST (Catholic Education An Irish School's Trust), Summit House, Embassy Office Park, Kill, Naas Co. Kildare						
Employers Representative (ER), Architect and Assigned Certifier:						
KOBW Architects, 2 Empress Place, Summer Hill, Cork						
Civil & Structural Engineer:						
DBFL Consulting Engineers, 14 South Mall, Cork						
Services Consultant:						
Delap & Waller, 1st Floor, Bloomfield House, Bloomfield Avenue, Dublin 8						
Quantity Surveyor:						
Nolan Construction Consultants, 9 Wallace House, Canada Street, Waterford						
PSDP:						
Turner & Townsend, City Quarter, Lapps Quay, Cork						
Fire Safety, Disability Access:						
BD LAB, Suite 103, NSC Campus, Loughmahon, Mahon, Cork						
Conversation Architect:						
Design Forum, 3 Ardeevin, St Luke's, Cork						
Woodrot Consultant:						
PJ Barrett Ltd. Damp & Timber Decay Specialist Conservation Guidance						
Wildlife Licensing Unit						
National Parks and Wildlife Service, Department of Housing, Local Government and Heritage, 90 King Street North, Smithfield, Dublin 7						
National Parks and Wildlife Service, Glengarriff Nature Reserve, Glengarriff, Co Cork						
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Description		Qty	Unit	Rate	€	c
<u>Boundaries of Site</u>						
A	allow for working within the boundary line indicted on the Architects Phasing Strategy Drawing No. 001; the Contractor shall confine his operations to the areas marked and include all signage as indicated on this drawing	1	Item			
<u>Access to the Site</u>						
B	the contractor is only permitted access to the Site via the Access Route as shown on Architects Drawing No. 001; This designated access route shall be used at all times by all Contractors employees, sub-contractors, suppliers etc. The Contractor must provide all necessary safety provisions along this access route for both the Contractors and Employers pedestrian and vehicular traffic; include all making good work to areas disturbed necessary for the Contractor sufficient needs to provide safe access and facilities for access to the site; Include for all costs associated complying fully with this requirement	1	Item			
C	Contractor shall allow for all costs associated with providing and facilitating continued and safe access to all surrounding buildings affected by the works for the Employer and their agents during the construction period	1	Item			
<u>Position of the Works</u>						
D	allow for all costs in connection with the setting out and positioning of the buildings and associated works as shown on the Phasing Strategy Plan	1	Item			
<u>Order of Work</u>						
E	liaising with ER / PSDP and Employer on an ongoing basis to agree, implement and maintain a safe environment for all	1	Item			
F	The contractor will be required to maintain access to all adjacent buildings, work areas and properties on the School grounds and shall be required to liaise with the Employer and their agents during the works.	1	Item			
<u>Services on and over the Site</u>						
G	the contractor shall make himself aware of the presence and location of existing under ground services and over ground services; he shall allow all costs associated with contacting and arranging with the network service provider to identify all services locations on or about the site; he shall make all reasonable effort to establish and mark out these routes for the general safety of all operatives on the site, he shall allow for maintaining the established route lines and markings for the necessary duration of the works as required; he shall take all necessary steps to avoid interference or damage to these services during the execution of the works; he will be deemed to have included here or make the necessary allowance in his rates for working in and around and maintaining live these services	1	Item			
To Collection €						



	Description	Qty	Unit	Rate	€	c
	<u>Adjacent buildings and convenience of occupants</u>					
A	allow for consulting the convenience of anybody who may be affected by the Works with regard to suitable times for carrying out works, making deliveries, etc. and include all necessary costs associated in complying with this requirement	1	Item			
	<u>Arrangement for visiting the Site</u>					
B	the Contractor is recommended to visit the site prior to submission of his tender and to ascertain himself all necessary information affecting his tender particularly as regards location, access, ground formation and conditions, local conditions, the extent of existing buildings and services and the risk of damage thereto, the conditions under which the works will require to be carried out, regulations, sources of labour and material supply etc; he must take all these matters into account when tendering and no charge will be allowed in consequence of his failure to do this for the proper execution of the Contract; he/ she is to make any appointment to visit the site by arrangement with Architect	1	Item			
	<u>Drawings</u>					
C	the contractors attention is drawn to note that the drawings from which this Bill of Quantities has been prepared have been provided in the tender pack; any drawing may be inspected by appointment at the offices of the Architect	1	Item			
	<u>Bill of Quantities: Method of Measurement</u>					
D	the BoQ has been prepared in accordance with the Agreed Rules of Measurement 4 (including Supplement 2), as agreed between the Construction Industry Federation and The Society of Chartered Surveyors; notwithstanding the provision of A.R.M., the drawings from which each element is measured are not listed separately with each element measured	1	Item			
E	in the measured work all items unless otherwise specifically mentioned, are the nett measurement of the items described when finished in the works; in pricing the Contractor must make such allowances as he thinks fit to cover the necessary waste, laps etc.	1	Item			
F	the measured work shall not be used for ordering materials; the Contractor is required to take his own measurements on Site and from the drawings for the quantities required for the ordering of materials	1	Item			
	<u>Bill of Quantities: Pricing</u>					
G	the contractor at the time of tendering, must furnish the Bill of Quantities fully priced in ink in the currency of the European Monetary Union - the Euro (EUR)	1	Item			
H	unpriced items shall be deemed to be included in priced items in the Bill of Quantities	1	Item			
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	Description	Qty	Unit	Rate	€	c
A	lump sum adjustment - if the Contractor makes a lump sum adjustment in the summary of his tenders, this adjustment will be dealt with strictly in accordance with the Instructions to Tenderers issued with these documents <u>Bill of Quantities: Quantities</u>	1	Item			
B	quantities are rounded to the nearest whole unit except where this procedure would cause an entire item to be eliminated; in this instance such an item is given as a whole unit where the unit of billing is the metre and as one hundredth of a unit where the unit is a tonne <u>Bill of Quantities: not a "Design Document"</u>	1	Item			
C	this document is not a "Design Document" within the meaning and intent of the current Safety, Health and Welfare at Work (Construction) Regulations and does not purport to instruct the Contractor as to the manner and methods to be employed in the construction of this project; this information is to be ascertained from Design Drawings and Specification <u>Dimensions</u>	1	Item			
D	figured dimensions are to be followed in preference to dimensions scaled from the drawings (if any discrepancies are apparent clarification from the ER is required); whenever possible dimensions are to be taken on the site or from the building; before any work is commenced by Sub-Contractors or specialist firms, dimensions must be checked on the site and / or building and agreed with the Contractor, irrespective of the comparable dimensions shown on the Drawings; the Contractor will be responsible for the accuracy of all dimensions <u>General Conditions</u> Pension Schemes	1	Item			
E	it will be a condition for the award of this Contract that the tenderer shall be a fully paid up member of the CIF Pension / Sick Pay Scheme and all payments made in respect of employees must be available for inspection at all times Tax Clearance Certificates	1	Item			
F	it will be a condition for the award of this Contract that the lowest acceptable tenderer must be able to produce promptly on request a tax clearance certificate (in the case of a non-resident a statement from the Revenue Commissioners will be required) and an ERCT notice of determination	1	Item			
To Collection €						



Description		Qty	Unit	Rate	€	c
Expense and Acceptance of Tender						
A	the Employer does not bind himself to accept the lowest or any tender and no Contractor will be remunerated for any trouble or expense incurred in preparing his tender; acceptance of a tender is subject to the sanction of the Employer	1	Item			
Certificate of Standard and Workmanship						
allow for complying with the requirements as follows:						
B	all materials and goods are to be the best quality and if applicable they must comply with the latest European Standard (EN), Irish Standard (IS), British Standard (BS), German Standard (DIN) or Code of Practice (CP); where possible Irish materials must be used	1	Item			
C	all works, materials and workmanship required under this Contract shall be in compliance with the requirements of the Specifications and the Standards referred to therein	1	Item			
D	products / materials shall either be certified as complying with the latest relevant Irish Standard Specifications and shall bear the Irish Standard mark or shall be certified to a national standard of another member state of the European Union which provides an equivalent guarantee of safety and suitability - certification to be by the National Standard Authority of Ireland	1	Item			
E	workmanship shall comply with the latest Irish or British Codes of Practice for the work involved	1	Item			
Proprietary Names, Manufacturer Names and Type						
F	in any case where trade names, manufacturers reference type or marks are used in the tender documents they are deemed in every case (whether specifically mentioned or not) to be accompanied by the words "or equivalent"	1	Item			
G	the term "or equivalent" shall mean that any alternative item proposed is at least equal in performance, quality and workmanship to the specified item. If the Contractor proposes to use an alternative item, the ER must give his approval to this item and if the ERs approval is not obtained, the Contractor must supply the item originally specified	1	Item			
Site Safety						
H	the Contractor shall comply in all aspects with the current Safety, Health and Welfare at Work (Construction) Regulations; the contractor shall provide for all costs as a subsequence of complying with the Safety, Health and Welfare at Work (Construction) Regulations and Acts current at the date of tender	1	Item			
the Contractor shall provide, prior to commencement of the Works (and any costs associated therewith) as follows:						
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	Description	Qty	Unit	Rate	€	c
A	a copy of Form of Notice (Form AF2) to be served on the Health & Safety Authority	1	Item			
B	company Safety Statement	1	Item			
C	names of Contractor's staff responsible for site safety, health and welfare and for first aid	1	Item			
D	site layout plan showing facilities (offices, canteen, drying room, toilets, washroom), material storage, temporary parking, crane positions, security fencing (including type), etc.	1	Item			
E	the Contractor shall include for enforcing and ensuring that all sub-contractors and suppliers comply with the Regulations and the requirements of the Project Supervisor (Construction Stage)	1	Item			
F	the contractor is to include in his tender for complying with all restrictions and obligations imposed upon him in the Preliminary Health and Safety Plan prepared by the Project Supervisor (Design Stage) and issued as part of the Tender Documentation	1	Item			
	Use or Disposal of any material found on site					
G	no sand, ballast, gravel, coal or other useful material which may be found in the Works shall be removed from the site, nor shall it become the property of the Contractor, nor be used in the Works except upon the express instructions of the ER, in which case the quantity used, if any, shall be measured and valued by the Quantity Surveyor, and such value deducted from the Contract Sum	1	Item			
H	All waste materials that will be required to be transported offsite for disposal or recovery must be undertaken in compliance with all Waste Management Regulations. Transportation of waste will be by appropriately licensed and approved hauliers. All waste materials will be disposed of at appropriately permitted or licensed waste facilities. The Contractor will be responsible for ensuring that all necessary documentation requirements are fulfilled prior to transfer of material offsite (i.e. C1 and Trans-Frontier Shipment). Chain of custody documentation will also be required (e.g. gate tickets) to document the acceptance of the waste material at the nominated permitted or licensed facility. Records of waste transport and disposal will be required to be maintained by the Contractor to the satisfaction of employer	1	Item			
To Collection €						



	Description	Qty	Unit	Rate	€	c
A	(A) Employers Representative and Communications	1	Item			
B	(B) Documents	1	Item			
C	Works Requirements - As scheduled and included in Volume A including the drawings referenced therein. Volume A shall be deemed to include all architectural, civil, structural, mechanical and electrical specifications, schedules and drawings prepared by the Design Team, whether provided with the tender documents or referred to therein.	1	Item			
D	Pricing Document - A Bill of Quantities measured in accordance with the: Agreed Rules of Measurement 4 as included in Volume C.	1	Item			
E	(C) Project Supervisor - The Contractor is to be appointed project supervisor for the construction stage for the Works	1	Item			
F	(D) Insurance	1	Item			
G	Minimum indemnity limit for Public liability insurance: €6,500,000 for any one event.	1	Item			
H	Minimum indemnity limit for Employers liability insurance: €13,000,000 for any one event.	1	Item			
J	Maximum excess for Insurance of Works and other Risk Items: €10,000.	1	Item			
K	Maximum excess for Public liability and Employers liability: €10,000.	1	Item			
L	(E) Performance Bond - A performance bond is not required.	1	Item			
M	(F i) Collateral Warranties ARE NOT required for a number of Specialist domestic subcontractors	1	Item			
N	(F ii) Ancillary Certificates ARE required for a number of categories of Contractor's Personnel	1	Item			
P	(F iii) Named Specialists ARE NOT required.	1	Item			
Q	(G) Dates for Substantial Completion, Sections, Liquidated damages, Retention	1	Item			
R	Date for Substantial Completion:	1	Item			
	12 nr. weeks (from 'Contract Date' to 'Date for Substantial Completion' of entire Contract)	1				
S	Rate of liquidated damages:		Item			
	As stated in the Form of Tender Schedule Part 1G					
T	(H) Early Completion	1	Item			
U	(I) Defects Period	1	Item			
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	Description	Qty	Unit	Rate	€	c
A	(J) Random Checks for Employment Records	1	Item			
B	(K) Delay Events, Compensation Events, Programme Contingency, Delay Costs, Adjustments etc. (Sub-clauses 9.3, 9.4, 10.1, 10.6, 10.7)	1	Item			
	Event Item Nr. 1 - Delay Event/Yes, Compensation Event/Yes					
	Event Item Nr. 2 - Delay Event/Yes, Compensation Event/Yes					
	Event Item Nr. 3 - Delay Event/Yes, Compensation Event/Yes					
	Event Item Nr. 4 - Delay Event/Yes, Compensation Event/Yes					
	Event Item Nr. 5 - Delay Event/Yes, Compensation Event/Yes					
	Event Item Nr. 6 - Delay Event/Yes, Compensation Event/Yes					
	Event Item Nr. 7 - Delay Event/Yes, Compensation Event/Yes					
	Event Item Nr. 8 - Delay Event/Yes, Compensation Event/Yes					
	Event Item Nr. 9 - Delay Event/Yes, Compensation Event/Yes					
	Event Item Nr. 10 - Delay Event/Yes, Compensation Event/Yes					
	Event Item Nr. 11 - Delay Event/Yes, Compensation Event/Yes					
	Event Item Nr. 12 - Delay Event/Yes, Compensation Event/No					
	Event Item Nr. 13 - Delay Event/Yes, Compensation Event/No					
	Event Item Nr. 14 - Delay Event/Yes, Compensation Event/No					
	Event Item Nr. 15 - Delay Event/Yes, Compensation Event/No					
	Event Item Nr. 16 - Delay Event/Yes, Compensation Event/Yes					
	Event Item Nr. 17 - Delay Event/No, Compensation Event/Yes					
	Event Item Nr. 18 - Delay Event/Yes, Compensation Event/Yes					
	Event Item Nr. 19 - Delay Event/Yes, Compensation Event/Yes					
	Event Item Nr. 20 - Delay Event/Yes, Compensation Event/Yes					
	Event Item Nr. 21 - Delay Event/Yes, Compensation Event/Yes					
C	(L) Payment Particulars	1	Item			
D	(M) Cap on Liability	1	Item			
E	(N) Conciliation, Adjudication and Arbitration	1	Item			
F	(O) Rights in Contractors' Documents	1	Item			
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	Description	Qty	Unit	Rate	€	c
A	(P) Material Categories (Table 1B "All Materials Category only" applies) Substantial Completion Dates					
B	As noted in the Form of Tender and Schedule contained within Volume B of these Documents	1	Item			
C	this date is subject to the Contractor's Health and Safety Project Supervisor (Construction Stage) deeming that the programme is a safe period <u>Clarification of Clauses</u> Agreement Under Seal	1	Item			
D	the Contractor shall, when called upon to do so, execute PW-CF5 Agreement A2 under seal Materials and Workmanship	1	Item			
E	where National Standards to which equipment or materials must comply are cited, goods meeting other authoritative standards which ensure an equal or higher quality than the standards mentioned may also be accepted	1	Item			
F	where reference is made in the Tender Documents to specific brand names, catalogue numbers or type of equipment or a specific manufacturer, offer of alternative equipment, articles or materials which have similar characteristics and provide equal performance and quality to those specified may also be considered; any substitutions which the Contractor proposes to make in this respect must be approved by the Employers Representative in writing before incorporation into the work Unfixed Materials	1	Item			
G	all materials shall be carefully stacked and kept neatly and tidily in a position to be pointed out to the Contractor; all sheds shall be placed in positions agreed with the Employers Representative	1	Item			
H	the contractor shall disclose to the Employers Representative, at the time of each valuation, which of the unfixed materials and goods on site are vested in the employer Sub-Letting	1	Item			
J	the Contractor must not assign or sub-let any part of the work to others without the written consent of the Employers Representative; this rule is to be strictly observed on this Contract	1	Item			
K	consent must be applied for, in writing, with full particulars, to allow adequate time for enquires to be made, and to complete preparations, depending on the decisions of the Employers Representative, before construction works start	1	Item			
To Collection €						



Description		Qty	Unit	Rate	€	c
Value Added Tax						
A	The Contractor must comply and adhere strictly with the Value Added Tax requirements as stipulated within Volume A - Works Requirements.	1	Item			
B	The Contractor must submit their tender exclusive of VAT.	1	Item			
Variations and Change Orders						
C	all change orders and variations orders shall be issued by the Employers Representative only; no payment will be made to the Contractor in respect of work for which an instruction is issued by any person other than the Employers Representative	1	Item			
OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE EMPLOYER						
<u>Items for convenience of pricing</u>						
Access to and possession or use of the site						
D	the site must not be used for any purpose other than carrying out the works	1	Item			
E	provide for cleaning up and making good any damaged areas to the all roads, paths, boundaries etc. on the access to the site and all hard surfaced areas under public / employer use on a daily basis	1	Item			
F	provide for reinstating all roads, paths, hard surfaces and soft surfaces damaged along access routes	1	Item			
G	provide for performing the work in such a manner as to cause the minimum interference with the occupants and normal routine of adjoining occupiers during the execution of the work	1	Item			
H	provide for performing the work in such a manner as to cause the minimum interference with existing residents during the execution of the work	1	Item			
Limitations of working space						
J	provide for complying with the limitations of site area and working space described previously and indicated on Site Layout Plans	1	Item			
Limitations of working hours						
K	subject to any provision to the contrary contained in the contract, none of the works should be carried out prior to 08.00 each day, after 19.00 each evening, during the night or at the weekend (including bank holidays) without permission of the Architect save when work is unavoidable or absolutely necessary for the saving of life or property or for the works in which case the contractor shall immediately advise the Architect	1	Item			



	Description	Qty	Unit	Rate	€	c
A	any limitations imposed by the Local Authority or Garda Síochána must be adhered to in full Maintenance of existing live services	1	Item			
B	provide for protecting and maintaining all services on or over the site from damage caused by the day to day operations on site and for protecting all personnel on site from injury or death by taking due account of Health and Safety requirements Contract Site	1	Item			
C	The Contractor must comply and adhere strictly with the 'Contract Site' requirements as stipulated within Volume A - Works Requirements. Limitations on the operation of plant with respect to adjoining property	1	Item			
D	provide for maintaining and making good damage, if any, to roads, paths services and other property, public or private, caused by or attributable in any way to the execution of the works and for indemnifying the Employer against loss, damage, claim or proceedings by any Local Authority, statutory undertaking, or others	1	Item			
E	ensure that all necessary measures be taken to prevent the spillage or deposit of clay, rubble or other building debris on the adjoining roads during the course of the works; allow for washing down all plant, trucks, machinery etc. prior to exiting the confines of the site to ensure no dust, excavated material, construction materials etc. are deposited on the public roadways outside the site. allow for wheel washing equipment at the site access entrance for all vehicles entering and exiting the site, including the safe removal, storage and disposal of sludge; The Contractor should allow for cleaning, sweeping and washing down the roadway as necessary and as required	1	Item			
F	provide for taking all precautions necessary to prevent nuisance from noise, smoke, rubbish, water or any other cause Programme of the works	1	Item			
G	when requested by the ER, the successful contractor shall prepare and provide within 7 working days, a detailed programme of work from start on site to substantial completion in bar chart format. The programme shall include for the all Sub-contractors and should contain details of the resources need for each phase of the programme. It shall also take account of all holiday requirements and for time lost due to inclement weather (the programme shall indicate the extent of inclement weather allowed). Should the Contractor fail to provide details of their allowance for inclement weather, then any claims for extension of time caused by exceptionally inclement weather will be decided by reference to the records of the Meteorological Office for that particular area and at that time of year. This programme will be frequently reviewed during the course of the Contract and the Contractor must keep it fully up to date at all times. The Contractor shall provide for issuing one copy of the programme and all revisions thereto to each firm of the Design Team	1	Item			
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	Description	Qty	Unit	Rate	€	c
A	provide and update when necessary the construction programme in bar chart format Provision of Project Supervisor for the Construction Stage services, by the Contractor under the Safety, Health & Welfare at Work (Construction) Regulations.	1	Item			
B	include for being appointed by the Client, under a collateral agreement to the main contract, as Project Supervisor for the Construction Stage in respect of the project, pursuant to the Regulations; the contractor shall include all costs for the provision of the services of a Project Supervisor for the Construction Stage, pursuant to the 2013 SHW Regulations	1	Item			
C	include for procuring and ensuring that the insurance cover required to be obtained and maintained by the contractor, pursuant to Clause 3 of the main contract, shall provide indemnity in respect of any claim for bodily injury or property damage which the contractor may incur by reason of the performance of the functions and duties of the Project Supervisor for the Construction Stage of the project	1	Item			
D	include for providing and co-ordinating all necessary information, in writing, as requested by the Project Supervisor for the Design Stage to enable the preparation and completion of the Safety File referred to in Regulation 13	1	Item			
E	include for providing assistance to the appropriate member of the design team (and to relevant nominated sub-contractors) in preparing the latest issue of construction drawings for inclusion in the Safety File Safety Statement	1	Item			
F	provide for the production of an up to date Safety Statement satisfying the requirements of current legislation Safety Method Statement	1	Item			
G	provide and maintain a detailed Safety Method Statement for the works satisfying all current statutory requirements and legislation Demolitions	1	Item			
H	Demolition work shall be undertaken by an experienced specialist only and shall conform with the requirements of the European Standards - noise and vibration control on construction and open sites. All demolition work and temporary works shall comply with the relevant specifications prepared by the Engineers	1	Item			
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	Description	Qty	Unit	Rate	€	c
A	The contractor must comply with all regulations concerning the prevention of pollution arising from noise, vibration, water, smoke, dust, accumulation of rubbish and all other causes. Any statutory considerations or limitations which are more onerous than those laid out in this specification and within the tender documents shall take precedence.	1	Item			
B	Noise on site shall comply with Safety, Health and Welfare at work (construction) Regulations 2006 to 2012, Safety, Health and Welfare at Work Act 2005, BS 6187:2011 - Code of Practice for full and partial demolition, BS 5228:2009 Parts 1 & 2 - Noise and vibration control on construction and open sites, Environmental Protection Agency Act 1992 Sections 106-108, including all Local Authority specific requirements for this specific site.	1	Item			
C	Noise levels from the proposed development shall not be so load, so continuous, so repeated, of such duration or pitch or occurring at such times as to give reasonable cause for annoyance to a person in any premises in the neighbourhood or to a person lawfully using any public place. In particular, the rated noise levels from the proposed development shall not constitute reasonable grounds for complaint as provided for in B.S. 4142 0 Method for rating noise affecting residential and industrial areas.	1	Item			
D	The contractor shall submit a method statement in accordance with the above for the control of noise and obtain the necessary construction noise limits and approvals from the Local Authority prior to commencing work on site.	1	Item			
	Dust Control					
E	The construction techniques used on site shall minimise the release of dust into the atmosphere and shall comply with Safety, Health and Welfare at work (construction) Regulations 2006 to 2012, Safety, Health and Welfare at Work Act 2005, BS 6187:2011 - Code of Practice for full and partial demolition, Air Pollution Act 1987, including all Local Authority specific requirements for this specific site. Dust generated during the works should be kept damp until it is removed from the site or can be otherwise contained. Water spraying must not cause nuisance to adjoining owners. In all cases the contractor must comply with the requirements of the Local Authority Water, Waste and Environment Department.	1	Item			
	Vibration Monitoring					
F	The construction techniques used on site shall minimise vibration during on site activities. Guidance on acceptable vibration is contained within BS 5228:2009 Parts 1 & 2 - Noise and vibration control on construction and open sites.	1	Item			
G	The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development	1	Item			
To Collection €						



Description		Qty	Unit	Rate	€	c
Responsibility for performing overall co-ordination process in respect of Building Services						
A	The Contractor shall have responsibility for performing the overall co-ordination process in respect to all building services with each other and with the building elements. The contractor shall assign to this task staff with proven knowledge and experience of building services to ensure that the service co-ordination activities are successfully completed. The responsibilities of the staff so assigned shall include but are not limited to the realistic programming of all building services works and activities and the incorporating of this programme into the main contract programme, the timely and adequate provision of services related samples, patterns, mock ups and setting out details of design team comments, the interpretation of all	1	item			
Co-ordination of underground services						
B	The contractor shall include for co-ordinating the installation of underground services to serve the proposed development on site taking into account the existing underground services and those to be installed as part of the proposed works.	1	Item			
C	The contractor shall initially liaise with all utility providers (or those responsible for services) to establish what records are available for existing services on site. The contractor shall survey the site using Ground Penetrating Radar or other means to establish the exact location and route of all existing services. The location of these services shall be accurately recorded for information purposes.	1	Item			
D	Based on the survey of the existing underground services on site the contractor shall provide a co-ordination drawing for the installation of all new underground services having regard for the location of existing services for the approval of the design team building services and civil/structural engineers	1	Item			
E	The co-ordination of existing and proposed underground services shall be agreed by both the building services and civil/structural engineers prior to commencement of these works on site.	1	Item			
Plant, tools and vehicles						
F	allow and include all costs in respect of bringing to site, erecting and removing on completion all plant, tools, vehicles, moulds, profiles and other apparatus for the use of domestic trades for the proper execution of the works, include for ensuring all test and certificates in respect of the plant or equipment are issued and held on site by the necessary Contractors agent.	1	Item			
G	allow and include all costs in respect of maintaining on site for the duration of the works all plant, tools, vehicles, moulds, profiles and other apparatus for the use of domestic trades for the proper execution of the works, include for ensuring all test and certificates in respect of the plant or equipment are issued and held on site by the necessary Contractors agent.	1	Item			
				To Collection €		



	Description	Qty	Unit	Rate	€	c
	Site administration and security					
A	provide for all on and off site management	1	Item			
B	the Contractor, or a responsible official from his organisation shall attend progress meetings which will be held at agreed intervals; the Contractor or his agent shall inform all suppliers, sub-contractors as are necessary that their attendance at progress meetings shall be required	1	Item			
C	provide all watching, protective lighting, barriers, fencing and everything else necessary to safeguard the works (including materials and plant) against damage and theft	1	Item			
D	In the event of any of the Contractor's Personnel being excluded from the site during the course of the Contract the provisions of Clause 14 of the Conditions of Contract shall apply. Notwithstanding the fact that the work is to be carried out in a security aware area, the Contractor will have sole responsibility for protecting plant, materials, equipment and work executed against damage and theft.	1	Item			
	Existing Levels					
E	the Contractor shall signify in writing his agreement to the correctness of the existing ground levels, as indicated on the drawings, before commencement of the works and before the existing ground levels are disturbed	1	Item			
F	if the Contractor is of the opinion that the existing ground levels vary from those shown on the drawings he shall immediately seek instructions and clarification from the ER; failure by the Contractor to comply with this requirement will be taken to indicate there is no divergence between the existing levels and those shown on the drawings; unilaterally prepared records will not be accepted after the completion of excavation works concerned	1	Item			
	Transport for work people					
G	provide all necessary transport to and from site	1	Item			
	Protecting the works from inclement weather					
H	provide for covering and protecting the works and materials as necessary against inclement weather and for making good any damage occasioned thereby	1	Item			
	Materials					
J	provide a secure materials lock up and secure compound area within the curtilage of the site. This compound is to be adequately protected from trespass, unauthorised entry, damage and theft. Provide necessary watching and lighting for the security, access and movement within the compound area.	1	Item			
To Collection €						



	Description	Qty	Unit	Rate	€	c
A	materials are to be stored in a tidy manner. Separate different materials and protect them from dirt, physical damage, reaction with other materials, marking, staining, micro-organisms, mildew, fungus, vermin etc. Do not store materials in ways which may cause damage to the Works or to the materials or endanger the safety of people or property.	1	Item			
B	provide all necessary equipment and protection to enable the handling and storage of materials in accordance with the manufacturers' recommendations. Do not use materials which have been stored for a period in excess of the manufacturers' recommended shelf life.	1	Item			
	Temporary works					
C	the contractor shall have sole responsibility for the design and installation of all temporary works	1	Item			
D	contractor to include for all necessary bracing, propping and temporary works; issuing of all necessary design certificates and method statements; temporary works design and certificate to be provided by a Consultant Chartered Engineer engaged by Contractor and approved by Project Engineer prior to execution; engaged Consultant Engineer must have minimum PI insurance cover of €1.5m and a maximum excess of €45,000 or 1.5 % of gross fee turnover whichever is greater	1	Item			
E	the Contractor is to issue design certificates for temporary propping works prior to construction works commencing on site. Method statements are to be prepared by a Chartered Engineer with Professional Indemnity Insurance and appropriate experience.	1	Item			
F	maintain, adapt, remove and make good after removal temporary works and temporary services	1	Item			
	Water for the works					
G	provide clean fresh water for use on the works, pay all fees and charges in connection therewith, provide all necessary plumbing, storage and connections required, maintain during the progress of the works and make good on completion	1	Item			
	Lighting and power for the works					
H	provide all necessary temporary lighting and electric power required for the works and pay all fees and charges in connection therewith	1	Item			
	Temporary utilities (water, electricity, gas, telecommunications, etc.)					
J	the Contractor to pay all costs (connection fees, connections, standing charges, bills, disconnection, reinstatement) and comply with all requirements.	1	Item			
To Collection €						



Description		Qty	Unit	Rate	€	c
Temporary roads, hard standings, crossings, etc.						
A	provide and maintain temporary roads, hard standings and crossings, complete with adequate temporary drainage, on and adjacent to the site as necessary for the execution of the works and reinstate areas disturbed on completion to the satisfaction of the Engineer	1	Item			
Contractors Compound						
B	provide Contractors Compound(s) and parking areas (as per Architects Drawing No. AE-1001) including all necessary traffic management / diversion methodologies for both the Employers & Contractors personnel, fencing to secure the area(s) and all associated protection of the public; include for all necessary soil stabilisation, hardcore, etc; make good on completion; to be located as indicated on the Architects Existing Site Layout Drawing	1	Item			
C	The Contractor shall confine his operations and site occupation to the area within the hoarding except when necessary to carry out work forming part of the Works Requirements. Where it is necessary to open carry out other work outside the hoarding line, the location of the work and its associated dangers shall be clearly identified. If it necessary to leave excavations or incomplete ground works in place outside working hours that may present a threat to third parties the Works shall be fenced off, marked with warning signs and provided with warning lights. The areas to be hoarded off are shown on the Site Plan. The Contractor shall allow for removal of the hoardings on completion of the work on site and making good. The Contractor shall use the enclosed site / compound areas as the project, material storage and administration area. The Contractor will make good the site on completion of the works by reinstating all damage caused, including that caused to areas outside the site area including all access routes. The Contractor is required to make arrangements for parking by his personnel, sub-contractors or any other visitors to the site within the site/compound area (or elsewhere outside the Employers property if required). All other areas are not permitted for the contractors use for parking, material storage etc. A Traffic Management Plan will be required that must set out the agreed delivery and removal routes, delivery times etc.	1	Item			
Temporary accommodation for use of the Contractor						
D	provide suitable temporary sheds, offices, mess rooms, sanitary accommodation and other buildings in compliance with the Safety, Health and Welfare at Work legislation and regulations	1	Item			
Maintenance of temporary accommodation						
E	Every canteen, toilet, wash room and drying room shall be maintained in a serviceable, clean and hygienic condition at all times; a person or where circumstances require it, a number of persons employed on the site shall be assigned specific responsibilities for the regular cleaning of the canteen, toilets, wash room and drying room as often as it is necessary to comply with the provisions as stated	1	Item			
To Collection €						



Description		Qty	Unit	Rate	€	c
Traffic regulations/management						
A	provide for complying with all traffic regulations affecting the works	1	Item			
B	provide for submitting to the ER for formal written agreement a Construction Traffic Management Plan for the movement of personnel and the delivery of plant and materials during the construction phase	1	Item			
Health, Safety and Welfare at Work Regulations						
C	include for complying with the Health, Safety and Welfare at Work Acts and Regulations current at the date of tender	1	Item			
D	include for complying with the Health, Safety and Welfare at Work Acts and Regulations current at the date of tender	1	Item			
E	include for being appointed by the Client, under a collateral agreement to the main contract, as Project Supervisor for the Construction Stage in respect of the project, pursuant to the Regulations; the contractor shall include all costs for the provision of the services of a Project Supervisor for the Construction Stage, pursuant to Regulations 16 - 23 of the Regulations	1	Item			
F	include for procuring that the insurance cover required to be obtained and maintained by the contractor, pursuant to Clause 21 of the main contract, shall provide indemnity in respect of any claim for bodily injury or property damage which the contractor may incur by reason of the performance of the functions and duties of the Project Supervisor for the Construction Stage of the project	1	Item			
G	include for providing all necessary information as requested by the Project Supervisor for the Construction Stage to enable the preparation and completion of the Safety File, excluding drawings and specifications which shall be provided by the appropriate member of the design team and relevant sub-contractors	1	Item			
H	include for providing assistance to the appropriate member of the design team (and to relevant sub-contractors) in preparing the latest issue of construction drawings for inclusion in the Safety File	1	Item			
J	provide for insuring that all contractors personnel and sub-contractors have current Solas Safe Pass and Construction Skills Certification Scheme qualifications as necessary	1	Item			
Disbursements arising from the employment of work people						
K	Provide for all labour insurance and other costs arising from the employment of work people (Insurance (07) of this section)	1	Item			
To Collection €						



Description		Qty	Unit	Rate	€	c
Maintenance of roads, etc.						
A	provide for maintaining and making good damage, if any, to structures, roads, paths services and other property, public or private, caused by or attributable in any way to the execution of the works and for indemnifying the Employer against loss, damage, claim or proceedings by any Local Authority, statutory undertaking, or others	1	Item			
B	allow for washing down all plant, trucks, machinery etc. prior to exiting the confines of the site to ensure no dust, excavated material, construction materials etc. are deposited on the public or Estate roadways outside the site. The Contractor should allow for cleaning, sweeping and washing down the roadway as necessary and as required	1	Item			
Maintenance of specific temperature and humidity levels						
C	provide for the maintenance of specific temperatures and humidity levels necessary for the proper installation of goods or application of finishes and to dry out the building(s)	1	Item			
Drying the works						
D	provide and maintain the necessary equipment, fuel and attendance for drying and controlling the humidity of the works	1	Item			
Removing rubbish, protective casings and cleaning						
E	provide for removing from the site from time to time as necessary and on completion of the works all rubbish, debris, surplus materials, protective casings, etc. and also on completion clean the works internally and externally to the satisfaction of the ER	1	Item			
Temporary fencing, hoarding, screens, gantries, etc.						
F	provide and maintain all temporary fencing, hoardings, fans, planked footways, guardrails, gantries and the like as may be necessary for protecting the public, for the proper execution of the works and for meeting the requirements of any Local or other Authority, including all necessary lighting; removal on completion	1	Item			
G	The Contractor shall allow for moving or adapting the temporary hoarding, etc., as and when required during the progress of the works and shall dismantle and remove at completion of the works, but not until all danger to the public and users has passed and shall make good all works disturbed.	1	Item			
Control of noise, pollution and all other statutory obligations						
H	provide for taking all precautions necessary to prevent nuisance from noise, smoke, dust, rubbish, water or any other cause	1	Item			
				To Collection €		



	Description	Qty	Unit	Rate	€	c
	General attendances on Sub-Contractors					
A	provide for general attendances on Sub-Contractors which shall be deemed to include the use of Contractors temporary roads, pavings, standing scaffolding, standing power operated hoisting plant, the provision of temporary lighting and water supplies, cleaning away rubbish, provision of space for Sub-Contractors own office and for storage of his plant and materials and the use of mess rooms, sanitary accommodation and welfare facilities	1	Item			
B	in addition to facilities referred to above all items of general attendance shall be deemed to include arranging with Sub-Contractors as to time for commencement of their work on site or manufacture & delivery of their goods & materials as appropriate, obtaining the positions of holes, mortices, recesses, chases, fixings & the like & supplying them with all dimensions & other information required for the proper execution of the works	1	Item			
	Special attendances on Sub-Contractors					
C	provide all special attendances on Sub-Contractors which shall be deemed to include providing power supplies, providing special scaffolding, providing power for commissioning, providing and maintaining humidity levels necessary to protect the works, lifting, hoisting, distributing and moving into position plant & equipment, etc.	1	Item			
	Scaffolding					
D	Note the particular Employer requirements in connection with scaffolding in the measured work section and read the following items in this section in that context		Note			
E	allow and include all cost in respect of bringing to site, erecting and removing on completion all general scaffolding and other apparatus for use of the domestic trades for the proper execution of the works, include for ensuring all test and certificates in respect of the scaffolding or equipment are issued and held on site by the necessary Contractor agent		Note			
F	Provide all necessary scaffolding for the proper execution and completion of the works and to the satisfaction of the local authority and HSA, including toe boards, rails and netting as appropriate. If the contractor should strike any of this scaffolding before ascertaining weather it is the required by a Sub-Contractor or Public Authority, he must re-erect it, if so required at his own expense		Note			
G	The Contractor should refer to the Employer's Representative's Drawings and to the Pricing Document to ascertain the extent of the various elevations ceiling heights and the like and scaffolding required to them		Note			
H	The scaffolding must be the subject of the detailed provision of the Construction Safety Plan		Note			
J	Craneage		Note			
To Collection €						



	Description	Qty	Unit	Rate	€	c
A	The Contractor shall provide all craneage as required. All costs associated with the provision of craneage shall be included in the Tender Sum. The Contractor shall be responsible for all temporary works associated with the provision of a crane and gaining access to the building. The Contractor shall include under this heading all costs associated with additional craneage as required upon examination of Tender Documents		Note			
B	Note: refer to Element (--) scaffolding details		Note			
	Craneage					
C	The Contractor shall provide all craneage as required. All costs associated with the provision of craneage shall be included in the Tender Sum. The Contractor shall be responsible for all temporary works associated with the provision of a crane and gaining access to the building. The Contractor shall include under this heading all costs associated with additional craneage as required upon examination of Tender Documents.	1	item			
D	The Contractor shall allow Specialists the usage of any standing crane or hoist. The responsibility for unloading, hoisting to locations inside building is the responsibility of the Contractor.	1	item			
E	The Contractor shall be solely responsible for assessment of all requirements and include all costs within his Tender Sum.	1	item			
	Dayworks					
F	the Contractor shall give notice to the ER of the commencement and completion of any work for which the Contractor intends to submit daywork vouchers in accordance with the Conditions of Contract	1	Item			
G	dayworks as determined under the Conditions of Contract will be accepted as a basis for valuing the work only when the ER has issued written instructions to the Contractor to that effect; the Contractor shall submit to the ER at the end of each month an application for payment for all daywork done in the preceding month; applications for payment for daywork shall be supported by vouchers for the work to be certified by the ER or his representative; such endorsement shall be deemed to certify that the labour, materials and plant used are correct	1	Item			
	Protection of the works					
H	allow for protecting all the work in bringing the works to completion	1	Item			
To Collection €						



Description		Qty	Unit	Rate	€	c
Record drawings						
A	the Contractor shall make accurate records of those parts of the works which will become hidden by further progress of the works as may be directed by the Architect and such records shall be checked and verified by the ER while work is open for inspection; such records shall be entered by the Contractor on prints of drawings which will be made available to him free of charge for this purpose and amplified by him with supplementary dimensioned sketches and such records shall be completed and certified as aforesaid and handed to the Architect as soon as practicable	1	Item			
B	allow for assisting and making accurate records of the works as constructed for the relevant members of the design team to record and incorporate on their drawings and specifications for inclusion in the safety file	1	Item			
Certificates						
C	the Contractor to include for all costs associated with providing certificates for all relevant elements of the works and products as identified by the Design Consultants.	1	Item			
Building Control Regulations 2014						
D	the Contractor shall comply with the Builders requirements as set out in the Code of Practice for the Building Control Regulations 2014 and all other requirements set out in the Works Requirements	1	Item			
Measurement Notice / BCAR Notice						
E	give sufficient notice to the Employers Representative before covering up work that may require measurement or inspection for the Building Control Amendment Regulations (BCAR)	1	Item			
Completion Notice						
F	give at least four weeks notice to the Employers Representative of substantial completion of the whole or phased sections of the works if applicable	1	Item			
Completion date						
G	Notify the Employer's Representative in writing of the date on which the Contractor considers Substantial Completion has been achieved and have a date agreed and certified in writing by the Employer's Representative	1	Item			
Works after substantial completion						
H	the Contractor shall include for all costs associated with recording and monitoring building performance subsequent to Substantial Completion as set out within the Works Requirements.	1	Item			
To Collection €						



	Description	Qty	Unit	Rate	€	c
A	any works to be carried out after Substantial Completion will only be done with the prior consent of the employer; the contractor will comply with all security and general 'house keeping' arrangements required by the employer	1	Item			
	Commissioning, Records and Schedules					
B	provide for all costs in complying with the Conditions of Contract	1	Item			
C	provide for all costs associated with the provision of record drawings detailing location and depths of all site service ducts	1	Item			
	Warranties and Guarantees					
D	the Contractor to include for all costs associated with providing warranties and guarantees for all relevant elements of the works and products as identified by the Design Consultants.	1	Item			
	Operational & Maintenance Manuals					
E	the Contractor to include for all costs associated with providing O&M manuals for all relevant elements of the works and products as identified by the Design Consultants.	1	Item			
	Defects liability					
F	provide for maintaining the works for 12 months after the issue of the Architects Certificate of Substantial Completion in accordance with the Conditions of Contract	1	Item			
G	Items notified by the ER to the Contractor will be classified as detailed below and the Contractor must act as stipulated: a) Very urgent defects to be made good immediately upon receipt of notification i.e. any work which causes a threat to safety including burst pipes, gas leaks, electricity failure, security problems and failure of heating or hot water. b) Urgent defects to be made good within 24 hours of receipt of notification, i.e. any work which if delayed would cause additional damage or wear. c) Routine defects to be made good within 7 working days of receipt of notification. For defects within classifications (a) and (b), notification may be telephone, subsequently confirmed by email. A note of the time, date and person accepting the message will be taken and the time of the telephone message. The Contractor shall advise in writing, within 24hrs of receipt of any notification, if any snag or routine defect cannot be rectified within the timescale detailed above (e.g. due to long lead in items). Should the Contractor fail to rectify the defects within the period stated, the Employer reserves the right to instruct a selected Contractor to immediately correct the defects and to deduct any costs incurred from any sums due or to become due to the Contractor.	1	Item			
	Sample panels and products					
H	The Contractor shall provide for Mock Ups samples, benchmark samples, trial assemblies and prototypes for approval by the Design Team and Employers in accordance with the Works Requirements.	1	item			
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Catholic Education An Irish Schools Trust (CEIST)						
Volume C - Pricing Document						



	Description	Qty	Unit	Rate	€	c
A	The Contractor shall obtain written comments from the Contractor's Design Team and from the Employer's Representative.	1	item			
B	Notwithstanding this requirement the Contractor shall provide small samples to the Design Team as and when required together with supporting information and details on availability and other relevant matters.	1	item			
C	When requested by the Employer's Representative, 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 Employer's Representative's approval prior to the delivery of the materials to the site. Adequate time should be allowed in the program for the sign off of all samples by the Employers Representative.	1	item			
D	The Contractor shall include here for supplying and storing systematically the samples requested and as stated in the Architect's, Structural Engineer's and Services Engineer's drawings and specifications in a Sample Room. Retain approved samples for comparison with products and material used in the Works. Remove samples which are no longer required. The Contractor shall included here for all cost associated with the allocation and maintenance of the Sample Room.	1	item			
E	The Contractor is to note the list of required samples as set out in the specifications of the relevant design team members individual specifications e.g. Architect's specification - Architect's required samples. The Contractor should also note the dedicated sections of the specification for required samples and include for all costs associated with same.	1	item			
F	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.	1	item			
G	No materials or prefabricated items shall be used in the works until it has been verified that they comply with the specified requirements.	1	item			
H	Where appropriate, all materials and prefabricated items delivered to the site shall bear the Manufacturer's name, brand name, or any other data that may be required to verify the exact nature of the material or item and relate it to the specified requirements.	1	item			
J	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.	1	item			
To Collection €						



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	Description	Qty	Unit	Rate	€	c
A	interim and final certificates for payments shall be issued in accordance with the conditions of contract In advance of each interim payment, the Contractor shall provide the following confirmations and/or documentation relevant to the stage of the construction, to the Assigned Certifier and the Employer Representative/Architect:	1	Item			
B	an interim statement of compliance covering the works completed to date	1	Item			
C	other documentation	1	Item			
D	the Employer's Representative/Architect may also want to see a copy of the Ancillary Certificates and associated tests or records from the Contractor for works identified in the Inspection Notification Framework that are completed at each stage and which are listed in the Interim Statement of Compliance No claims for delay and/or additional expense will be entertained under the contract due to either inter-alia the following individual or cumulative reasons:	1	Item			
E	delays by the Contractor in prior notifying of all inspections and as identified in the Inspection Notification Framework	1	Item			
F	delays caused by re-inspection or delays in providing Ancillary Completion Certificates, records and back-up information and documentation as set out in the Works Requirements documentation	1	Item			
G	delays in undertaking and completing Contractor's inspections	1	Item			
H	contractor must use his best endeavours to minimise any delays carrying out the scheduled Ancillary Certificates or Contractors inspection and as identified in the Inspection Notification Framework	1	Item			
J	the Employer may employ and pay other persons to provide such notification records, certificates or confirmations, etc., not provided by the Contractor and all costs incurred will be offset as a credit due against the Contract Sum	1	Item			
K	should the Contractor refuse or neglect to provide records, Ancillary Completion Certificates, or any related documentation set out in this document, the Employer (& "Owner" for purpose of SI.9 2014) may employ and pay other persons to provide such records, certificates or confirmations and all costs incurred in connection therewith shall be recoverable from Contractor or may be deducted from any money due or to become due to them, irrespective of the Contractor tender price for same	1	Item			
To Collection €						



	Description	Qty	Unit	Rate	€	c
A	the Contractor shall promptly provide all the requirements documentation set out in the Works Requirements documentation and in the detail in the relevant Section of this document for each phase or individual unit that is identified in the Preliminary Inspection Plan and phased Inspection Notification Framework	1	Item			
	Contractors obligations					
B	the Contractor shall carry out the works in accordance with the Works Requirements and contract documents with due regard to the requirements of the Planning Permission Certificate, Building Regulations, Fire Certificate and Disabled Access Certificate	1	Item			
C	all the obligations in this document within the Works Requirements documentation and the relevant Section are deemed to form part of the tender document and Works Requirements and contract provisions and are to be included in the Conditions tender costs	1	Item			
	the Contractor shall co-operate and co-ordinate with the Assigned Certifier through the Employer's Representative/Architect at all times and shall do the following during the course of the Works and shall confirm and/or provide that they:					
D	accept from the Employer the assignment to build and supervise the building or Works and provide and sign the relevant 'Undertaking by Contractor' statutory forms identified in the Commencement Notice	1	Item			
E	have familiarised themselves with the drawings, specifications and documents lodged with the Commencement Notice	1	Item			
F	take careful note of the Works Requirement drawings, specifications, documents and information pack, etc., lodged with the Commencement Notice or as subsequently uploaded onto the on-line system as the works proceed	1	Item			
G	plan and agree the execution, inspection milestones, sequence and programme of works with the Architect, Employer's Representative/Architect Assigned Certifier in advance of commencement of the Works	1	Item			
H	ensure competent person(s) are assigned to oversee the general construction works and/or specialist works. The specialist works and associated Assigned Certifiers which the Contractor is responsible for are identified on a preliminary basis in the Inspection Notification Framework issued at tender stage and/or agreed pre-commencement with the Architect/Employer's Representative	1	Item			
J	co-operate at all times with the Architect/Employer's Representative, Design Team, the Assigned Certifier and other Ancillary Certifiers	1	Item			
K	ensure that the workmanship complies with the requirements of all the current Building Regulations	1	Item			
To Collection €						



	Description	Qty	Unit	Rate	€	c
A	ensure that materials which they select and for which they are responsible comply with the requirements of the Building Regulations	1	Item			
B	provide written confirmation and supporting documentation that all required relevant documentation is provided at interim certificate stage if requested by the Assigned Certifier via the Architect/Employer's Representative	1	Item			
C	provide a suitable signed statutory form of Certificate of Compliance on Completion at handover stage as provided by the Assigned Certifier	1	Item			
D	promptly provide to the Assigned Certifier, via the Architect/Employer's Representative all documents requested by the Assigned Certifier to enable the Assigned Certifier to collate particulars for the purposes of handover and certification, and/or for further submissions to the Building Control Authority	1	Item			
E	ensure the co-ordination and provision of all test certificates and confirmations to the Assigned Certifier via the Architect/Employer's Representative, to the satisfaction of the Assigned Certifier	1	Item			
F	co-ordinate the work of all specialist sub-contractors and designers to ensure the coordination and provision of all test certificates and confirmations to the designated inspectors, or Ancillary Certifiers, who are required to provide Ancillary Completion Certificates, as identified by the Assigned Certifier at any stage during the project. A preliminary list of Ancillary Certificates are scheduled in the information provided at the tender stage and/or agreed pre-commencement with the Assigned Certifier, Architect and/or Employer's Representative	1	Item			
G	ensure the co-ordination and provision of all test certificates and confirmations to the Assigned Certifier via the Architect/Employer's Representative, to the satisfaction of the Assigned Certifier	1	Item			
H	co-ordinate the work of all specialist sub-contractors and designers to ensure the coordination and provision of all test certificates and confirmations to the designated inspectors, or Ancillary Certifiers	1	Item			
J	maintain progress records as detailed in this document and advised with the tender and Works Requirements documents and in the information provided at the or signed precommencement with the Assigned Certifier, Architect and Employer's Representative	1	Item			
K	comply with the detailed requirements of the Preliminary Inspection Plan and Inspection Notification Framework as issued at tender stage, and as updated thereafter and the detailed requirements of the updated Preliminary Inspection Plan and Inspection Notification Framework as co-ordinated and agreed with the Employer's Representative/Architect and Assigned Certifier prior to the commencement of the Works, and as amended during the course of these Works, up to completion	1	Item			
L	provide/furnish Ancillary Completion Certificates to the Assigned Certifier via the Architect/Employer's Representative for specialist works with design input and responsibilities	1	Item			
To Collection €						



	Description	Qty	Unit	Rate	€	c
A	co-operate with the Assigned Certifier in the lodgement of supplementary documentation to the Building Control Authority during the course of the works	1	Item			
B	incomplete design work or specialist design that is not available for submission at commencement stage can be submitted to the Building Control Authority at a later stage	1	Item			
C	incomplete design work or specialist design that is not available for submission at commencement stage can be submitted to the Building Control Authority at a later stage. Drawings and documentation for these designs should be submitted before the relevant work commences, using the form of Ancillary Design Certificate where appropriate. An Ancillary Completion Certificate needs to be issued when complete. A decision needs to be made by the Assigned Certifier whether to use this option	1	Item			
D	within a maximum of six (6) weeks in advance of a nominated completion date, the Contractor must provide all completed or prospective documentation and confirmations for which he is responsible for, to the Assigned Certifier through the Employer's Representative/Architect to enable the Certificate of Compliance on Completion to be registered with the Building Control Authority in accordance with Clause 20F(8) of SI 2014	1	Item			
	Statutory assignment and certification forms					
E	in advance of the commencement of the works, in addition to an accompanying the Commencement Notice, there are two (2) statutory assignments and three (3) statutory certificates to be completed on-line using the Building Control Management System on-line system. The format for these are as per the Second (2nd) Schedule, SI 9: 2014 of the Building Control Regulations	1	Item			
F	at completion of the Works, a fourth (4th) statutory certificate is completed on-line using the Building Control Management System on-line system. The format for these in as per the Sixth (6th) Schedule, SI 9: 2014 of the Building Control Regulations	1	Item			
G	test certificates must be provided by the Contractor to the Architect/Employer's Representative at each interim certificate stage	1	Item			
H	the Contractor is to include in his tender and project programme for providing satisfactory records of all covered up or subsequently hidden or concealed Works as advised and required by the Assigned certifier including written reports, scaled drawings, photographs and video records, etc.	1	Item			
	The following two assignments, A1 and A2 as follows are submitted with the Commencement Notice a minimum of two (2) weeks and a maximum of four (4) weeks prior to commencement of the Works:					
J	(A.1) Notice of Assignment of Assigned Certifier which is the Notice of Assignment of Person to Inspect and Certify Works	1	Item			
To Collection €						



	Description	Qty	Unit	Rate	€	c
A	this is completed by the Employer using the on-line Building Control Management System. A completed project copy should be included as an Appendix in the tender documentation	1	Item			
B	(A.2) Notice of Assignment of Contractor as the Assigned Certifier must check to ensure that the appointed Contractor promptly completes the on-line Notice of Assignment of Builder otherwise there will be a delay in submitting a valid Commencement Notice	1	Item			
C	this is completed by the appointed Contractor using the on-line Building Control Management System. A blank project copy should be included, for the tendering contractor's information, as an Appendix in the tender documentation	1	Item			
	There are three (3) statutory certificates F1, F2, F3 as follows to be submitted by the Employer with the Commencement Notice:					
D	(F1) Design Certificate (Form of Certificate of Compliance-Design)	1	Item			
E	(F2) Undertaking by Assigned Certifier (Form of Certificate of Compliance)	1	Item			
F	this is completed by the Assigned Certifier using the on-line Building Control Management System. A completed project copy should be included as an Appendix in the tender documentation	1	Item			
G	(F3) Undertaking by Builder (Form of Certificate of Compliance)	1	Item			
H	this is completed by the appointed Contractor using the on-line Building Control Management System. A blank project copy should be included, for the tendering contractor's information, as an Appendix in the tender documentation	1	Item			
J	the Assigned Certifier must check to ensure that the appointed Contractor promptly completes the on-line Undertaking by the Contractor, otherwise there will be a delay in submitting a valid Commencement Notice	1	Item			
K	the fourth (4th) statutory certificate, F4 is co-signed by the Assigned Certifier and Contractor and submitted to the Building Control Authority at the project completion	1	Item			
L	(F4) The Certificate of Compliance on Completion is signed by both the Assigned Certifier (normally the Architect/Employer's Representative) and Contractor using the on-line Building Control Management System. A blank project copy should be included, for the tendering contractor's information, in the tender documentation or subsequently when the works progresses on site	1	Item			
M	no works shall commence on site until a valid Commencement Notice, including all the associated uploaded documentation, has been submitted to, and successfully registered by the Building Control Management System	1	Item			
				To Collection €		



	Description	Qty	Unit	Rate	€	c
	Ancillary certificates & ancillary completion certificates					
A	the Contractor shall co-ordinate the work of all specialist sub-contractors and specialist sub-contractors with design as listed previously above in Section 2.7. to ensure the provision of all test certificates, back-up documentation and confirmation to the relevant Ancillary Certifier for their designated inspections	1	Item			
B	the Contractor shall co-ordinate the work of the Ancillary Certifiers as identified in Section 2.7 and ensure the Ancillary completion Certificates are promptly provided when requested by the Assigned Certifiers via the Employer's Representative/Architect for all specialist sub-contract works	1	Item			
C	prior to the issue of the Commencement Notice and subsequently as the works proceed, the Contractor shall co-ordinate the holding and notification of inspections and records with the Assigned Certifier and the Ancillary Certifiers in accordance with the Inspection Notification Framework	1	Item			
	Contractors and specialist sub-contractors supervision					
D	the forms of Ancillary Completion Certificate to be used are included in the Tender Documentation or as advised and issued by the RIAI	1	Item			
E	the Contractor shall ensure that there are at all times on the site sufficiently suitably qualified, experienced and competent staff to supervise all work carried out under the contract	1	Item			
F	the Contractor is required to submit at tendering stage a Competency Assessment Statement as part of their tender submission, and further assessments for their sub-contractors where appointed during the course of the works. The Assigned Certifier may at any time during the course of the works, request through the Architect/Employer Representative, to inspect and evaluate the competency assessment of all sub-contractor appointments	1	Item			
G	supervision of the Works shall always be the responsibility of the Contractor and where relevant, their relevant specialist sub-contractor(s)	1	Item			
H	the Contractor should properly represent the sub-contractors in all matters related to progress, the technical specification for the works and quality of materials and workmanship	1	Item			
J	the Contractor shall ensure that suitable competent and experienced supervisors shall be provided both on and off the site that shall instruct the Sub-Contractor's tradesmen	1	Item			
K	the Contractor shall undertake all Works with skill and care in order to produce work fit for it's intended purpose and of good quality under the direct supervision of operatives with suitable training, experience and competence. Craftsmen shall undertake work required special skill. The Contractor is not to permit apprentices to work unsupervised	1	Item			
To Collection €						



	Description	Qty	Unit	Rate	€	c
A	prior to commencing the sub-contract installation, specialist sub-contractors shall attend the necessary pre-installation meetings at the project site to review the materials, installation procedures, co-ordination with other trades, inspection protocols, builders and sub-contractors supervision, and requirements for progress and completion records	1	Item			
B	these pre-installation meetings shall be organised by the Contractor and where requested by the Employer Representative/Architect, facilitate the inclusion of the CA/ER, Assigned Certifier, specialist sub-Contractor, and manufacturer's representatives, and any on the trade or organisation, etc., that requires co-ordination with the work. The Contractor shall keep records of all such meetings to include attendees and a summary of the main issues. These records shall be made available to the Employer Representative/Architect and Assigned Certifier upon request	1	Item			
	Preliminary inspection plan					
C	the Contractor shall organise for and keep signed recording minutes of all sub-contract pre-installation meetings and arrange attendance of the Architect/Employer's Representative, Assigned Certifier, specialist sub-contractors and manufacturer's representatives, etc., all as appropriate and relevant	1	Item			
D	before the Works start the relevant Sub-Contractors shall notify the Contractor of the names of his appointed supervisors who shall then confirm them in writing to the Employer's Representative/Architect. No work of the sub-contractor shall be carried out unless one of the appointed supervisors is present and available to supervise and record the particular work activity at the place where the works is physically being carried out	1	Item			
E	all work shall be carried out in accordance with the terms and requirements of the Works Requirements and approved submissions and samples	1	Item			
F	the Architect/Employer's Representative and/or Assigned Certifier shall, if required, make random and/or periodic visits to suppliers' premises to ensure that standards of manufacture and quality control are to their satisfaction	1	Item			
G	the Preliminary Inspection Plan is a statutory document prepared by the Assigned Certifier that has to be submitted to the Building Control Authority by the Employer with the Commencement Notice a minimum of two (2) weeks and a maximum of four (4) weeks in advance of the commencement of the works. At project completion the Inspection Plan as implemented is submitted to the Building Control Authority	1	Item			
H	it is the responsibility of the Contractor to employ competent persons to supervise the Works. The Preliminary 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 remains the sole responsibility of the Contractor to remedy and rectify	1	Item			
To Collection €						



	Description	Qty	Unit	Rate	€	c
A	the Contractor shall include with his tender submission a Method Statement and his own Preliminary Inspection Plan indicating his own inspection and supervision regime and agree this before commencing with the Architect/Employer's Representative. A copy of the Contractor's Preliminary Inspection Plan is to be submitted with the tender submission	1	Item			
B	the Contractor shall submit a method statement at tender, for works under their control and remit, including the works of their sub-contractors. The method statement shall include their own Preliminary Inspection Plan which will indicate their own inspection and supervision regime. This will form part of the inspection regime such that the Certificate of Compliance on Completion may be signed by both the Contractor and Assigned Certifier	1	Item			
C	the Assigned Certifier and Employer's Representative/Architect shall not be under a duty to approve the Contractors supervision of his work, and shall solely rely on his certification of same	1	Item			
	Inspection notification framework					
D	the Inspection Notification Framework identifies in detail and by trade/stage and critical milestone what the Assigned Certifier, Contractor and Ancillary Certifiers (e.g. designers, specialist sub-contractors, suppliers with or without design) are required to inspect, when they are to inspect, and if records are required. This will be updated, altered and amended, as the Works proceed	1	Item			
E	the Contractor shall have regard to the Inspection Notification Framework issued at tender with respect to programming of the Works	1	Item			
F	the co-ordination and interface of the Inspection Notification Framework with the contractor's programme shall be the responsibility by the Contractor and forms part of the tender	1	Item			
G	a copy of the Inspection Notification Framework is included in the tender documents/Works Requirements, etc. The tenderers are to include for all costs associated with carrying out/co-ordinating inspections, issuing of certificates and maintaining records for those elements of the works identified in the Inspection Schedule for which the Builder is responsible	1	Item			
H	the Contractors are to include for all costs associated with the Inspection and Notification Framework within their tender submission	1	Item			
J	the Contractor shall co-ordinate the inspections and provision of records of the Ancillary Certifiers for which they are responsible in accordance with the inspection protocols and notifications set out in this document	1	Item			
K	the Contractors shall at tender submit an associated method statement identifying on a preliminary basis how the Inspection Notification Framework and the Inspection Protocols will be achieved and to specifically and adequately identify all Project Specific Identified Risk Elements and Test Requirements, etc.	1	Item			
To Collection €						



	Description	Qty	Unit	Rate	€	c
A	all project specific testing requirements or particular inspection, documentation and record requirements are to be integrated and discussed with the Assigned Certifier and/or as referenced to in the Inspection Notification Framework Guidance Note Inspection protocols	1	Item			
B	the inspection requirements set out in the Assigned Certifiers, Architect and/or Employer's Representatives documentation do not in any way relieve, replace or reduce the Contractor's duty to adequately and properly supervise the Works Coordination of tests, inspection & records	1	Item			
C	in advance of the submission of the Commencement Notice, the appointed Builder shall meet the Contract Administrator/Employer Representative and the Assigned Certifier, and co-ordinate and update both the Preliminary Inspection Plan and the Inspection Notification Framework, with the builder's own tender preliminary inspection Plan and construction programme	1	Item			
D	the Preliminary Inspection Plan shall be revised following this meeting showing the agreed notification, and inspection milestones. The revised Preliminary Inspection Plan shall be included with the Commencement Notice documentation to be submitted by the Assigned Certifier and Builder to the on-line Building Control Management System	1	Item			
E	the updated and revised Inspection Notification Framework shall be based on the preliminary inspection plan and will also be subject to continuing review and change as the works progress. Changing risk profile identified by the inspection regime may give rise to further changes in the Inspection Notifications Framework	1	Item			
F	the Builder shall program and ensure that all elements identified in the Preliminary Inspection Plan, as being available for inspection as per the Inspection Notification Framework are a) sufficiently complete, b) not concealed and c) are safely accessible	1	Item			
G	the Builder shall facilitate random inspections by the Assigned Certifier or Ancillary Certifiers as if such inspections were identified in the Preliminary Inspection Plans and the Inspection Notification Framework	1	Item			
H	the Builder shall provide to the Contract Administrator/Employer Representative and the Assigned Certifier in a timely manner all certificates and tests for materials, products and assemblies as required by the Inspection Notification Framework	1	Item			
J	the Builder shall provide to the Contract Administrator/Employer Representative and the Assigned Certifier in a timely manner all certificates and tests for materials, products and assemblies as required by the Inspection Notification Framework and the tender documents	1	Item			
To Collection €						



	Description	Qty	Unit	Rate	€	c
A	the Contract Administrator/Employer Representative shall without delay notify the Builder of any area of non-compliance identified by the Assigned Certifier	1	Item			
B	the appointed Contractor shall periodically meet, co-ordinate and update the Inspection Notification Framework and Preliminary Inspection Plan with their construction programme	1	Item			
C	the Preliminary Inspection Plan must in particular be updated to show the agreed inspection milestones	1	Item			
	All elements identified in the Inspection Notification Framework must be made available for inspection at each milestone including, but not exclusively those considered:					
D	complete	1	Item			
E	not concealed	1	Item			
F	safely accessible	1	Item			
G	the Contractor shall facilitate random inspections by the Assigned Certifier or Ancillary Certifiers as if such inspections were identified in the Inspection Notification Framework	1	Item			
H	the Contractors are to provide in a timely manner all certificates and tests for materials, products and assemblies	1	Item			
	Advance notice and time for inspections					
J	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	1	Item			
K	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 a minimum of five (5) working days	1	Item			
	Re-inspection / follow up inspections					
L	the minimum notice required for re-inspection of items of works not complete or requiring remedial works shall be a minimum of three (3) working days	1	Item			
M	the Assigned Certifier shall without delay notify the Contractor through the Architect/Employer's Representative of any incomplete work at a given milestone identified in the Inspection Notification Framework and the Contractor shall be solely responsible therefor and all consequential issues arising and avoid any issues in the chain of communication leading to delays	1	Item			
To Collection €						



	Description	Qty	Unit	Rate	€	c
A	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 Assigned Certifier	1	Item			
B	non conformance of the materials and workmanship, with the tender drawings, specifications and work requirements shall be dealt with as set out in the conditions of contract	1	Item			
C	the builder shall note that missed Inspections, for whatever reason, will ultimately be recorded as incomplete/missed inspections on the completed Preliminary Inspection Plan that is registered with the Building Control Authority at completion	1	Item			
D	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 rectification is furnished, as may be required by the Assigned Certifier	1	Item			
E	the Contractor shall ensure all tests and certificate or 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 Architect/Employer's Representative and Assigned Certifier., the materials/works in question shall be replaced/rectified and re-tested undertaken prior to proceeding with subsequent work	1	Item			
F	it is the complete responsibility of the Contractor to co-ordinate and supervise the Works and no claim for delay or financial cost shall arise from the tender requirement to re-inspect incomplete or unacceptable work	1	Item			
	Non-conformance					
	The Contractor is to ensure the following as a minimum requirement to avoid non-conformance with inspection protocols, etc.:					
G	materials & Workmanship are in accordance with the contract clauses and tender works requirements	1	Item			
H	contract/Works Requirements are in accordance with the contract clauses and tender requirements	1	Item			
J	missed Inspections are to be recorded on the completed Preliminary Inspection Plan and registered with Building Control	1	Item			
K	non-conformance of the materials and workmanship, with the tender drawings, specifications, and Works Requirements shall be dealt with as set out in the conditions of contract	1	Item			
L	the Contractor shall note that missed inspections, for whatever reason, will ultimately be recorded as incomplete/missed inspections on the completed Preliminary Inspection Plan that is registered with the Building Control Authority at completion	1	Item			
To Collection €						



	Description	Qty	Unit	Rate	€	c
	Construction progress records keeping					
A	the Contractor shall maintain progress and inspection records prepared by him; and the Ancillary Certificates as listed for the duration of the Works until completion in accordance with the Method Statement submitted at tender as set out in the requirement documents. The inspection records shall at all times be up to date and available for review on site	1	Item			
B	the Contractor shall include in their submitted tender costs for the provision of progress records as the works proceed. These requirements include, inter alia, a complete and comprehensive method of recording in hard and soft copies	1	Item			
	Progress records as the works proceed shall be provided by the Contractor by the following means:					
C	contractor to submit methodology as part of the tender submittal requirements	1	Item			
D	digital photographic progress records	1	Item			
E	video via VC	1	Item			
F	video via mobile phone	1	Item			
G	other as identified by the Assigned Certifier	1	Item			
H	the Contractor must promptly provide a copy to the Assigned Certifier of all progress records and inspection records prepared by them and the Ancillary Certifiers when and if instructed to do so by the Employer's Representative/Architect	1	Item			
J	at completion the Contractor shall issue the Assigned Certifier with a digital soft and hard copy of all records when and if instructed to do so by the Employer's Representative/Architect, i.e., the records prepared by the Builder and the Ancillary Certifiers to the Assigned Certifier for their records	1	Item			
K	the Contractor shall also retain in his own central head office all records prepared by themselves and the Ancillary Certifiers for a minimum period of six (6) years after the issuance of the Final Certificate under the contract	1	Item			
L	one (1) hardcopy and one (1) soft copy of all records relevant to the Inspection Plan as implemented shall be issued within a maximum of five (5) days in advance of the nominated completion date	1	Item			
	if in soft copy copy format, these final records shall be provided by the Contractor in the following format as advised by the Assigned Certifier:					
M	CD	1	Item			
N	web/Cloud based depository	1	Item			
P	co-ordinated with the Safety File	1	Item			
To Collection €						



	Description	Qty	Unit	Rate	€	c
A	other	1	Item			
B	the records kept by the Contractor should include evidence of the successful execution of the Contractors method statement on supervision including tests, reports, check sheets, photographs, records, drawings, dimensional sketches, correspondence and memorandums, etc. All evidence shall be catalogued and indexed by location and date	1	Item			
C	acceptance of such records shall not constitute approval or imply that their content has been examined or verified by the Architect/Employer's Representative and/or Assigned Certifier or others	1	Item			
	Tender submittal requirements					
D	the Contractors shall submit the following documentation as part of their tender submission and failure to do so may invalidate the tender entirely at the unilateral discretion of the Employer and/or Employer Representative/Architect	1	Item			
	Contractors Competence Assessment certifying the following information (if in soft copy format, these final records shall be provided by the Contractor in the following format as advised by the Assigned Certifier):					
E	CD	1	Item			
F	web/Cloud based depository	1	Item			
G	co-ordinated with the Safety File	1	Item			
H	other	1	Item			
J	Sub-Contractor/Specialist Competence (Ancillary Certifiers) Assessment	1	Item			
	Contractors Method Statement, setting out at least the following:					
K	evidence of member of the new Construction Industry Register Ireland (CIRI)	1	Item			
L	relevant experience over the last 3 years	1	Item			
M	evidence of working knowledge of BC(A)	1	Item			
N	details of any enforcement or non-compliance with Building Control over the last 5 years	1	Item			
P	Contractor's CV's and experience of management and site supervisors	1	Item			
Q	details of Contractor's QA system for quality of workmanship	1	Item			
R	details of QA system used by the Contractors Estimating Department for the selection of competent and experienced specialists and sub-contractors when procuring such specialists and sub-contractors, prior to tender, and during the course of the works	1	Item			
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	Description	Qty	Unit	Rate	€	c
A	details of QA System for record keeping including technology use	1	Item			
B	relevant Insurances	1	Item			
C	how the Builder proposes to supervise the Works	1	Item			
D	method of validation of compliance of the works for which the Builder is responsible	1	Item			
E	method for recording and supervising concealed works	1	Item			
F	method of provision of progress records co-ordinated with the Inspection Notification Framework and the Contractors Programme	1	Item			
G	proposed technology/method for recording the progress of the works	1	Item			
H	proposed technology/method for recording Builder and Ancillary Certifier (Section 2.7) site inspections	1	Item			
	Draft Builder's Preliminary Inspection Plan showing					
J	how the inspection identified in the Inspection Notification Framework issued at tender shall be facilitated by the Builder during the course of the works	1	Item			
K	how documentation and Ancillary Completion Certificates for which the Builder is required to provide under this tender, shall be provided in advance of the nominated date for completion	1	Item			
	Completion protocol					
	Contractors shall note the Substantial Completion for this contract is contingent upon the successful registration of the works on the Building Control Management System; in addition the Contractors should note that:					
L	this project shall require a Prior Notification of Completion to be submitted to the Building Control Authority in advance of completion	1	Item			
M	the Contractor shall provide a maximum six (6) weeks in advance of the nominated completion date all completed and/or 'prospective' documentation and confirmation for which the Contractor is responsible for, to the Assigned Certifier through the Employer's Representative/Architect, to enable the Certificate of Compliance on Completion to be registered with the Building Contract Authority in accordance with Clause 20 F(8) of SI 9:2014. The Assigned Certifier and the Contractor shall co-sign the required appropriate Completion Certificate supported by all the Ancillary Design Certificates from other members of the Design Team and the Ancillary Completion Certificates for Specialist Sub-Contractors for which the Completion Certificate is relying on	1	Item			
To Collection €						



	Description	Qty	Unit	Rate	€	c
	The Contractor shall assist and facilitate the Assigned Certifier to then lodge/upload the following onto the Building Control Authority system:					
A	a) the signed Completion Certificate, and	1	Item			
B	b) a schedule of the Ancillary Design Certificate and Ancillary Completion Certificates from other members of the design and construction team, and	1	Item			
C	c) outline plans, specifications and particulars for any amendments from those submitted at commencement or during the course of the works, and	1	Item			
D	d) the Inspection Plan as implemented by the Assigned Certifier during the course of the works	1	Item			
E	the Assigned Certifier and Contractor shall then lodge/upload the documentation onto the Building Control Authority system	1	Item			
F	notwithstanding any statutory duty to retain same, in advance of project completion, the Contractor shall issue to the Assigned Certifier a copy of all inspection records retained by during the course of the project and in addition complying with any other project specific requirements for reconciling and retaining methods for such documents	1	Item			
G	the Contractor is also referred to previous Sections of this General Conditions & Preliminaries document for the project specific requirements for records, and method for retaining records, etc.	1	Item			
	BC(A)R & Brexit					
H	All manufacturers and suppliers must hold certificates under the responsibility of an EU-27 'notified body' (that is, a 'notified body' registered in one of the 27 EU countries after the UK leaves the EU).	1	Item			
	CONTRACTORS SPECIFIC REQUIREMENTS IN RESPECT OF BC(A)R & BREXIT					
	<u>Certificates under the responsibility of an EU-27 'notified body'</u>					
	All manufacturers and suppliers must hold certificates under the responsibility of an EU-27 'notified body' (that is, a 'notified body' registered in one of the 27 EU countries after the UK leaves the EU).					
J	generally	1	item			



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	Description	Qty	Unit	Rate	€	c
A	provision of sufficient and adequate on-site facilities, adequate management and supervision to ensure safe working, full induction and training for all personnel, including sub-contractor's, suppliers and visitors to the site to minimise risk to all stakeholders	1	Item			
B	contractor's Safety Statement, risk assessments and method statements to comply with all Covid-19 Requirements	1	Item			
C	the Contract Sum will be deemed to include for the implementation of all measures - including hygiene, access management, materials procurement and delivery, work sequencing and work practices - required to construct the work safely and to minimise the risk of disease contagion for the Contractor's Personnel, the Employer's Representative, Employer's Personnel and third parties visiting the site	1	Item			
D	should there be a reason to impose greater restrictions on movement to combat any significant increases in the spread of the virus to the extent that construction activities cease in the manner imposed between 28 March 2020 and 18 May 2020, the contractor is entitled to an extension of time in accordance with the form of tender and schedule, part 1K (15) but no financial recompense. The ex gratia payments, introduced to cover the period from 12 April 2020 to 18 May 2020, will not be made available again.	1	Item			
E	where the project involves an extension and/or alterations to an existing live occupied building, additional precautions will be required in relation to Covid-19 to ensure the safety of existing live building personnel (e.g. if access is shared between the existing live building's personnel and Contractor's personnel, if Contractor's personnel are required to enter the building area, either internally or externally, for particular tasks, or if Contractor's personnel have to undertake works in the live building after their normal working hours). Such precautions would involve, at a minimum, maintaining social distancing between Contractor's personnel and live buildings personnel, wearing of appropriate PPE and sanitising any work areas in the live building on a daily basis in preparation for live buildings activities on the following morning	1	Item			
F	costs associated with compliance with the Government Guidelines, Health (Preservation and Protection and other Emergency measures in the Public Interest) Act 2020 and to the Health Act 1947 (Section 31A –Temporary Restrictions) (Covid-19) Regulations 2020), HSE Guidelines and CIF Standard Operating Procedures in relation to Covid 19; the contractor should included herein for all costs associated with the introduction of all necessary operating procedures and control measures to allow for the safe operation of the works and to follow best practice relative to the site to ensure safety of all personnel on site and visiting the site, including but not limited to restrictions due to social distancing, additional reports on work practices, additional supervision and additional signage	1	Item			
To Collection €						



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	Description	Qty	Unit	Rate	€	c
A	pensions	1	Item			
B	annual and public holidays	1	Item			
C	industrial training levies	1	Item			
D	travelling time, expenses, fares and transport	1	Item			
E	payment of clerical work (including bereavement leave and check off)	1	Item			
F	guaranteed time	1	Item			
G	redundancy and sick pay scheme	1	Item			
H	pay related benefit scheme	1	Item			
J	non-productive time and other expenses in connection with overtime	1	Item			
K	incentive and bonus payments	1	Item			
To Collection €						



Description	Qty	Unit	Rate	€	c
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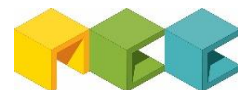
Description	Qty	Unit	Rate	€	c
COLLECTION Page No. PRE/47 (06/07) PRELIMINARIES/INSURANCES Carried to Summary					



SUMMARY

Page No.

TOTAL AMOUNT TO GENERAL SUMMARY PRE/1 to PRE/50.



2.2 BUILDINGS



Phase 1A - Building 2A Roof & Attic Work



Description		Qty	Unit	Rate	€	c
<u>IMPORTANT PHASING NOTE</u>						
Notes:						
A	As stated in the preliminary section "Project Description": The Contractor must refer to the Architect's Phasing Drawing for detailed phasing information, including but not limited to working areas and the sequence of work in each phase. The Contractor must refer to the Form of Tender (FoT) for the specific details regarding substantial completion. All prices in the Pricing Document must fully incorporate the phasing and sequence requirements accordingly.		note			
B	Note that all dry-rot treatment, including the treatment for the in-situ fungicidal and preservative treatment to existing retained elements of the cut roof structure prior to slating is measured separately under "SPECIALIST DRY ROT TREATMENT & PRESERVATION WORKS" in Demolition and Alteration element of Phase 1B		note			
<u>CUT ROOF TIMBER STRUCTURAL REPLACEMENT & REPAIR</u>						
DEMOLITION & ALTERATIONS: Treatment/Repairs						
<u>Notes</u>						
C	the Contractors attention is drawn to the Preliminary Timber Condition Report prepared by PJ Barret & Co. dated August 2021		note			
D	All structural timber repairs within historic zones must comply with the following criteria; the cost of which must be absorbed within the contractor's unit rates		note			
E	Provide all temporary heavy-duty structural propping; dead-shoring towers; mechanical jacking; and tension-bracing equipment down to solid structural substrates to safely support the roof load and prevent outward wall thrust prior to cutting; all jacking must be executed incrementally and monitored continuously to prevent cracking to retained historic fabric		note			
F	Carefully remove designated decayed timber sections using hand tools where necessary to protect adjacent historic elements; cart away debris to a licensed disposal facility off-site		note			
G	Clear; wire-brush; and vacuum all exposed historic substrates to remove loose material and organic fungal matter		note			
H	All replacement timbers to be C16 vacuum-pressure treated structural softwood cut to match original profile dimensions (D40 Oak for Chapel); apply a thorough coat of brush-on end-grain preservative fluid to all cut faces prior to assembly		note			
J	Re-bed wall plates fully on natural hydraulic lime mortar (NHL 3.5 or NHL 5) and secure into the historic masonry core using stainless steel threaded starter bars chemically anchored with a non-expansive resin grout		note			
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NOLAN CONSTRUCTION CONSULTANTS

	Description	Qty	Unit	Rate	€	c
A	All rates must include for temporary structural propping to roof carcass during truss repairs <u>Inspection, testing & sampling</u>		note			
B	the Contractors shall include for all required sampling and testing of the proposed preparation and treatment methodologies as necessary to satisfy the Architect & Engineer in advance of completing the works	1	item			
C	the Contractors shall include for the attendance by a damp and timber decay specialist to attend the site and advise on all damp or timber decay issues uncovered, along with any remedial actions required as the construction progresses <u>In-situ structural rafter splicing; isolate and repair designated decayed timber rafters in-situ where affected by dry rot or structural degradation; form inline splice joints using a new replacement section matching original dimensions; complete with 3Nr. M20 Grade 8.8 structural bolts at 100mm centres and heavy-duty washers to both sides; executed in strict accordance with the Typical Rafter Cut & Splicing Detail (1:10) on Drawing Nr. 5001</u> Treatment of existing timber; rafter repair	1	item			
D	in splicing lengths <1,500mm; Building 2 (Queen post)	117	nr			
E	in splicing lengths >1,500mm but <3,000mm; Building 2 (Queen post)	45	nr			
F	in splicing lengths >3,000mm; Building 2 (Queen post) <u>In-situ structural rafter end repairs; isolate and repair designated decayed or structurally compromised rafter ends directly at wall plate interfaces or high-level mono-ridge seating zones; form clean structural splice joints using a new replacement section matching original profiles; complete with all inline carpentry cutting; drilling; mechanical fixings; and preservative treatments</u> Treatment of existing timber; rafter end repair	18	nr			
G	in splicing lengths <1,500mm; Building 2 (Queen post)	179	nr			
To Collection €						



NOLAN CONSTRUCTION CONSULTANTS

	Description	Qty	Unit	Rate	€	c
	<u>Structural replacement of existing defective and structurally compromised roof rafters cut out and removed identified during inspections; supply and install new structural softwood rafters size 50 x 125mm grade C16 vacuum-pressure impregnated factory treated to User Class 2/3 performance standards prior to delivery; include for all framing; spiking; hoisting; and fixing to match existing roof pitches and alignments; include for treating all on-site cross-cuts; birdsmouth joints; and notches with a compatible brush-on end-grain preservative fluid; refer to Engineer's Drawing Nr. 1130 & 5001</u> Treatment of existing timber; rafter replacement for roof span approx. 12000mm to 12200mm					
A	Single rafter replacement; per individual rafter within a truss span; Building 2	13	nr			
B	Double rafter replacement; per complete truss span (two rafters); Building 2	6	nr			
	<u>In-situ structural wall plate replacement; isolate and replace existing decayed timber wall plates in-situ where affected by dry rot or structural degradation within historic building zones using new matching 100mm x 75mm (or to match existing) treated timber plates; bed fully on a fresh layer of compatible bedding mortar; include for forming traditional half-lap joints at corners and junctions</u> Treatment of existing timber					
C	in replacement lengths <1,000mm overall per location	27	m			
D	in replacement lengths >1,000mm but <3,000mm overall per location	62	m			
	<u>Supply and install bespoke 12mm thick galvanized steel plates to each side of the existing structural truss heel junction; include for providing custom steel packer plates behind the main plates to neatly accommodate and bridge over the retained existing steel strap; include for core-drilling through the existing sound timber framework and securing the entire assembly using 20mm diameter structural through-bolts complete with 10mm thick heavy-duty washer plates to both sides; in strict accordance with the Truss End Repair Detail on Drawing Nr. 5001</u> Structural steel plate strengthening to existing truss heels					
E	Building 2: Queen post truss ends (repair of all truss ends)	256	nr			
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(27) ROOFS

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(27) ROOFS

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	Description	Qty	Unit	Rate	€	c
	DEMOLITION & ALTERATIONS: Alterations					
	<u>Removing; carefully remove existing roof slates/coverings including associated fittings, accessories, and waterproofing; disposal off-site to accredited tip for all defective components; making good any work disturbed to match existing and surrounding area; all as per Architect's Drawing Nr. 103, 400, 401, 402 and Specification Section H62</u>					
	Finishes - External					
A	stripping roof slates; carefully remove existing 300 x 600mm natural slates from roof slopes using a slate ripper; sorting and palletising sound slates for the Employer's later re-use; discarding all defective slates off-site to accredited tip; providing heavy-duty tarpaulin protection to prevent water penetration to existing lath and plaster ceilings below while roof elements are exposed; installing suitable lapped, securely fixed temporary sheeting immediately upon slate removal to discharge run-off into existing or temporary gutters; including localised removal and daily reinstatement of temporary sheeting to facilitate specialist timber remediation works; ensure no new or salvaged slates are re-laid until all underlying specialist dry rot treatments, timber preservation surface sprays and rafter replacements have been fully executed, inspected and certified; note: replication of existing survey parameters is not required as approx. 50% of the roof area is estimated to be covered with new slates; all as per Architects Drawing Nr. 103, 400, 401, 402 and Specification Section H62	512	m2			
B	<u>Extra over</u> slating removals for salvaging existing slates for re-use; carefully removing, handling, and storing sound natural slates on pallets; approx. 50% of the total roof slating area; all as per Architect's Specification	256	m2			
C	removal of roof battens and sarking; carefully remove 50 x 15mm timber battens with existing underlying 150 x 25mm sarking boards; including pulling and removing all remaining nails and fixings from the underlying timber background; disposal of all debris off-site to accredited tip; all as per Architect's Drawings and Specification	512	m2			
D	carefully remove ridge tiles from mortar bed; setting aside and adequately protecting sound tiles from external weather conditions for subsequent re-use; cleaning off old mortar residues; disposal of defective tiles and debris off-site; all as per Architect's Drawings and Specification	27	m			
E	<u>Extra over</u> slating removals for salvaging existing ridge tiles for re-use; carefully removing, handling, and storing sound tiles on pallets; all as per Architect's Specification	30	m			
F	carefully remove hip tiles on mortar bed; setting aside and adequately protecting sound tiles from external weather conditions for subsequent re-use; cleaning off old mortar residues; disposal of defective tiles and debris off-site; all as per Architect's Drawings and Specification	57	m			
G	<u>Extra over</u> slating removals for salvaging existing hip tiles for re-use; carefully removing, handling, and storing sound tiles on pallets; all as per Architect's Specification	29	m			
				To Collection €		



	Description	Qty	Unit	Rate	€	c
A	carefully remove existing defective timber valley boards; disposal off-site; all as per Architect's Drawings and Specification	18	m			
B	Carefully remove existing roof flashings; including carefully hacking out existing mortar joints; steps; and chases; clear away all debris from site	18	m			
C	stripping lead lined gutter; carefully remove existing lead gutter linings; include dismantling and removing underlying defective timber utter boarding and supporting framing arrays; including pulling all remaining nails, screws and brackets from the structural background; disposal of all defective components and debris off-site to accredited tip; all as per Architect's Drawings and Specification	20	m			
ROOFING, CLADDING AND WATERPROOFING: Slate & Tile Roofing						
<u>Notes:</u>						
D	Prior to fixing, the Contractor must meticulously sort all slates by thickness gauge to ensure a flush, uniform, and fully weather-tight matrix across all pitches		note			
<u>Carefully sort, grade, and reuse salvaged existing natural slates; Celtic Grade; 600 x 300mm; 10mm thick; to match adjacent intact roof areas; all slates to be tested for soundness prior to fixing; securely fixed with two galvanised round plain shank nails, 65 x 3.35mm; 30 - 50mm overhang to gutters; 50 x 25mm softwood battens on 50 x 25mm softwood counter battens on existing / repaired roof structures; Tyvek Supro or equivalent reinforced windtight breathable membrane, lapped and sealed in accordance with manufacturer's instructions; refer to Architects Drawing Nr. 103, 400 & 401 for further details; all in accordance to Architect's Specification Ref: H62</u>						
Coverings; not exceeding 45 degree pitch						
E	sloping; over 300mm wide; refix existing salvaged slates for building 2	256	m2			
Eaves and horizontal valleys						
F	double course; including necessary additional nailing and tilting fillet; refer Architect's Drawing Nr. 400 & 401 Detail 1, 3 & 5	47	m			
Ridges						
G	reinstatement of existing roll top angled ridge tiles; edge bedded and jointed; protect and reuse existing where possible; bedded in hydraulic lime mortar; breathable membrane underlay taken fully over the ridge line to overlap the general underlay by minimum of 150mm; refer Architect's Drawings Nr. 400 & 401 Detail 2 & 5	13	m			
					To Collection €	



	Description	Qty	Unit	Rate	€	c
	Hips					
A	reinstatement of existing roll top angled hip tiles; edge bedded and jointed; protect and reuse existing where possible; bedded in hydraulic lime mortar; breathable membrane underlay lapped and secured across the hip rafter line before bedding	29	m			
	Sloping Valleys					
B	double course; including necessary additional nailing and tilting fillet	10	m			
	Gutter linings					
C	proprietary Glass Reinforced Plastic (fibreglass) waterproofing applied over prepared structural timber backing measured elsewhere; 450mm wide; finishing with a durable UV-stabilized colored topcoat to match adjacent roof components; forming a seamless, jointless waterproof lining carried up a minimum of 75mm against the internal face of the stone parapet wall and extended over adjacent tilting fillets; including all localised reinforcement at internal corners, steps, and transitions; fixed in strict accordance with the manufacturer's instructions; refer to Architect's Drawings Nr. 103 & 104	20	m			
	<u>New Bangor Blue natural slates, Celtic Grade; 600 x 300mm; 10mm thick; to match existing slates; to BS EN 12326-1 and BS EN 12326-2; securely fixed with two galvanised round plain shank nails, 65 x 3.35mm; 30-50mm overhang to gutters; 50 x 25mm softwood battens on 50 x 25mm softwood counter battens on existing/ repaired roof structures; Tyvek Supro or equivalent reinforced windtight breathable membrane, lapped and sealed in accordance with manufacturer's instructions; refer to Architects Drawing Nr. 103, 400 & 401 for further details; all in accordance to Architect's Specification Ref: H62</u>					
	Coverings; not exceeding 45 degree pitch					
D	sloping; over 300mm wide; Building 2	256	m2			
	Eaves and horizontal valleys					
E	double course; including necessary additional nailing and tilting fillet; refer Architect's Drawing Nr. 400 & 401 Detail 1, 3 & 5	47	m			
	Ridges					
F	replicate to match existing roll top angled ridge tiles; edge bedded and jointed; bedded in hydraulic lime mortar; breathable membrane underlay taken fully over the ridge line to overlap the general underlay by minimum of 150mm; replacement tiles shall be sourced and approved by ER before installation; refer Architect's Drawings Nr. 400 & 401 Detail 2 & 5	13	m			
G	Ridge finals to be replicated to match existing; edge bedded and jointed ; bedded in hydraulic lime mortar as per Conservation Consultant Specifications; replacement tiles shall be sourced and approved by ER before installation	2	nr			
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	Description	Qty	Unit	Rate	€	c
	<u>New lead flashings; code 5 lead flashings; rolled to BS EN 12588; length not more than 1500mm; fixing with 20mm long copper clout nails; screw shall be stainless steel or brass; including forming straight, regular, un-split bends free from ripples or buckling for complete free-draining and weathertight installation; patination oil to all exposed surfaces; all executed in strict compliance with Conservation Consultant Specifications and Lead Sheet Association Manual guidelines to match surrounding historic roof area; as per Architect's Drawings Nr. 103, 400, 401 and 402 and Specification Ref: H71</u> Flashings A Note: flashing to chimney measured separately in the Demolition & Alteration Element B eaves flashing; 300 - 450mm girth; bend -1; to existing historic cantilevered stone eaves profiles; end-to-end joints lapped not less than 100mm; dressing and turning with vapour control membrane over lead flashing and down into gutter; include Tyvek Supro breathable membrane or equivalent underlay; refer to Architect's Drawing Nr. 400 Detail 1 & 3 C flashing to wall abutments; 450 - 600mm girth; bends -4; double welted seams; dressed over elsewhere measured insulated upstands and tilting fillets; refer to Architects Drawing Nr. 402 Detail 7 D counter flashing to wall abutments; less than 150mm girth; bends -2; top leading edge mechanically fixed at 300mm centres; chase primed with Bauder sealant primer; pointed in Bauder sealant; refer to Architects Drawing Nr. 402 Detail 7 Apron flashings E 300 - 400mm girth; lean to and side abutments <u>New lead flashings; code 4 lead stepped cover flashings; rolled lead sheet to BS EN 12588 along rising masonry junctions and chimney stacks; length not more than 150mm; min. 100mm end laps; min. 75mm vertical upstand overlapping underlying soakers by min. 65mm; top edge stepped and turned 25mm into raked-out bed joints; fixed with lead wedges at max 450mm centre; pointed and sealed with structural lead sealant or lime mortar; bottom edge left free fro thermal movement; treated with patination oil; all executed in strict compliance with Conservation Consultant Specifications and Lead Sheet Association Manual guidelines to match surrounding historic roof area; as per Architect's Drawings and Specification Ref: H71</u> Flashings F 300 - 400mm girth; lean to and side abutments		note			
		94	m			
		19	m			
		19	m			
		25	m			
		25	m			
To Collection €						



	Description	Qty	Unit	Rate	€	c
	<u>New lead soakers; code 4 lead soakers; cut from rolled lead sheet to BS EN 12588; size to suit 600 x 300mm natural slate coursing; length calculated as slate gauge + lap + 25mm; min. 65mm vertical upstand and min. 100mm horizontal sole; mechanically fixed by interweaving flat horizontal soles tightly beneath successive slate courses; vertical upstands left entirely free of mechanical face-fixing to allow thermal movement; treated with patination oil; all executed in strict compliance with Conservation Consultant Specifications and Lead Sheet Association Manual guidelines to match surrounding historic roof area; as per Architect's Drawings and Specification Ref: H71</u> Soakers A 300 - 450mm girth; lean to and side abutments WOODWORK: Boarding and Second Fixings <u>Plywood; marine grade sheeting; butt jointed; board built up to a minimum fall 1:80; securely fixed through rigid sarking into rafters with stainless steel or galvanised heavy-duty timber screws; forming a continuous structural background to receive lead flashing (measured elsewhere); refer to Architect's Drawings Nr. 103 & 400 Detail 4 and Specifications</u> Gutter linings B over 300mm wide; 18mm thick; forming horizontal valley gutters C over 300mm wide; 19mm thick; forming slope valley gutters	25	m			
		10	m2			
		12	m2			
To Collection €						

Description	Qty	Unit	Rate	€	c
COLLECTION					
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(47) ROOF FINISHES					
Carried to Summary					

Description	Qty	Unit	Rate	€	c
GENERALLY					
<u>Notes</u>					
Contractor must include in his building programme for ordering replicas of the rainwater goods: note possible long lead times to be accounted for.		note			
DEMOLITION & ALTERATIONS: Alterations					
<u>Removing; disposal off site to accredited tip; making good any work disturbed</u>					
Fittings and Fixtures - External					
carefully remove existing external rainwater gutter; including brackets and fittings	83	m			
carefully remove existing external rainwater downpipes; including shoes and wall clips	83	m			
DRAINAGE: Disposal Above Ground					
<u>Rainwater disposal; Alumasc Heritage Cast Aluminium or equivalent rainwater system; polyester powder coated finish externally and powder coated finish internally; RAL colour to be approved; plugged and screwed through lugged collars and pipe brackets at 1.5m maximum centres into existing masonry; jointed and fixed in accordance with manufacturer's instruction; including leaf protection to gutters; all as per Architect's Drawing Nr. 104 and Specification Ref: R10</u>					
Gutters					
Traditional cast aluminium Victorian ogee gutter; Alumasc Heritage OG3 or equivalent; 125mm; to match existing	83	m			
<u>Extra over</u> gutter for ends	2	nr			
<u>Extra over</u> gutter for outlets; to match existing	8	nr			
Downpipes					
Traditional cast aluminium socketed circular downpipe; Alumasc Heritage RW3 or equivalent; 100mm	83	m			
<u>Extra over</u> downpipe for offset bends	7	nr			
<u>Extra over</u> downpipe for shoes	7	nr			
			To Collection €		

Description	Qty	Unit	Rate	€	c
COLLECTION Page No. P-1A/14 (52) DRAINAGE & REFUSE DISPOSAL Carried to Summary					



SUMMARY

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TOTAL AMOUNT TO GENERAL SUMMARY P-1A/1 to P-1A/15.

Summary I



Phase 1B - Building 1, 2 & 3



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	Description	Qty	Unit	Rate	€	c
A	the Contractor should note that the execution of the works is to be concluded within an existing building as set on the drawings; the Contractor shall make allowance in his rates for completing all the works described below within the existing building		note			
B	the Contractor is required to make himself aware of the presence and location of all existing services on site, identify their locations & mark them appropriately; all necessary precautions must be made to avoid interference or damage to these services during the execution of the works; the Contractor shall make due allowance in his rates for working in and around and maintaining live these services as necessary; any damage caused shall be made good at the Contractors own expense		note			
	<u>The Contractor must refer to the relevant specification sections detailed below to fully understand the scope of the demolition, repair, and conservation works:</u> Demolition Work Specification References:					
C	Materials to be salvaged (windows, doors, stone, slates, stair elements, fixtures, and furniture): C20/1		note			
D	Relocation and reconnection of M&E services and drains: C20/2		note			
E	Dust, health hazards, and asbestos management: C20/3		note			
F	Removal of existing finishes (plaster and render): C20/4		note			
	Timber Repair and Conservation Specification References:					
G	Repair, conservation, and treatment of timber: C51		note			
H	Fungus, dry rot, removal of timber elements, sterilisation, and removal of contaminated fill: C52		note			
	DEMOLITION & ALTERATIONS: Demolition					
	<u>Notes:</u>					
J	Please refer to Architect's Specification Ref. Z20 (Preservation/Fire Retardant Treatment for softwood). Any temporary support timber to be maintained on site after project completion must receive fire retardant treatment; The Contractor needs to reflect this in their pricing		note			
K	Lime:sand mortar is to be used where new elements meet existing walls to ensure the new, harder material does not impact the existing historic wall; refer to Architect's Specification Ref. Z21		note			
	<u>Sundries</u>					
L	Contract must visit the site to determine the work scope involved, the restricted access and understand the condition of the poor existing floor structure	1	Item			
				To Collection €		



NOLAN CONSTRUCTION CONSULTANTS

(--) DEMOLITION AND ALTERATIONS

	Description	Qty	Unit	Rate	€	c
	<u>Destructive opening-up & tracking of dry rot strands</u>					
	Carefully open up, strip back, and expose fabric to locate the full extent of dry rot growth as directed by the ER; items must include local containment zones to prevent spore cross-contamination into adjacent school building					
A	Open up and expose concealed junctions around the firewall to inspect for fungal spread; timber wall at the stairwell between Building 3 and 4	10	nr			
B	Cut away plaster/masonry parging to fully expose embedded timbers or timber lintels within the firewall detail	10	nr			
C	Expose wall plate and rafter bearing zones within the Chapel roof void to check for structural timber decay	2	nr			
D	Expose wall plate, rafter bearings, and bonding timbers within the building	10	nr			
E	Allow for trial holes through existing floors, to verify substrate condition and absence of contamination; location to be confirmed by Dry Rot Consultants	8	nr			
F	<u>Extra over</u> for inspection trail holes 300mm x 300mm x 300mm deep overall through existing historic Victorian tiled floor to expose and check sub-floor timber sleepers and wall plates for dry rot outbreak; include for carefully recording layout; numbering; and documenting tiles prior to disturbance; carefully pry up and lift historic tiles within the trial area using non-destructive hand tools; clean off residual bedding mortar from back of lifted tiles and store securely on site for reinstatement; carefully break through underlying screed or bedding base to expose sub-floor void without damaging adjacent structures; take all necessary dust and spore containment measures to prevent spreading fungal material during excavation; maintain open hole for inspection and mapping by the ER; include for temporary barriers and matching timber cover plates over the open hole to maintain safety between inspection periods; subsequent to inspection and matching treatment (measured separately); backfill hole with matching lean-mix concrete or aggregate core; prepare top surface to receive tiling; and cleanly reinstate the original stored Victorian tiles using a heritage-compatible lime-based adhesive; include for matching original joint profiles and pointing colours to leave floor level; stable; and uniform with surrounding finishes	3	nr			
	<u>General clearance</u>					
	General clearance to retained structures					
G	Hygienic clean / removal; works to be undertaken by a qualified & certified specialist contractor; survey the building prior to completing any works; carefully remove any animal waste, carcasses, nesting material etc; cleaning of all surfaces as necessary; allow for all necessary detergents, disinfectants and the like; dispose off site to an accredited facility; in accordance with the Health & Safety Authority, EPA & Safety, Health and Welfare at Work Regulations 2006; generally; to all floors and attic space	1	Item			
				To Collection €		



	Description	Qty	Unit	Rate	€	c
A	General clearance; all loose rubble, waste, debris, documents/paperwork, internal furnishings, finishes, completions and all other miscellaneous items; segregating all debris as required by the local authority and disposal off site to accredited tip	1	item			
B	<u>Extra over</u> for removal of fitted kitchen and white goods in Building 2 Ground Floor	1	Item			
	<u>Work to existing preserved timber structure & floor finish</u>					
	Historic floor preservation					
C	Provide for the cleaning; treatment; and preservation of existing historic timber floor structure to be retained; include for careful vacuuming of dust and debris from joist voids; insecticide and fungicide treatment to all timber members (Architect Specification C51); include for localised repairs to floorboards using reclaimed matching timber; include for securing loose boards with traditional brass screws or lost-head nails to match existing; include for all necessary temporary protection during Enabling Works; existing historic timber floor; at first floor	26	m2			
	Historic stairs preservation					
D	Provide for the conservation and stabilisation of existing historic timber staircase in Building 2 to be retained; include for temporary structural propping and lateral bracing; include for removal of loose debris and non-original fixings; include for all necessary protection during Enabling Works; leave all propping and protection in-situ for handover to Main Contractor; refer to Architect's Drawing Nr. 100 & 101; from ground floor to second floor; refer to Architect's Specification L30 & L30/4	1	nr			
	<u>Temporary protections and weatherproofing</u>					
	Sundries					
E	Contractor's design, professional indemnity insurance cover (minimum €6.5m), and independent engineering sign-off for all temporary supports to retained structures; including submission of calculations and drawings to the Project Engineer for approval prior to execution	1	item			
F	providing, erecting, maintaining for duration, and final removal of all temporary supports to retained structures unless stated elsewhere; including making good all affected structural elements to match existing profiles upon completion	1	item			
	Temporary works to retained structures					
G	Temporary weather protection to building roof structure; to prevent water ingress during the works; including design, supply, installation, ongoing maintenance, and eventual removal and disposal off-site on completion of permanent weathering elements; including temporary rainwater disposal measures; all in accordance with the Architects requirements	1	item			
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	Description	Qty	Unit	Rate	€	c
	Temporary working/ access platform; due to the unstable condition of the existing upper floor timber joists and flooring, the contractor must provide a safe working platform to execute the works specified in Volume A (Works Requirements); this item specifically includes all internal scaffolding, MEWPs, or alternative safe working platforms for internal upper floor works only; this item strictly excludes any scaffolding or access platforms required for Building 1 and external roof works; all costs for this specific internal platform are included within this Enabling Works element in lieu of general Preliminaries					
A	Note: the other high-level access platform for building 1 and the roof repair work are deemed to be included in the general Preliminaries		note			
B	to Building 2	1	Item			
C	to Building 3	1	Item			
	Temporary protection to historic tiled floor to remain; including initial cleaning, removal of loose debris, laying breathable non-woven geotextile fleece separation layer, and installing 18mm rigid plywood sheets with taped joints as load distribution layer; including perimeter securing and daily maintenance; leaving protection completely in-situ and in good condition for the Main Contractor following completion of Enabling Works; refer to Architect's Drawing Nr.100					
D	Building 1a; approximately 43m2 area	1	Item			
E	Building 1b; approximately 15m2 area	1	Item			
F	Building 2; approximately 9m2 area	1	Item			
G	<u>Extra over</u> for careful removal of floor protections and final specialist cleaning of the historic tiled floor upon completion of Enabling Work	1	Item			
	Temporary protection to historic elements; provide; install; maintain; and remove temporary protective measures (including padded polythene; timber framework; impact boxing; or hoarding panels) to existing historic features designated to remain completely undisturbed during adjacent stripping and remedial works at locations and frequencies where the Contractor deems necessary to prevent any impact or dust damage; no physical works or structural interventions are to be executed upon these components; the rate must specifically include for isolating and safeguarding the following features					
H	temporary protection for ceramic tiling measured separately above		note			
J	Metal window & cut stone reveal	1	Item			
K	Stained glass windows	1	Item			
L	timber sash window	1	Item			
M	timber external door	1	Item			
N	stairs & balustrade	1	Item			
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	Description	Qty	Unit	Rate	€	c
A	existing sanitary ware from toilet; include for disconnecting and capping off all associated water and waste services at the source or floor level; including for vertical transport and handling; second floor	4	nr			
B	existing sink from second floor dorm room; include for disconnecting and capping off all associated water and waste services at the source or floor level; including for vertical transport and handling	38	nr			
	Partitions; timber studwork with panelling; including all integrated finishes and completions					
C	115mm thick	142	m2			
D	150mm thick	340	m2			
E	150mm thick; second floor	869	m2			
F	200mm thick	27	m2			
G	250mm thick; second floor	113	m2			
	<u>Carefully demolish existing internal stone/brick walls; include for temporary propping, dust control, and disposal of debris off-site; making good surrounds to all areas as required</u>					
	Wall demolition					
H	115mm thick	291	m2			
J	150mm thick	18	m2			
K	250mm thick	93	m2			
L	350mm thick	71	m2			
M	500-600mm thick	64	m2			
	<u>Carefully remove existing masonry rising wall and associated concrete foundation; include for all necessary excavation, demolition, breaking up concrete, and disposal off-site; include for backfilling resulting voids with approved hardcore material compacted in layers to match existing subgrade</u>					
	Rising wall removal					
N	150mm thick	4	m			
P	250mm thick	28	m			
Q	350mm thick	16	m			
R	500-600mm thick	9	m			
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	Description	Qty	Unit	Rate	€	c
	<u>Cutting openings or recesses in existing structures; include for temporary supports and making good surrounds to all areas as required; new reinforced concrete or structural steel lintels supplied and installed as per Engineer's details</u> Forming opening A Forming structural openings in 500mm thick stone wall 2 m2 <u>Remove existing compacted granular fill/hardcore bed contaminated with dry rot; thickness 150 - 300mm; including for all necessary excavation, breaking up, handling, loading and pulling out from enclosed ground floor zone of an existing building; transport and specialist hazardous disposal off-site</u> Hardcore bed B >150mm thick 736 m2 DEMOLITION & ALTERATIONS: Treatment/Repairs <u>Works to existing plasterboard ceiling in Building 1b Choir</u> C Retain; stabilise; and secure existing plasterboard ceilings incorporating historic ceiling roses and copings at Building 1b - Chapel Choir; works are limited to localised securing; temporary propping; and comprehensive physical protection of existing historic features; include for detailed inspections across the entire ceiling plane to check for structural movement; cracking; or surface delamination and detachment from timber joists; notify the Architect or ER immediately of any areas identified at risk; note no new plasterboard linings or ceiling replacement works are included under this item; all executed in strict accordance with specification reference K10/1 1 Item <u>Chimney stack stabilisation & refurbishment</u> Comprehensive chimney stack refurbishment; provide for the complete refurbishment of existing chimney stacks; include for cleaning out all flues and removal of soot/debris; install traditional clay anti-rain and bird-guard cowls; include for Dimprite Ltd or equivalent buff and terracotta colour ventilated flue caps to all existing chimney flue to allow adequate ventilation, fuel venting from each room; hack off existing external plaster/render; rake out joints and carry out robust masonry repairs/repointing; apply new external render finish; include for new Code 4 lead flashings and soakers at roof junction; include for all temporary propping; weather protection; and specialised high-level access (such as scaffolding); refer to Architect Drawing Nr.103 and Specification Ref. H62 Accessories D overall plan size measured from roof plan approximately 2050 x 650mm 4 nr E overall plan size measured from roof plan approximately 972 x 890mm 1 nr F overall plan size measured from roof plan approximately 953 x 502mm 1 nr					
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	Description	Qty	Unit	Rate	€	c
	Fittings and Fixtures - Internal; to second floor					
A	existing historic timber doors; frames; linings; and associated architraves from masonry openings; include for mapping original location references; single door	40	nr			
B	existing historic timber doors; frames; linings; and associated architraves from masonry openings; include for mapping original location references; double door	1	nr			
C	existing historic timber window shutters; casings; and architraves from window reveals	45	nr			
D	existing historic timber skirtings from walls; bundle in manageable lengths	168	m			
	<u>REPLACEMENT OF TIMBER LINTEL</u>					
	DEMOLITION & ALTERATIONS: Alterations					
	<u>Notes:</u>					
E	where removal works occur within the designated dry rot zones, all works must be executed in coordination with the Specialist Dry Rot Treatment sequence and materials bagged as hazardous waste; measured separately in the "Specialist Dry Rot Treatment & Preservation Works" section of this element		note			
	<u>New precast concrete lintels to replace existing timber lintels; install temporary needling and propping above existing lintel; stripping back plaster and finishes; carefully remove existing timber lintels; replace with new 150 x 100mm precast concrete lintel to suit existing wall thickness, with minimum 200mm bearing ends; dry pack between top of new lintel and existing stone masonry brick course with 3:1 sand:cement dry pack; execute all work with existing window or door frame remaining in situ within the structural opening; include temporary support, protection, reinstatement and making good all disturbed stoneworks/finishes to match existing; refer to Engineer's Drawing Nr. 1100, 1110 & 1120 for Lintel Ref: L and Drawing Nr. 5000 'Replacement of Existing Lintels' for details</u>					
	Lintels					
F	Note: complete sterilisation of the pocket prior to installation of replacement lintels is measured separately in the Dry Rot treatment section of this element		note			
G	150 x 100mm; approx 1500mm long; to external doors	1	nr			
H	150 x 100mm; approx 1600mm long; to external doors	1	nr			
J	150 x 100mm; approx 900mm long; to external windows	4	nr			
K	150 x 100mm; approx 1000mm long; to external windows	1	nr			
L	150 x 100mm; approx 1200mm long; to external windows	2	nr			
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	Description	Qty	Unit	Rate	€	c
A	150 x 100mm; approx 1300mm long; to external windows	12	nr			
B	150 x 100mm; approx 1400mm long; to external windows	4	nr			
C	150 x 100mm; approx 1500mm long; to external windows	1	nr			
D	150 x 100mm; approx 1600mm long; to external windows	37	nr			
E	150 x 100mm; approx 1700mm long; to external windows	31	nr			
F	150 x 100mm; approx 2000mm long; to external windows	6	nr			
G	150 x 100mm; approx 2300mm long; to external windows	2	nr			
H	150 x 100mm; approx 2600mm long; to external windows	2	nr			
J	150 x 100mm; approx 1600mm long; to internal doors	3	nr			
K	150 x 100mm; approx 1700mm long; to internal doors	2	nr			
L	150 x 100mm; approx 2200mm long; to internal doors	1	nr			
M	150 x 100mm; approx 2600mm long; to internal doors	1	nr			
N	150 x 100mm; approx 2700mm long; to internal doors	1	nr			
P	150 x 100mm; approx 1500mm long; to internal windows	1	nr			
Q	150 x 100mm; approx 1700mm long; to internal windows	1	nr			
R	150 x 100mm; approx 2000mm long; to internal windows	1	nr			
	<u>New steel lintels to replace existing timber lintels; install temporary needling and propping above existing lintel; stripping back plaster and finishes; carefully remove existing timber lintels; replace with new 203 x 203 x 60 UC galvanised structural steel lintel to suit existing wall thickness, with minimum 225mm bearing ends; dry pack between top of steel flange and existing masonry with 3:1 sand:cement dry pack; execute all work with existing window or door frame remaining in situ within the structural opening; include temporary support, protection, reinstatement and making good all disturbed stoneworks/finishes to match existing; refer to Engineer Drawing Nr. 1100 & 1110 for Lintel Ref: SBL</u>					
	Lintels					
S	203 x 203 x 60 UC; approx 1700mm long; to external doors	1	nr			
T	203 x 203 x 60 UC; approx 1200mm long; to external windows	1	nr			
U	203 x 203 x 60 UC; approx 1600mm long; to external windows	8	nr			
V	203 x 203 x 60 UC; approx 1700mm long; to external windows	36	nr			
W	203 x 203 x 60 UC; approx 1700mm long; to internal doors	1	nr			
				To Collection €		



	Description	Qty	Unit	Rate	€	c
A	203 x 203 x 60 UC; approx 1600mm long; to internal windows	1	nr			
B	<u>Extra over</u> for 440 x 215 x 215mm concrete bearing pad; including forming pads within existing limestone walls including all associated breaking out, working space, saw cutting, disposal of surplus materials and making good existing walls upon completion; re-instatement to surrounding area upon completion; as per Engineers Drawing No. 1100 & 1110	96	nr			
<u>SPECIALIST DRY ROT TREATMENT & PRESERVATION WORKS</u>						
DEMOLITION & ALTERATIONS: Treatment/Repairs						
<u>Notes:</u>						
Appointment of Specialist Timber Decay Sub-Contractor						
C	Due to the complexity of the fungal decay, all timber decay investigation, sterilisation, treatment, and advisory services shall be carried out by a qualified specialist timber decay contractor. The specialist must demonstrate a proven past experiences in managing dry rot (<i>Serpula lacrymans</i>) within historic, conservation-grade, protected structures and occupied buildings.		note			
D	The specialist shall advise on treatment methodologies, work sequencing, environmental controls, timber retention strategies, and structural repairs, including managing concealed contamination exposed during enabling works. They shall attend the site periodically and at critical stages to review exposed timber, direct sterilisation, and maintain treatment records.		note			
E	The appointed specialist must have appropriate professional and technical expertise available throughout the contract period, to ensure fungal decay risks associated with the Enabling Works are handled professionally and minimise the risk of unnecessary removal of historic building fabric.		note			
<u>All stripping; handling; isolation; and chemical containment works within the designated dry rot zones must be executed by an approved, certified specialist decay sub-contractor registered with a recognised trade body; the Contractor must submit comprehensive evidence of the specialist's qualifications; project experience; and professional insurances to the ER prior to appointment; all works must be executed in strict accordance with the statutory guidelines for historic protected structures; Architect's Drawings Nr. 100, 101 and 102</u>						
Generally						
F	Provide for the complete appointment; mobilisation; and continuous management of the specialist timber decay sub-contractor; to include for all specialised advisory services; work sequencing coordination; environmental controls; timber retention strategy mapping; and periodic site attendance at critical stages to review exposed structural fabrics and direct operations	1	Item			
					To Collection €	



	Description	Qty	Unit	Rate	€	c
	Containment and Isolation barriers					
A	Localised physical isolation works, including the application of localised surface containment wraps to infected stone and brickwork faces to prevent spore cross-contamination during re-roofing	100	m2			
B	Localised surface fungicidal sterilization to the margins of the known outbreak zone on stone walls and brickwork to establish a "containment perimeter"	75	m2			
	Passive ventilation and security screening					
C	Ease and partially open designated existing windows to a fixed width of 100mm as directed by the ER to establish cross-ventilation through the building fabric	6	nr			
D	Supply and securely fix heavy-duty, weather-resistant wire mesh screening over the 100mm window openings to prevent bird, vermin, or unauthorized entry while maintaining maximum airflow	6	nr			
	Moisture profiling and environmental monitoring					
E	Deep-wall masonry moisture profiling (using carbide testing or electronic deep-wall probes) at designated stone wall and valley zones to establish baseline drying data	12	nr			
F	Monthly monitoring of timber relative humidity (% MC) at newly installed or retained rafter ends, including written reports to the ER tracking whether conditions are moving below the dry rot growth threshold (approx. 20% MC)	6	months			
	Removal of existing contaminated element					
G	Carefully hack off and remove all internal plaster down to the bare masonry substrate on all designated walls; rate to include for removing all mechanical fixings; nails; and embedded debris; localized dust protection screens; bagging; and safe disposal of all contaminated plaster debris off-site to a licensed facility; allow for an adequate drying out period following removal; note that existing corncicing is to be retained in-situ along with a continuous band of existing wall plaster extending 225mm above and 225mm below the cornice line	3075	m2			
H	<u>Extra over</u> for removing wall tiling from the existing kitchen in Building 2	51	m2			
J	Clean down; wire-brush; and de-dust 100% of the exposed stone walls and brickwork faces following plaster removal to expose joints and allow the ER to inspect and map the exact footprint of the dry rot outbreak	3075	m2			
K	<u>Extra over</u> the main plaster removal item for hacking back plaster at windows or doors reveals to internal and external wall openings	931	m			
L	<u>Extra over</u> for strapping existing windows; installation of temporary timber strapping or structural bracing to existing windows immediately after stripping surrounding plaster to ensure stability	155	nr			
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	Description	Qty	Unit	Rate	€	c
A	Expose wall plates and rafter bearing zones; clean down; de-dust; and expose 100% of the wall plate and rafter bearing zones in the existing roof void immediately following slate removal to facilitate specialist inspection	281	m			
B	<u>Extra over</u> the wall plaster removal for the careful isolation and protection of existing historic plaster cornicing within the Chapel area; include for utilising non-destructive hand tools only to form clean; straight saw-cut boundary lines between the plaster to be removed and the plaster to be retained; include for temporary protective timber boxing or heavy-duty padded polythene sheeting over the entire profile of the retained cornicing to prevent damage during the main strip-out works; allow for removing protection upon completion	95	m			
C	Excavate and remove existing organic; dry-rot contaminated hardcore beds down to the underlying subsoil layer; rate to include for all localized containment; bagging; loading into sealed skips; and safe disposal off-site to an approved licensed hazardous waste facility	67	m3			
	Fungicidal treatment to existing structures; Building 1, 2 & 3 (including 2A Roof & Attic)					
D	Apply specialised fungicidal surface sterilisation to exposed stone walls, brickwork faces, and parapet internal masonry cores	1177	m2			
E	Deep-core sterilisation and fungicidal treatment to the surface of remaining ground or subsoil following the removal of contaminated hardcore to eradicate dry rot spores; application by spraying or brushing in accordance with the manufacturer's instructions; working inside an enclosed ground floor zone; include for all surface preparation; dust control; and health and safety containment	736	m2			
F	Wall head vacuuming and sterilisation; heavy duty vacuum cleaning of all wall head recesses and structural pockets; application of biocide sterilising agent on completion; Building 1, 2 & 3	1	Item			
G	In-situ fungicidal and preservative treatment to existing retained elements of the cut roof structure; prior to slating; brush or spray application of approved fungicide and insecticide wood preservative to all existing retained rafters; wall plates; purlins; and ceiling joists within the affected building zones; all roof excluding Building 2A	1	Item			
H	In-situ fungicidal and preservative treatment to existing retained elements of the cut roof structure; prior to slating; brush or spray application of approved fungicide and insecticide wood preservative to all existing retained rafters; wall plates; purlins; and ceiling joists within the affected building zones; to Building 2A roof only	1	Item			
To Collection €						



	Description	Qty	Unit	Rate	€	c
A	Specialised fungicidal sterilisation and chemical treatment to exposed masonry wall pockets and structural cavities immediately following the removal of existing decayed timber floor joists; item includes for wire-brushing; scraping; and completely clearing out all organic fungal mass; loose mortar; and debris from within each joist pocket; application of an approved heritage-compatible biocide fluid by deep-penetration spraying or brushing to completely eradicate active dry rot strands and dormant spores; allow pocket to dry thoroughly	285	m			
B	Provide complete specialised fungicidal sterilisation and chemical pocket treatment to all exposed masonry surfaces; structural stone cavities; and surrounding timber junctions within opened-up lintel zones immediately following the removal of existing decayed timber lintels; to be executed prior to the installation of replacement precast concrete or structural steel lintels measured separately elsewhere; application by an approved specialist contractor to completely eradicate active dry rot strands or fungal spores; allow pocket to dry thoroughly	163	nr			
	Fungicidal treatment and inspection to existing internal doors					
C	Detailed physical inspection of designated existing internal doors for signs of wood rot and decayed timber fabric; include for specialised application of preservative fluids and localised chemical treatments to completely arrest further fungal decay; all works are to be executed with doors remaining in-situ without removing; dismantling; or disturbing the historic door assemblies from their structural openings; Building 1	15	nr			
D	Comprehensive physical inspection of all internal timber joinery items including architraves; doors; linings; shutters; and skirtings for signs of wood rot and decayed timber fabric; include for executing specialised localised chemical treatments and preservative fluids to completely arrest further decay; and coordinating the protection of components following their extraction under a separate section; include for treating; stacking; and storing all elements completely raised off the floor substrate on 50mm x 25mm timber bearers to optimise airflow; promote continuous ventilation; and reduce the risk of localised moisture accumulation within the designated chapel storage zone; note that all physical dismantling; strip-out; (removal of these items is measured separately under the Conservation of Existing Internal Joinery section)	1	Item			
	Fungicidal treatment and inspection to existing historic stairs					
E	Specialist inspection, testing, and targeted fungicidal treatment to existing historic timber staircases (Stairs Building 1a - Chapel); including carefully stripping finishes to the underside of stairs to expose timber elements for inspection; carrying out minimal treatment with approved biocide to arrest wood rot, dry rot, or decay; and isolating timber elements from direct contact with masonry where feasible to reduce moisture transfer; (Note: Excludes major structural repairs or replacements); refer to Architect's Specification Ref. L30	1	nr			
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	Description	Qty	Unit	Rate	€	c
	Relocation of existing emergency lighting; carefully disconnect and remove existing ceiling-mounted emergency lighting luminaries and illuminated exit signs from existing timber ceiling/joist; set aside for repair and re-use; provide all necessary modifications, wiring extensions, and surface containment to relocate the removed emergency lighting onto adjacent walls at high level; testing and recommissioning of all relocated emergency lighting to comply with IS 3217; all as per Service Engineer's Drawings Nr. E-100, E-101, E-102 & E-103 and the Electrical Specifications					
	Fittings and Fixtures - Internal; to ground floor					
A	recessed OptiLens open plan LED emergency light fitting; product ref: OPNM3/LED/OP (Ref: E1)	39	nr			
B	recessed OptiLens escape route LED emergency light fitting; product ref: OLNLM3/LED/ES (Ref: E2)	20	nr			
C	surface mounted OptiLens escape route LED emergency light fitting; product ref: OLNLM3/LED/3W/ES/SM (Ref: E4)	4	nr			
D	non-maintained emergency bulkhead light; IP65 rated; product ref: WPNM3/LED/3W (Ref: E5)	13	nr			
E	recessed Optic open plan LED emergency light fitting; product ref: OPNM3/LED/OP (Ref: E7)	4	nr			
F	Fusion or equivalent; standard ceiling/suspended LED exit sign; maintained; complete with down arrow directional legend; Ref: Ex1	10	nr			
G	Fusion or equivalent; standard ceiling/suspended LED exit sign; maintained; complete with double sided directional legends; Ref: Ex4	3	nr			
H	Visor or equivalent; weatherproof ceiling/suspended LED exit sign; IP65 rated; maintained; complete with down arrow directional legend; Ref: Ex5	4	nr			
	Fittings and Fixtures - Internal; to first floor					
J	recessed OptiLens open plan LED emergency light fitting; product ref: OPNM3/LED/OP (Ref: E1)	22	nr			
K	recessed OptiLens escape route LED emergency light fitting; product ref: OLNLM3/LED/ES (Ref: E2)	15	nr			
L	Fusion or equivalent; standard ceiling/suspended LED exit sign; maintained; complete with down arrow directional legend; Ref: Ex1	2	nr			
M	Fusion or equivalent; standard ceiling/suspended LED exit sign; maintained; complete with double sided directional legends; Ref: Ex4	1	nr			
	Fittings and Fixtures - Internal; to second floor					
N	recessed OptiLens escape route LED emergency light fitting; product ref: OLNLM3/LED/ES (Ref: E2)	10	nr			
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	Description	Qty	Unit	Rate	€	c
A	Fusion or equivalent; standard ceiling/suspended LED exit sign; maintained; complete with down arrow directional legend; Ref: Ex1	2	nr			
B	Fusion or equivalent; standard ceiling/suspended LED exit sign; maintained; complete with double sided directional legends; Ref: Ex4	2	nr			
	Fittings and Fixtures - Internal; to attic					
C	recessed OptiLens escape route LED emergency light fitting; product ref: OLN3/LED/ES (Ref: E2)	12	nr			
D	Fusion or equivalent; standard ceiling/suspended LED exit sign; maintained; complete with down arrow directional legend; Ref: Ex1	3	nr			
	<u>Relocation of existing fire alarm; carefully disconnect and remove existing ceiling/wall-mounted fire alarm from existing timber ceiling/joist and masonry walls; set aside for repair and re-use; provide all necessary modifications, loop cabling extensions, and surface containment to relocate the removed fire alarm onto adjacent walls at high level; testing and recommissioning of all relocated fire alarm to comply with IS 3218 and IS EN 54; all as per Service Engineer's Drawings Nr. E-300, E-301, E-302 & E-303 and the Electrical Specifications</u>					
	Fittings and Fixtures - Internal; to ground floor					
E	fire alarm repeater panel	1	nr			
F	smoke detector	23	nr			
G	smoke detector with sounder base	20	nr			
H	manual call point	17	nr			
	Fittings and Fixtures - Internal; to first floor					
J	smoke detector	16	nr			
K	smoke detector with sounder base	10	nr			
L	manual call point	4	nr			
	Fittings and Fixtures - Internal; to second floor					
M	smoke detector	42	nr			
N	smoke detector with sounder base	6	nr			
P	manual call point	4	nr			
	Fittings and Fixtures - Internal; to attic					
Q	smoke detector	3	nr			
R	smoke detector with sounder base	3	nr			
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	Description	Qty	Unit	Rate	€	c
A	manual call point Remove and reinstall existing lightning protection system; carefully disconnect; unfix; and remove existing lightning protection copper tape; cables; roof conductor clips; bonding connections; and air termination rods from existing roof structure and elevations; include for carefully labeling; cleaning; and storing all reusable components securely on-site; include for disposing of any degraded fixings or non-reusable parts off-site; subsequent to the completion of the roofing and structural alterations; reinstall the existing lightning protection system back onto the completed fabric; include for providing new heritage-compatible matching fixings; clips; and anchors; include for all necessary extensions or minor adjustments to paths to suit the new roof profiles; Existing lightning protection system	3	nr			
B	to Building 1, 2 & 3	1	Item			
To Collection €						



Description	Qty	Unit	Rate	€	c
COLLECTION					
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(--) DEMOLITION AND ALTERATIONS Carried to Summary					
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	Description	Qty	Unit	Rate	€	c
	EXCAVATION AND EARTHWORKS: Excavation					
	<u>Excavation</u>					
	Isolated pits (7nr)					
A	depth ≤2.00m	14	m3			
	Extra on excavation items for					
B	being next to existing building	6	m2			
C	excavation in a confined space within the footprint of the existing building; Contractor should make provision for any additional cost associated with excavating within this space due to access/exit restrictions for labour, plant and material including hand excavation, basket out etc.	1	Item			
	<u>Working space; additional excavation; include for all necessary earthwork support to face of excavation as required; backfilling with granular material in accordance with SR 21: 2014 Annex E</u>					
	Isolated pits (7nr)					
D	depth ≤2.00m	45	m2			
	<u>Disposal</u>					
	Water					
E	surface	1	Item			
	Excavated material					
F	off site	14	m3			
	<u>Filling; compacted granular fill material, T0 structural stone 0/125mm, as per SR 21: 2014 Annex E, approved and certified; laid and compacted in 225mm layers; all in accordance with Engineer's Specifications</u>					
	To excavations					
G	average thickness >250mm	10	m3			
	<u>Filling; compacted granular fill material, T1 structural crushed gravel 0/40mm, as per SR 21: 2014 Annex E, approved and certified; laid and compacted in 225mm layers; all in accordance with Engineer's Specifications</u>					
	To excavations					
H	average thickness >250mm	4	m3			
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	Description	Qty	Unit	Rate	€	c
	To make up levels					
A	average thickness $\leq 250\text{mm}$	116	m3			
	<u>Surface treatments: T3 0/4mm fine sand or grit (DoP required), as per SR 21: 2014 Annex E, approved and certified; all in accordance with Engineer's Specifications</u>					
	Blinding filling					
B	50mm thick; to excavations	11	m2			
C	50mm thick	702	m2			
	CONCRETE WORK: In-Situ Concrete					
	<u>Plain in-situ concrete; Grade C8/10; vibrated; all as per Engineer's Specification</u>					
	Blinding; poured on or against earth or unblended hardcore					
D	to isolated pad foundations	1	m3			
	<u>Reinforced in-situ concrete; Grade C30/37; exposure Class: XC2; vibrated; to comply with I.S. EN 206:2013; concrete mix design to Engineer's specifications; all in strict accordance with Engineer's Drawing Nr. 1100 and Specifications</u>					
	Isolated foundations					
E	1250 x 1250 x 300mm deep; reinforced; Ref: PF1	3	m3			
	Plinths					
F	650 x 650 x 650mm deep; reinforced	2	m3			
	Column casings					
G	cross sectional area $> 0.10\text{m}^2$	1	m3			
	CONCRETE WORK: Reinforcement					
	<u>Reinforcement; bar; BS 4449:2005; high yield steel; all as per Engineer's Specification</u>					
	Straight or bent; including links					
H	$> 12 \leq 25\text{mm}$ diameter	0.60	tn			
	<u>Reinforcement; mesh fabric; BS 4483:2005; all as per Engineer's Specification</u>					
	Reference D49					
J	vertical; wrapping around steel columns	3	m2			
				To Collection €		



	Description	Qty	Unit	Rate	€	c
	CONCRETE WORK: Formwork					
	<u>All falsework and formwork shall comply with BS 5975 and take account of the recommendations in 'Formwork: A guide to good practice' (Concrete Society, 1986); Basic Finish to comply with Table F4 of I.S. EN 13670; all in strict accordance with Engineer's Specification, Formwork Sections</u>					
	Sides of foundations					
A	>250 ≤500mm high	35	m			
	Plinths					
B	>500mm high	12	m2			
	Column casings					
C	isolated; rectangular	6	m2			
	STRUCTURAL: Steelwork					
	<u>Notes</u>					
D	Dry film thickness (DFT) to be determined for every steel member in accordance with Architect's Specification Section M61 Clause 410; testing, measurement, and acceptance standards of applied DFT to be strictly in accordance with Architect's Specification Section M61 Clause 420		note			
	<u>Structural steelwork; execution class EXC2; galvanised; Grade S355; manufactured in accordance with IS EN 10025 and IS EN 10210 where relevant unless otherwise noted in Engineer's Drawings; CE marking; steel to steel connections to specialist design and details; minimum 215mm bearing; bolts, screws and nuts to be sherardized in accordance with BS 4921; all in strict accordance with Engineer's Drawing Nr. 1100 and Specifications</u>					
	Fabricated members; columns					
E	200 x 200 x 10 SHS; >50 ≤100 kg/m; Ref: SC	0.23	tn			
	Fabricated members; fittings					
F	fittings include all plates, cleats, haunches, etc. in the connection with all Structural Steelwork	0.03	tn			
	<u>Pre-Fabrication; blast clean to BS EN ISO 8501-1, preparation grade Sa 2 1/2 ; with an average profile of approx 75 microns; including removal of all oil, grease and surface contaminants prior to cleaning; all as per Architect's Specifications Ref: M61/315</u>					
	Protective coatings					
G	off site	0.26	tn			
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	Description	Qty	Unit	Rate	€	c
	Post-fabrication; apply one coat of zinc phosphate primer; prepared and applied in accordance with Engineer's Specifications					
	Protective coatings					
A	off site	0.26	tn			
	Hot dipped galvanised; to 140 microns; as per Structural Engineer's Specifications					
	Protective coatings					
B	off site; general steelwork surfaces	0.26	tn			
	Intumescent fire protection coating; Nullifire S707-60 or equivalent; water-based intumescent coating; to achieve 60 minutes fire resistance to BS 476-21; basic finish to non-visible areas (as Clause 440), high decorative finish to visible areas (as Clause 460); include top sealer coat of TS 716 water-based vinyl (or equivalent), applied in two coats; colour to Architect's approval; include equivalent treatment and fire protection to bolt heads and nuts; coatings and application in strict accordance with the manufacturer's instructions; all as per Architect's Specification Section M61					
	Protective coatings					
C	off site	0.26	tn			
	<u>Bolts</u>					
	"Hilti" or equivalent steel cast-in-place anchor bolts; grade 8.8 HD; for connection between steel base and concrete plinth; all in strict accordance with Engineer's Drawing Nr. 5000 'Typical Section Through PF1 / Baseplate' & 'Typical Baseplate Detail to SHS' and Specifications					
D	M20; min. embedment depth of 230mm	28	nr			
	<u>Holding down assemblies</u>					
	Galvanised mild steel base plate; 20mm thick flat plate; 4 no. 24mm diameter holes, 1 no. neoprene washer per hole; secured using 4 no. M20 anchor bolts (measured elsewhere) cast into 50mm diameter PVC sleeves and anchored with 100 x 100 x 10mm thick steel anchor plates embedded within concrete plinth; to receive elsewhere measured SHS member; all in strict accordance with Engineer's Drawing Nr. 5000 'Typical Baseplate Detail to SHS' and Specifications					
E	400 x 400mm	7	nr			
To Collection €						



	Description	Qty	Unit	Rate	€	c
	<u>Grouting</u>					
	Base plates; with 25mm thick non-shrink grout under steel; compressive strength of 50N/mm2; all as per Engineer's Drawing Nr. 5000 'Typical Section Through PF1 / Baseplate' and Specifications					
A	400 x 400mm	7	nr			
	<u>Sundries</u>					
	Drilling/forming holes in concrete plinth					
B	for M20 bolts; 230mm embedment	28	nr			
	<u>Design, detail, fabricate and make all necessary welded or bolted connections between steel members in accordance with B.S. 449, for the foregoing steelwork</u>					
	Contractor designed					
C	generally	1	Item			
	DRAINAGE: Below Ground					
	<u>Notes:</u>					
D	Notwithstanding with the ARM 4, the French Drain has been measured in composite item		note			
	<u>Composite item; french drain; excavate drainage trench along external perimeter base of stone walls to Chapel Building (Building 1), average depth not exceeding 1.5m, including trench support, water control, and disposal of surplus material off-site; supply and lay 150mm nominal internal diameter perforated rigid drainage pipe wrapped in non-woven geotextile filter membrane, bedded on 225mm thick of Clause 503 filling material and backfill the trench with Clause 505 Type B filter material; item description includes all necessary fittings, junctions, and a single-line unperforated pipe continuation run, including trenching and backfilling, to successfully connect the perimeter system directly into the site storm water soakaway in accordance with Engineer's Drawing Nr. CE-1303 and Specifications</u>					
	French drain					
E	perforated drain; <1.50m depth of trench	54	m			
F	non-perforated uPVC pipework connect to the soakaway; <1.50m depth of trench	13	m			
G	<u>Extra over</u> on the above for excavating through existing grass area and topsoil under; temporary & permanent reinstatement to match existing; all making good	67	m			
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				To Collection €		
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	Description	Qty	Unit	Rate	€	c
A	Storm water access junction, uPVC type Wavin or equivalent; 150mm diameter outlet, trapped; bedding & surrounding in concrete; necessary excavation & disposal; square single sealed painted galvanised cast iron locking cover and frame, grade D400 cover and AJ; in strict accordance with Engineer's Drawing Nr. CE-1303	7	nr			
	Pipe accessories					
B	access junctions	1	nr			
	Storm water soakaway system; include for all necessary excavation and disposal off-site; necessary working space and temporary supports; backfilling as indicated; 20/40mm single size stone to IS EN 1324 complete with permeable non-woven geotextile membrane encapsulation to all sides of filling; include for all necessary accessories including separate plastic catchpit/silt chamber; include for all necessary excavation, disposal off-site, formwork, reinforcement, backfilling etc.; all as detailed on Engineer's Drawing Nr. CE-1303					
	Soakaway					
	overall dimension 6000 x 6000 x 2000mm deep; to provide min. 28.8m3 of attenuation volume based on 40% stone void ratio					
To Collection €						

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Description	Qty	Unit	Rate	€	c
<u>CUT ROOF TIMBER STRUCTURAL REPLACEMENT & REPAIR</u>					
DEMOLITION & ALTERATIONS: Treatment/Repairs					
<u>Notes</u>					
A the Contractors attention is drawn to the Preliminary Timber Condition Report prepared by PJ Barret & Co. dated August 2021		note			
B All structural timber repairs within historic zones must comply with the following criteria; the cost of which must be absorbed within the contractor's unit rates		note			
C Provide all temporary heavy-duty structural propping; dead-shoring towers; mechanical jacking; and tension-bracing equipment down to solid structural substrates to safely support the roof load and prevent outward wall thrust prior to cutting; all jacking must be executed incrementally and monitored continuously to prevent cracking to retained historic fabric		note			
D Carefully remove designated decayed timber sections using hand tools where necessary to protect adjacent historic elements; cart away debris to a licensed disposal facility off-site		note			
E Clear; wire-brush; and vacuum all exposed historic substrates to remove loose material and organic fungal matter		note			
F All replacement timbers to be C16 vacuum-pressure treated structural softwood cut to match original profile dimensions (D40 Oak for Chapel); apply a thorough coat of brush-on end-grain preservative fluid to all cut faces prior to assembly		note			
G Re-bed wall plates fully on natural hydraulic lime mortar (NHL 3.5 or NHL 5) and secure into the historic masonry core using stainless steel threaded starter bars chemically anchored with a non-expansive resin grout		note			
H All rates must include for temporary structural propping to roof carcass during truss repairs		note			
<u>Inspection, testing & sampling</u>					
J the Contractors shall include for all required sampling and testing of the proposed preparation and treatment methodologies as necessary to satisfy the Architect & Engineer in advance of completing the works	1	item			
K the Contractors shall include for the attendance by a damp and timber decay specialist to attend the site and advise on all damp or timber decay issues uncovered, along with any remedial actions required as the construction progresses	1	item			
To Collection €					



NOLAN CONSTRUCTION CONSULTANTS

Description		Qty	Unit	Rate	€	c
<u>In-situ structural rafter splicing; isolate and repair designated decayed timber rafters in-situ where affected by dry rot or structural degradation; form inline splice joints using a new replacement section matching original dimensions; complete with 3Nr. M20 Grade 8.8 structural bolts at 100mm centres and heavy-duty washers to both sides; executed in strict accordance with the Typical Rafter Cut & Splicing Detail (1:10) on Drawing Nr. 5001</u>						
Treatment of existing timber; rafter repair						
A	in splicing lengths <1,500mm; Building 3 (King post)	91	nr			
B	in splicing lengths >1,500mm but <3,000mm; Building 3 (King post)	35	nr			
C	in splicing lengths >3,000mm; Building 3 (King post)	14	nr			
<u>In-situ structural rafter end repairs; isolate and repair designated decayed or structurally compromised rafter ends directly at wall plate interfaces or high-level mono-ridge seating zones; form clean structural splice joints using a new replacement section matching original profiles; complete with all inline carpentry cutting; drilling; mechanical fixings; and preservative treatments</u>						
Treatment of existing timber; rafter end repair						
D	in splicing lengths <1,500mm; Building 1 (mono-pitch roof zones)	22	nr			
E	in splicing lengths <1,500mm; Building 1 (standard King post zones)	70	nr			
F	in splicing lengths <1,500mm; Building 1 (stub-raised collar truss to Choir)	29	nr			
G	in splicing lengths <1,500mm; Building 1 (Arch-Braced Truss with Wall Posts to Chapel)	5	nr			
H	in splicing lengths <1,500mm; Building 1 (Arch-Braced Truss on Corbels to Chapel)	4	nr			
J	in splicing lengths <1,500mm; Building 3 (King post)	140	nr			
<u>Carefully clear away debris and repair existing structural masonry bearing pads or corbels underlying truss heel footprints; include for localized temporary propping to isolate the load; cutting out fractured or degraded bedding mortar using hand tools; resetting or consolidating the sound stone profile; and pinning fully on a fresh layer of heritage-compatible natural hydraulic lime mortar (NHL 5) to secure structural level alignment</u>						
Repair to existing stone bearing padstones						
K	Building 1: arch-braced collar truss roof to Chapel	5	nr			



	Description	Qty	Unit	Rate	€	c
	<u>Structural replacement of existing defective and structurally compromised roof rafters cut out and removed identified during inspections; supply and install new structural softwood rafters size 50 x 125mm grade C16 vacuum-pressure impregnated factory treated to User Class 2/3 performance standards prior to delivery; include for all framing; spiking; hoisting; and fixing to match existing roof pitches and alignments; include for treating all on-site cross-cuts; birdsmouth joints; and notches with a compatible brush-on end-grain preservative fluid; refer to Engineer's Drawing Nr. 1130 & 5001</u>					
	Treatment of existing timber; rafter replacement for roof span approx. 12000mm to 12200mm					
A	Single rafter replacement; per individual rafter within a truss span; Building 3	10	nr			
B	Double rafter replacement; per complete truss span (two rafters); Building 3	5	nr			
	<u>In-situ structural wall plate replacement; isolate and replace existing decayed timber wall plates in-situ where affected by dry rot or structural degradation within historic building zones using new matching 100mm x 75mm (or to match existing) treated timber plates; bed fully on a fresh layer of compatible bedding mortar; include for forming traditional half-lap joints at corners and junctions</u>					
	Treatment of existing timber					
C	in replacement lengths <1,000mm overall per location	32	m			
D	in replacement lengths >1,000mm but <3,000mm overall per location	76	m			
	<u>Supply and install bespoke 12mm thick galvanized steel plates to each side of the existing structural truss heel junction; include for providing custom steel packer plates behind the main plates to neatly accommodate and bridge over the retained existing steel strap; include for core-drilling through the existing sound timber framework and securing the entire assembly using 20mm diameter structural through-bolts complete with 10mm thick heavy-duty washer plates to both sides; in strict accordance with the Truss End Repair Detail on Drawing Nr. 5001</u>					
	Structural steel plate strengthening to existing truss heels					
E	Building 1: to mono-pitch roof (allow for 50% truss ends)	22	nr			
F	Building 1: with standard King post (allow for 50% truss ends)	70	nr			
G	Building 1: stub-raised collar truss to Choir (allow for 50% truss ends)	29	nr			
H	Building 1: Arch-Braced Truss with Wall Posts to Chapel (allow for 50% truss ends)	5	nr			
J	Building 1: Arch-Braced Truss on Corbels to Chapel (allow for 50% truss ends)	4	nr			
To Collection €						



NOLAN CONSTRUCTION CONSULTANTS

	Description	Qty	Unit	Rate	€	c
A	Building 3: King post truss ends (allow for 50% truss ends) <u>Soffit bracket remedial works; inspect existing steel soffit support brackets and fixings on existing facades; execute structural remedial works; includes all associated temporary access platforms, working height requirements, and structural testing; refer to Architect's Drawing Nr. 400 for image of the steel bracket</u> Soffit bracket remedial works; Building 3	106	nr			
B	Repair; In-situ preparation, structural wire-brushing, treating with rust-inhibiting primer, application of protective paint, and tightening/reinforcing existing fixings	9	nr			
C	Replace; full removal and disposal of failed units, and supply and installation of new equivalent specification steel structural support brackets with matching heavy-duty anchors into the facade substrate	9	nr			
	WOODWORK: Ironmongery, Accessories & Sundries <u>Straps & hangers; galvanised mild steel, installed in strict accordance with the manufacturers instructions; including all necessary notching of timbers to accept straps / hangers</u> Accessories					
D	wall plate straps; 30mm x 5mm thick; fixed between existing/ replaced wall plate and wall at 1200mm centres with approved proprietary fixings; 1000 x 30 x 5mm overall; refer to Engineer's Drawing Nr. 5001 Typical Wallplate replacement detail	95	nr			
E	Lateral restraint straps; galvanized mild steel tension straps; fixing roof framework to masonry walling; include all plugging and screwing to masonry and timber	10	nr			
To Collection €						



(27) ROOFS

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	Description	Qty	Unit	Rate	€	c
	CONCRETE WORK: In-Situ Concrete					
	<u>Reinforced in-situ concrete; Grade C30/37; exposure Class: XC1; vibrated; to comply with I.S. EN 206:2013; concrete mix design to Engineer's specifications; all in strict accordance with Engineer's Drawing Nr. 1110 and Specifications</u>					
	Capping beams					
A	cross sectional area >0.10m ² ; reinforced	7	m ³			
	CONCRETE WORK: Sundries					
	<u>Surface finishes</u>					
	Trowelling					
B	horizontal surfaces; top of beams	15	m ²			
	CONCRETE WORK: Reinforcement					
	<u>Reinforcement; bar; BS 4449:2005; high yield steel; all as per Engineer's Specification</u>					
	Straight or bent; including links					
C	>12 ≤25mm diameter	1.26	tn			
	CONCRETE WORK: Formwork					
	<u>All falsework and formwork shall comply with BS 5975 and take account of the recommendations in 'Formwork: A guide to good practice' (Concrete Society, 1986); Ordinary Finish to comply with Table F4 of I.S. EN 13670; all in strict accordance with Engineer's Specification, Formwork Sections</u>					
	Capping beams					
D	isolated; rectangular; soffit height >4.00 ≤6.00m	27	m ²			
	CONCRETE WORK: Precast Concrete / Composite Construction / Stone Faced Concrete Panels					
	<u>Precast concrete bearing pads; Grade C32/40; bedded on mortar; building into 650mm thick existing masonry walls; all as per Engineer's Drawing Nr. 5000 'Typical Steel Beam End Bearing Detail' and Specifications</u>					
	Bearing pads					
E	440 x 215 x 215mm	44	nr			
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NOLAN CONSTRUCTION CONSULTANTS

	Description	Qty	Unit	Rate	€	c
A	<u>Extra over:</u> forming pocket opening in existing masonry walls including all associated breaking out, saw cutting, working space, temporary propping, supports, disposal of surplus materials, making good masonry to sides; and dry-packing any gaps between steel and masonry with non-shrink grout upon completion STRUCTURAL: Steelwork <u>Notes</u>	44	nr			
B	Dry film thickness (DFT) to be determined for every steel member in accordance with Architect's Specification Section M61 Clause 410; testing, measurement, and acceptance standards of applied DFT to be strictly in accordance with Architect's Specification Section M61 Clause 420 <u>Structural steelwork; execution class EXC2; galvanised; Grade S355; manufactured in accordance with IS EN 10025 and IS EN 10210 where relevant unless otherwise noted in Engineer's Drawings; CE marking; steel to steel connections to specialist design and details; minimum 215mm bearing; bolts, screws and nuts to be sherardized in accordance with BS 4921; all in strict accordance with Engineer's Drawing Nr. 1100, 1110 & 1120 and Specifications</u> Fabricated members; beams		note			
C	254 x 254 x 132 UC; >100 ≤200 kg/m; Ref: SB1	26.13	tn			
D	305 x 305 x 283 UC; >200 ≤300 kg/m; Ref: SB3	1.07	tn			
E	203 x 203 x 46 UC; >25 ≤50 kg/m; Ref: SB4	3.66	tn			
	Fabricated members; columns					
F	200 x 200 x 10 SHS; >50 ≤100 kg/m; Ref: SC	5.76	tn			
	Fabricated members; fittings					
G	fittings include all plates, cleats, haunches, etc. in the connection with all Structural Steelwork <u>Pre-fabrication; blast clean to BS EN ISO 8501-1, preparation grade Sa 2 1/2; with an average profile of approx 75 microns; including removal of all oil, grease and surface contaminants prior to cleaning; all as per Architect's Specifications Ref: M61/315</u> Protective coatings	3.67	tn			
H	off site	40.29	tn			
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NOLAN CONSTRUCTION CONSULTANTS

	Description	Qty	Unit	Rate	€	c
	Post-fabrication; apply one coat of zinc phosphate primer; prepared and applied in accordance with Engineer's Specifications					
	Protective coatings					
A	off site	40.29	tn			
	Hot dipped galvanised; to 140 microns; as per Structural Engineer's Specifications					
	Protective coatings					
B	off site; general steelwork surfaces	40.29	tn			
	Intumescent fire protection coating; Nullifire S707-60 or equivalent; water-based intumescent coating; to achieve 60 minutes fire resistance to BS 476-21; basic finish to non-visible areas (as Clause 440), high decorative finish to visible areas (as Clause 460); include top sealer coat of TS 716 water-based vinyl (or equivalent), applied in two coats; colour to Architect's approval; include equivalent treatment and fire protection to bolt heads and nuts; coatings and application in strict accordance with the manufacturer's instructions; all as per Architect's Specification Section M61					
	Protective coatings					
C	off site	40.29	tn			
D	<u>Extra over:</u> for all necessary on-site touching up	1	Item			
	<u>Bolts</u>					
	"Hilti" or equivalent steel cast-in-place anchor bolts; grade 8.8 HD; for connection between steel base and concrete beam; all in strict accordance with Engineer's Drawing Nr. 5000 'Typical Steel Column and Capping Beam Connection Detail' and Specifications					
E	M20; min. embedment depth of 230mm	32	nr			
	<u>Holding down assemblies</u>					
	Galvanised mild steel base plate; 20mm thick flat plate; 4 no. 24mm diameter holes, 1 no. neoprene washer per hole; secured using 4 no. M20 anchor bolts (measured elsewhere) cast into 50mm diameter PVC sleeves and anchored with 100 x 100 x 10mm thick steel anchor plates embedded within concrete beam; to receive elsewhere measured SHS member; all in strict accordance with Engineer's Drawing Nr. 5000 'Typical Baseplate Detail to SHS' and Specifications					
F	400 x 400mm	8	nr			



(28) FRAMES

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	Description	Qty	Unit	Rate	€	c
	DEMOLITION & ALTERATIONS: Alterations					
	<u>Removing; carefully remove existing roof slates/coverings including associated fittings, accessories, and waterproofing; disposal off-site to accredited tip for all defective components; making good any work disturbed to match existing and surrounding area; all as per Architect's Drawing Nr. 103, 400, 401, 402 and Specification Section H62</u>					
	Finishes - External					
A	stripping roof slates; carefully remove existing 300 x 600mm natural slates from roof slopes using a slate ripper; sorting and palletising sound slates for the Employer's later re-use; discarding all defective slates off-site to accredited tip; providing heavy-duty tarpaulin protection to prevent water penetration to existing lath and plaster ceilings below while roof elements are exposed; installing suitable lapped, securely fixed temporary sheeting immediately upon slate removal to discharge run-off into existing or temporary gutters; including localised removal and daily reinstatement of temporary sheeting to facilitate specialist timber remediation works; ensure no new or salvaged slates are re-laid until all underlying specialist dry rot treatments, timber preservation surface sprays and rafter replacements have been fully executed, inspected and certified; note: replication of existing survey parameters is not required as approx. 50% of the roof area is estimated to be covered with new slates; all as per Architects Drawing Nr. 103, 400, 401, 402 and Specification Section H62	1076	m2			
B	<u>Extra over</u> slating removals for salvaging existing slates for re-use; carefully removing, handling, and storing sound natural slates on pallets; approx. 50% of the total roof slating area; all as per Architect's Specification	538	m2			
C	removal of roof battens and sarking; carefully remove 50 x 15mm timber battens with existing underlying 150 x 25mm sarking boards; including pulling and removing all remaining nails and fixings from the underlying timber background; disposal of all debris off-site to accredited tip; all as per Architect's Drawings and Specification	1076	m2			
D	carefully remove ridge tiles from mortar bed; setting aside and adequately protecting sound tiles from external weather conditions for subsequent re-use; cleaning off old mortar residues; disposal of defective tiles and debris off-site; all as per Architect's Drawings and Specification	60	m			
E	<u>Extra over</u> slating removals for salvaging existing ridge tiles for re-use; carefully removing, handling, and storing sound tiles on pallets; all as per Architect's Specification	30	m			
F	carefully remove hip tiles on mortar bed; setting aside and adequately protecting sound tiles from external weather conditions for subsequent re-use; cleaning off old mortar residues; disposal of defective tiles and debris off-site; all as per Architect's Drawings and Specification	58	m			
G	<u>Extra over</u> slating removals for salvaging existing hip tiles for re-use; carefully removing, handling, and storing sound tiles on pallets; all as per Architect's Specification	29	m			
				To Collection €		



	Description	Qty	Unit	Rate	€	c
A	carefully remove existing defective timber valley boards; disposal off-site; all as per Architect's Drawings and Specification	23	m			
B	Carefully remove existing roof flashings; including carefully hacking out existing mortar joints; steps; and chases; clear away all debris from site	50	m			
C	Carefully remove existing roof flashings to barges of Chapel Building; including carefully hacking out existing mortar joints; steps; and chases; clear away all debris from site	33	m			
D	stripping lead lined gutter; carefully remove existing lead gutter linings; include dismantling and removing underlying defective timber utter boarding and supporting framing arrays; including pulling all remaining nails, screws and brackets from the structural background; disposal of all defective components and debris off-site to accredited tip; all as per Architect's Drawings and Specification	19	m			
E	stripping flat roof coverings; carefully remove existing flat roof coverings and insulation layers down to bare structural deck; include for cleaning and preparing existing deck surface to receive new works; disposal of all stripped materials off-site to accredited tip; all as per Architect's Drawings and Specification	54	m2			
F	<u>Extra over</u> for removing the existing timber roof decking for replacement work measured separately in lieu of preparing the existing deck surface	54	m2			
ROOFING, CLADDING AND WATERPROOFING: Slate & Tile Roofing						
<u>Notes:</u>						
G	Prior to fixing, the Contractor must meticulously sort all slates by thickness gauge to ensure a flush, uniform, and fully weather-tight matrix across all pitches		note			
<u>Carefully sort, grade, and reuse salvaged existing natural slates; Celtic Grade; 600 x 300mm; 10mm thick; to match adjacent intact roof areas; all slates to be tested for soundness prior to fixing; securely fixed with two galvanised round plain shank nails, 65 x 3.35mm; 30 - 50mm overhang to gutters; 50 x 25mm softwood battens on 50 x 25mm softwood counter battens on existing / repaired roof structures; Tyvek Supro or equivalent reinforced windtight breathable membrane, lapped and sealed in accordance with manufacturer's instructions; refer to Architects Drawing Nr. 103, 400 & 401 for further details; all in accordance to Architect's Specification Ref: H62</u>						
Coverings; not exceeding 45 degree pitch						
H	sloping; over 300mm wide; refix existing salvaged slates for building 1	280	m2			
J	sloping; over 300mm wide; refix existing salvaged slates for building 2b	27	m2			
K	sloping; over 300mm wide; refix existing salvaged slates for building 3	231	m2			
				To Collection €		



	Description	Qty	Unit	Rate	€	c
A	<u>Extra over</u> for the reinstatement work to existing historic holy cross on Roof 2b; careful removal, secure on-site storage, and subsequent watertight reinstatement work; including all necessary flashing, traditional fixings, and timber repairs to match original configuration Watertight interface and slate blending into completed roof half; Building 1b	1	nr			
B	Form a continuous; completely watertight structural junction where the remaining half-roof works meet the recently completed half-roof line; include for all careful back-shuffling and temporary lifting of the existing finished edge slates; extending and overlapping the new breathable membrane underlay a minimum of 300mm beneath the existing membrane; and blending the new slate courses flawlessly into the existing slate gauge to ensure a flush; uniform surface plane that prevents water leaks Eaves and horizontal valleys	9	m			
C	double course; including necessary additional nailing and tilting fillet; refer Architect's Drawing Nr. 400 & 401 Detail 1, 3 & 5 Verges	80	m			
D	double course; including necessary additional nailing Ridges	32	m			
E	reinstatement of existing roll top angled ridge tiles; edge bedded and jointed; protect and reuse existing where possible; bedded in hydraulic lime mortar; breathable membrane underlay taken fully over the ridge line to overlap the general underlay by minimum of 150mm; refer Architect's Drawings Nr. 400 & 401 Detail 2 & 5 Hips	31	m			
F	reinstatement of existing roll top angled hip tiles; edge bedded and jointed; protect and reuse existing where possible; bedded in hydraulic lime mortar; breathable membrane underlay lapped and secured across the hip rafter line before bedding Sloping Valleys	28	m			
G	double course; including necessary additional nailing and tilting fillet	15	m			
To Collection €						



	Description	Qty	Unit	Rate	€	c
	Gutter linings					
A	proprietary Glass Reinforced Plastic (fibreglass) waterproofing applied over prepared structural timber backing measured elsewhere; 450mm wide; finishing with a durable UV-stabilized colored topcoat to match adjacent roof components; forming a seamless, jointless waterproof lining carried up a minimum of 75mm against the internal face of the stone parapet wall and extended over adjacent tilting fillets; including all localised reinforcement at internal corners, steps, and transitions; fixed in strict accordance with the manufacturer's instructions; refer to Architect's Drawings Nr. 103 & 104	19	m			
	<u>New Bangor Blue natural slates, Celtic Grade; 600 x 300mm; 10mm thick; to match existing slates; to BS EN 12326-1 and BS EN 12326-2; securely fixed with two galvanised round plain shank nails, 65 x 3.35mm; 30-50mm overhang to gutters; 50 x 25mm softwood battens on 50 x 25mm softwood counter battens on existing/ repaired roof structures; Tyvek Supro or equivalent reinforced windtight breathable membrane, lapped and sealed in accordance with manufacturer's instructions; refer to Architects Drawing Nr. 103, 400 & 401 for further details; all in accordance to Architect's Specification Ref: H62</u>					
	Coverings; not exceeding 45 degree pitch					
B	sloping; over 300mm wide; Building 1	280	m2			
C	sloping; over 300mm wide; Building 2b	27	m2			
D	sloping; over 300mm wide; Building 3	231	m2			
	Eaves and horizontal valleys					
E	double course; including necessary additional nailing and tilting fillet; refer Architect's Drawing Nr. 400 & 401 Detail 1, 3 & 5	80	m			
	Verges					
F	double course; including necessary additional nailing	32	m			
	Ridges					
G	replicate to match existing roll top angled ridge tiles; edge bedded and jointed; bedded in hydraulic lime mortar; breathable membrane underlay taken fully over the ridge line to overlap the general underlay by minimum of 150mm; replacement tiles shall be sourced and approved by ER before installation; refer Architect's Drawings Nr. 400 & 401 Detail 2 & 5	31	m			
H	Ridge finals to be replicated to match existing; edge bedded and jointed ; bedded in hydraulic lime mortar as per Conservation Consultant Specifications; replacement tiles shall be sourced and approved by ER before installation	9	nr			



	Description	Qty	Unit	Rate	€	c
	Hips					
A	replicate to match existing roll top angled hip tiles; edge bedded and jointed; bedded in hydraulic lime mortar; breathable membrane underlay lapped and secured across the hip rafter line before bedding; replacement tiles shall be sourced and approved by ER	28	m			
	Sloping Valleys					
B	double course; including necessary additional nailing and tilting fillet	15	m			
	Slate vent tiles					
C	Glidevale In-line or equivalent slate ventilators; with integral 4mm large insect screen and underlay opening protector; colour to match roof covering; as per Architect's Specification H62/86	261	nr			
	Eaves ventilation					
D	leave 25mm gaps at 500mm centres in all timber tilting fillets for eaves ventilation; fit Goodwins or equal Eaves Filler Anti-Bird Comb to face of tilting fillet under slating	40	m			
	Roof penetrations					
E	pre-formed lead flashing with insulated upstands and weatherseal; for 200mm diameter fume cupboard extract fan; 250mm diameter opening	1	nr			
F	pre-formed lead flashing with insulated upstands and weatherseal; for 100mm diameter SVP/ toilet/ chemical store extract fan; 150mm diameter opening	3	nr			
	ROOFING, CLADDING & WATERPROOFING: Mastic Asphalt, Waterproof & Gas Proof Non-Metal Flexible Sheet Coverings					
	<u>Reinforced bitumen membrane warm deck flat roof covering system; comprising BauderTEC Sprint DUO 2mm thick underlayer and BauderFLEX K4E 4.2mm thick root resistant torch-applied capping sheet with green slate finish; with BauderThermotech MG tapered insulation board, minimum thickness to achieve u-value 0.15w/m2k; laid to falls; including 50 x 50mm angle fillets; Bauder Thermotech MG Flatboard insulation to upstands; 50mm thick; minimum 300mm high; apply Bauder Activator-Primer (Canister) APR01-Black to upper surface of insulation; Bauder TEC KSD 2.5mm thick self-adhesive air and vapour layer; Bauder Random Nailed ventilation layer; 18mm thick OSB3 plywood decking; associated with leaf guards, GPR edge trims, and lightning conductor clips; installed in strict accordance with manufacturer's instructions; all as per Architect's Drawing Nr. 103 & 402 and Specification Ref: J41 and J41/110A</u>					
	Roofing; to timber base					
G	horizontal; >300mm wide; to falls and crossfalls	54	m2			



	Description	Qty	Unit	Rate	€	c
A	<u>Extra over</u> for remove, store, and reinstall existing holy statue from flat roof to allow re-roofing works; include all high-level hoisting/handling equipment, secure insured storage, and permanent reinstallation onto new roof surface complete with new stainless steel structural anchor fixings and specialist watertight sealing around base penetrations; Building 2d Upstands	1	nr			
B	vertical; Bauder Thermotech MG Flatboard insulation; 30mm thick; minimum 300mm high; including Bauder Insulated Upstand Support Brackets; finished with BauderFLEX K4E capping sheet in Charcoal Grey mineral slate	27	m			
C	150mm - 300mm girth; vertical; single ply bonded PVC membrane with polyester fleece backing, dressed up to adjoining existing external rendered gable wall; installed with min. 30mm thick PIR rigid insulation board on vapour control layer; mastic sealed; 2mm thick galvanised steel laminated to membrane, with all joints and laps hot-air welded; clear elastomeric silicone sealant at all perimeter and abutment junctions; filled any gaps with insulation, sealant and the like to complete; fixed in strict accordance with manufacturer's recommendations; all as per Architect's Drawing Nr. 402 and Specifications Flashings	27	m			
D	450mm - 600mm girth; pressed metal flashing trim with drip profile; laid on galvanised steel support; 1.2mm thickness for downstands; lapped over flat roof eaves; lapped min. 50mm with elsewhere measured roof membrane; laid on 20 x 38mm VAC-VAC treated timber batten to form drip; include 250mm wide VAC-VAC treated timber ply to edge of roof and 2nr. 100 x 50mm VAC-VAC treated timber battens as fascia support; nails or screws fixed as per manufacturer's recommendations; all as per Architect's Drawing Nr. 0610 and Specifications Counter Flashings	44	m			
E	150mm - 300mm girth; to abutment wall; code 5 lead flashing; mechanically fixed with approved copper or stainless steel fixing clips at recommended centres as per manufacturer's specifications; including chasing into wall, sealant and the like to complete; fixed in strict accordance with manufacturer's recommendations	27	m			
To Collection €						



	Description	Qty	Unit	Rate	€	c
	<u>Lead flashing replacement; removal and disposal of existing leadwork (measured elsewhere); code 5 lead flashings; rolled to BS EN 12588; length not more than 1500mm; fixing with 20mm long copper clout nails; screw shall be stainless steel or brass; including forming straight, regular, un-split bends free from ripples or buckling for complete free-draining and weathertight installation; patination oil to all exposed surfaces; all executed in strict compliance with Conservation Consultant Specifications and Lead Sheet Association Manual guidelines to match surrounding historic roof area; as per Architect's Drawings Nr. 103, 400, 401 and 402 and Specification Ref: H71</u>					
	Flashings					
A	flashing to existing barges; 300 - 450mm girth; bend -1; to gable wall terminations and roof barge edges; joints lapped not less than 100mm; dressed over edge of slate under-cloak or bargeboard; turned up against structural masonry or barge framework; with min. 75mm upstand	33	m			
B	open valley flashing; 150 - 300mm girth; bends -3; laid to roof valley intersections; dressed over tilting fillets; include Tyvek Supro breathable membrane or equivalent underlay; refer to Architects Drawing Nr. 400 Detail 4	47	m			
C	open valley flashing; 600 - 750mm girth; laid to standard details on timber valley boards (measured separately); including cutting, shaping, and dressing over tilting fillets; 25mm welted margins to edges; refer to Architects Drawing Nr. 400 Detail 4	23	m			
	<u>New lead flashings; code 5 lead flashings; rolled to BS EN 12588; length not more than 1500mm; fixing with 20mm long copper clout nails; screw shall be stainless steel or brass; including forming straight, regular, un-split bends free from ripples or buckling for complete free-draining and weathertight installation; patination oil to all exposed surfaces; all executed in strict compliance with Conservation Consultant Specifications and Lead Sheet Association Manual guidelines to match surrounding historic roof area; as per Architect's Drawings Nr. 103, 400, 401 and 402 and Specification Ref: H71</u>					
	Flashings					
D	Note: flashing to chimney measured separately in the Demolition & Alteration Element		note			
E	eaves flashing; 300 - 450mm girth; bend -1; to existing historic cantilevered stone eaves profiles; end-to-end joints lapped not less than 100mm; dressing and turning with vapour control membrane over lead flashing and down into gutter; include Tyvek Supro breathable membrane or equivalent underlay; refer to Architect's Drawing Nr. 400 Detail 1 & 3	160	m			
F	flashing to wall abutments; 450 - 600mm girth; bends -4; double welted seams; dressed over elsewhere measured insulated upstands and tilting fillets; refer to Architects Drawing Nr. 402 Detail 7	57	m			
To Collection €						



	Description	Qty	Unit	Rate	€	c
A	counter flashing to wall abutments; less than 150mm girth; bends -2; top leading edge mechanically fixed at 300mm centres; chase primed with Bauder sealant primer; pointed in Bauder sealant; refer to Architects Drawing Nr. 402 Detail 7	57	m			
	Apron flashings					
B	300 - 400mm girth; lean to and side abutments	65	m			
	<u>New lead flashings; code 4 lead stepped cover flashings; rolled lead sheet to BS EN 12588 along rising masonry junctions and chimney stacks; length not more than 150mm; min. 100mm end laps; min. 75mm vertical upstand overlapping underlying soakers by min. 65mm; top edge stepped and turned 25mm into raked-out bed joints; fixed with lead wedges at max 450mm centre; pointed and sealed with structural lead sealant or lime mortar; bottom edge left free fro thermal movement; treated with patination oil; all executed in strict compliance with Conservation Consultant Specifications and Lead Sheet Association Manual guidelines to match surrounding historic roof area; as per Architect's Drawings and Specification Ref: H71</u>					
	Flashings					
C	300 - 400mm girth; lean to and side abutments	65	m			
	<u>New lead soakers; code 4 lead soakers; cut from rolled lead sheet to BS EN 12588; size to suit 600 x 300mm natural slate coursing; length calculated as slate gauge + lap + 25mm; min. 65mm vertical upstand and min. 100mm horizontal sole; mechanically fixed by interweaving flat horizontal soles tightly beneath successive slate courses; vertical upstands left entirely free of mechanical face-fixing to allow thermal movement; treated with patination oil; all executed in strict compliance with Conservation Consultant Specifications and Lead Sheet Association Manual guidelines to match surrounding historic roof area; as per Architect's Drawings and Specification Ref: H71</u>					
	Soakers					
D	300 - 450mm girth; lean to and side abutments	65	m			
	WOODWORK: Boarding and Second Fixings					
	<u>Fascia and soffit system; 25mm thick molded hardwood; micro-porous wood preservative treated; fixed to rafter tails over Tyvec breathable felt and tilting fillets; screws fixed; plugged and countersunk; including scarfed joints, mitered corners, closed ends, and brackets; fixed to timber/stonework backgrounds; dressed behind elsewhere measured aluminium half-round gutters; fixed in strict accordance with the manufacturer's instructions; all as per Architect's Drawing Nr. 401 Detail 6 Chapel Roof Eaves and Specification</u>					
	To timber base					
E	fascia boarding; 205 x 25mm; not exceeding 300mm wide	55	m			
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	Description	Qty	Unit	Rate	€	c
A	soffit boarding; 265 x 25mm; not exceeding 300mm wide	55	m			
B	<u>Extra over</u> fascia and soffit system for eaves vent; 25mm aluminium continuous ventilation strip with integrated stainless steel insect mesh; rebated; countersunk screw fixed to underside of timber background at intersection of fascia and soffit board	55	m			
	<u>Plywood; marine grade sheeting; butt jointed; board built up to a minimum fall 1:80; securely fixed through rigid sarking into rafters with stainless steel or galvanised heavy-duty timber screws; forming a continuous structural background to receive lead flashing (measured elsewhere); refer to Architect's Drawings Nr. 103 & 400 Detail 4 and Specifications</u>					
	Roofs					
C	exceeding 300mm wide; sloping <45 degrees	54	m2			
	Gutter linings					
D	over 300mm wide; 18mm thick; forming horizontal valley gutters	5	m2			
E	over 300mm wide; 19mm thick; forming slope valley gutters	16	m2			
	WOODWORK: Ironmongery, Accessories and Sundries					
	<u>Insulation, thermal; Unilin THIN-R PIR insulation or equivalent; to EN 13166; to achieve u-value rating exceeding 0.15W/m2K when combined with elsewhere measured sarking layer; insulation to be friction fitted between rafters with no gaps; butt joints; fasteners used where necessary to retain insulation and/or prevent slumping; including cutting and packing around all vertical and raking members as required; all as per Architects Drawing Nr's. 401 and Specification Section P10</u>					
	Thermal Insulation					
F	150mm thick; sloping; to Chapel main roof between rafter	298	m2			
To Collection €						

Description	Qty	Unit	Rate	€	c
COLLECTION					
Page No. P-1B/40					
Page No. P-1B/41					
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Page No. P-1B/46					
Page No. P-1B/47					
Page No. P-1B/48					
Page No. P-1B/49					
(47) ROOF FINISHES					
Carried to Summary					



Description		Qty	Unit	Rate	€	c
GENERALLY						
<u>Notes</u>						
A	Contractor must include in his building programme for ordering replicas of the rainwater goods: note possible long lead times to be accounted for.		note			
DEMOLITION & ALTERATIONS: Alterations						
<u>Removing; disposal off site to accredited tip; making good any work disturbed</u>						
Fittings and Fixtures - External						
B	carefully remove existing external rainwater gutter; including brackets and fittings	168	m			
C	carefully remove existing external rainwater downpipes; including shoes and wall clips	204	m			
DRAINAGE: Disposal Above Ground						
<u>Rainwater disposal; Alumasc Heritage Cast Aluminium or equivalent rainwater system; polyester powder coated finish externally and powder coated finish internally; RAL colour to be approved; plugged and screwed through lugged collars and pipe brackets at 1.5m maximum centres into existing masonry; jointed and fixed in accordance with manufacturer's instruction; including leaf protection to gutters; all as per Architect's Drawing Nr. 104 and Specification Ref: R10</u>						
Gutters						
D	Traditional cast aluminium half round gutter; Alumasc Heritage HR3 or equivalent; 125mm; to match existing	94	m			
E	<u>Extra over</u> gutter for ends	13	nr			
F	<u>Extra over</u> gutter for outlets; to match existing	14	nr			
G	Traditional cast aluminium Victorian ogee gutter; Alumasc Heritage OG3 or equivalent; 125mm; to match existing	74	m			
H	<u>Extra over</u> gutter for ends	4	nr			
J	<u>Extra over</u> gutter for outlets; to match existing	9	nr			
Downpipes						
K	Traditional cast aluminium socketed circular downpipe; Alumasc Heritage RW3 or equivalent; 100mm	204	m			
L	<u>Extra over</u> downpipe for offset bends	24	nr			
				To Collection €		



	Description	Qty	Unit	Rate	€	c
A	<u>Extra over</u> downpipe for shoes Proprietary aluminium vertical spigot rainwater outlet; Harmer Roof AV or equivalent; secure tamper proof AV grate; leaf guard; extension ring to suit 230mm insulation plus paving depth; adaptors and connections to pipework; all as per Architect's Specification Ref: R10 Rainwater outlets	24	nr			
B	to flat roof; suit 100mm diameter downpipe	4	nr			
To Collection €						



Description	Qty	Unit	Rate	€	c
COLLECTION Page No. P-1B/51 Page No. P-1B/52 (52) DRAINAGE & REFUSE DISPOSAL Carried to Summary					



SUMMARY

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Phase 2 - Building 4 (Summer Works)



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	Description	Qty	Unit	Rate	€	c
A	the Contractor is required to make himself aware of the presence and location of all existing services on site, identify their locations & mark them appropriately; all necessary precautions must be made to avoid interference or damage to these services during the execution of the works; the Contractor shall make due allowance in his rates for working in and around and maintaining live these services as necessary; any damage caused shall be made good at the Contractors own expense		note			
	DEMOLITION & ALTERATIONS: Demolition					
	<u>Temporary protections and final cleaning</u>					
B	Allow for the provision, installation, maintenance, and subsequent removal of all necessary temporary protective coverings, dust barriers, and hoardings to completely safeguard the existing canteen, classrooms, library facilities, and all associated fixtures, fittings, and finishes against damage, dust, and debris arising from the works	1	Item			
C	<u>Extra over</u> for protection of existing floor finishes in areas where new pad foundations/ columns are to be installed; protect the existing tile/ floorboards; including initial cleaning, removal of loose debris, laying breathable non-woven geotextile fleece separation layer, and installing 18mm rigid plywood sheets with taped joints as load distribution layer; to ground floor Art Room approx. 60m2	1	Item			
D	<u>Extra over</u> for protection of existing floor finishes in areas where new pad foundations/ columns are to be installed; protect the existing tile/ floorboards; including initial cleaning, removal of loose debris, laying breathable non-woven geotextile fleece separation layer, and installing 18mm rigid plywood sheets with taped joints as load distribution layer; to ground floor Canteen approx. 70m2	1	Item			
E	Include for the continuous monitoring of sealed areas, the protection of existing floor finishes along transit routes, and the execution of a comprehensive, professional deep clean and sanitisation of all affected facilities and access corridors prior to the commencement of the new school term, leaving the premises fully operational and pristine	1	Item			
To Collection €						



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Description	Qty	Unit	Rate	€	c
<u>SPECIALIST DRY ROT TREATMENT & PRESERVATION WORKS</u>					
DEMOLITION & ALTERATIONS: Treatment/Repairs					
<u>Notes:</u>					
Appointment of Specialist Timber Decay Sub-Contractor					
Due to the complexity of the fungal decay, all timber decay investigation, sterilisation, treatment, and advisory services shall be carried out by a qualified specialist timber decay contractor. The specialist must demonstrate a proven past experiences in managing dry rot (Serpula lacrymans) within historic, conservation-grade, protected structures and occupied buildings.		note			
The specialist shall advise on treatment methodologies, work sequencing, environmental controls, timber retention strategies, and structural repairs, including managing concealed contamination exposed during enabling works. They shall attend the site periodically and at critical stages to review exposed timber, direct sterilisation, and maintain treatment records.		note			
The appointed specialist must have appropriate professional and technical expertise available throughout the contract period, to ensure fungal decay risks associated with the Enabling Works are handled professionally and minimise the risk of unnecessary removal of historic building fabric.		note			
<u>All stripping; handling; isolation; and chemical containment works within the designated dry rot zones must be executed by an approved, certified specialist decay sub-contractor registered with a recognised trade body; the Contractor must submit comprehensive evidence of the specialist's qualifications; project experience; and professional insurances to the ER prior to appointment; all works must be executed in strict accordance with the statutory guidelines for historic protected structures; Architect's Drawings Nr. 100, 101 and 102</u>					
Generally					
Provide for the complete appointment; mobilisation; and continuous management of the specialist timber decay sub-contractor; to include for all specialised advisory services; work sequencing coordination; environmental controls; timber retention strategy mapping; and periodic site attendance at critical stages to review exposed structural fabrics and direct operations	1	Item			
Containment and Isolation barriers					
Localised physical isolation works, including the application of localised surface containment wraps to infected stone and brickwork faces to prevent spore cross-contamination during re-roofing	20	m2			
			To Collection €		



	Description	Qty	Unit	Rate	€	c
A	Localised surface fungicidal sterilization to the margins of the known outbreak zone on stone walls and brickwork to establish a "containment perimeter"	10	m2			
	Removal of existing contaminated element					
B	Carefully hack off and remove all internal plaster down to the bare masonry substrate on all designated walls; rate to include for removing all mechanical fixings; nails; and embedded debris; localized dust protection screens; bagging; and safe disposal of all contaminated plaster debris off-site to a licensed facility; allow for an adequate drying out period following removal; note that existing coricing is to be retained in-situ along with a continuous band of existing wall plaster extending 225mm above and 225mm below the cornice line	355	m2			
C	Clean down; wire-brush; and de-dust 100% of the exposed stone walls and brickwork faces following plaster removal to expose joints and allow the ER to inspect and map the exact footprint of the dry rot outbreak	355	m2			
D	<u>Extra over</u> the main plaster removal item for hacking back plaster at windows or doors reveals to internal and external wall openings	42	m			
	Fungicidal treatment to existing structures; Building 4					
E	Apply specialised fungicidal surface sterilisation to exposed stone walls, brickwork faces, and parapet internal masonry cores	355	m2			
F	Provide complete specialised fungicidal sterilisation and chemical pocket treatment to all exposed masonry surfaces; structural stone cavities; and surrounding timber junctions within opened-up lintel zones immediately following the removal of existing decayed timber lintels; to be executed prior to the installation of replacement precast concrete or structural steel lintels measured separately elsewhere; application by an approved specialist contractor to completely eradicate active dry rot strands or fungal spores; allow pocket to dry thoroughly	24	nr			
	Hazardous waste disposal; dry-rot contaminated material					
G	Hazardous waste disposal management; carefully dismantle; bag; and remove all infected timber sections; plaster debris; contaminated soil; and organic dry rot mass from the building interior; manage in strict accordance with the hazardous waste regulations and environmental protection guidelines; ensure all contaminated materials are segregated immediately on site; loaded into dedicated sealed skips; and carted away to an approved licensed waste management facility to prevent the spread of dormant fungal spores across the site; rate to include for all local authority tipping fees and environmental disposal levies	1	Item			
				To Collection €		



	Description	Qty	Unit	Rate	€	c
	EXISTING FIRE ALARM/ EMERGENCY LIGHT					
	DEMOLITION & ALTERATIONS: Alterations					
	<u>Relocation of existing emergency lighting; carefully disconnect and remove existing ceiling-mounted emergency lighting luminaries and illuminated exit signs from existing timber ceiling/joist; set aside for repair and re-use; provide all necessary modifications, wiring extensions, and surface containment to relocate the removed emergency lighting onto adjacent walls at high level; testing and recommissioning of all relocated emergency lighting to comply with IS 3217; all as per Service Engineer's Drawings Nr. E-102-1 and the Electrical Specifications</u>					
	Fittings and Fixtures - Internal; to second floor					
A	recessed OptiLens open plan LED emergency light fitting; product ref: OPNM3/LED/OP (Ref: E1)	18	nr			
B	recessed OptiLens escape route LED emergency light fitting; product ref: OLN3/LED/ES (Ref: E2)	7	nr			
C	surface mounted OptiLens escape route LED emergency light fitting; product ref: OLN3/LED/3W/ES/SM (Ref: E4)	1	nr			
D	Fusion or equivalent; standard ceiling/suspended LED exit sign; maintained; complete with down arrow directional legend; Ref: Ex1	3	nr			
E	Fusion or equivalent; standard ceiling/suspended LED exit sign; maintained; complete with double sided directional legends; Ref: Ex4	1	nr			
	<u>Relocation of existing fire alarm; carefully disconnect and remove existing ceiling/wall-mounted fire alarm from existing timber ceiling/joist and masonry walls; set aside for repair and re-use; provide all necessary modifications, loop cabling extensions, and surface containment to relocate the removed fire alarm onto adjacent walls at high level; testing and recommissioning of all relocated fire alarm to comply with IS 3218 and IS EN 54; all as per Service Engineer's Drawings Nr. E-302-1 & E-303 and the Electrical Specifications</u>					
	Fittings and Fixtures - Internal; to second floor					
F	smoke detector	10	nr			
G	smoke detector with sounder base	6	nr			
H	manual call point	3	nr			
	Fittings and Fixtures - Internal; to attic					
J	smoke detector	1	nr			
K	smoke detector with sounder base	1	nr			
L	manual call point	1	nr			
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Description		Qty	Unit	Rate	€	c
DEMOLITION & ALTERATIONS: Alterations						
<u>Removing; disposal off site to accredited tip; making good any work disturbed</u>						
Finishes - Internal						
A	carefully break up, lift, and remove existing concrete floor slab, sub-base, and associated screed/beds where works to take place to floors; to facilitate Pad Foundations installation on ground floor; include for cutting back mesh or reinforcement; separating materials; disposal of all debris off-site to accredited tip; preparing ground surface for subsequent works	8	m2			
B	carefully hack up; lift; and remove existing floor tiles from canteen area; include for scraping off residual adhesive; bedding mortar; or screed to expose clean concrete base structural slab; include for disposal of all debris off-site; prepare floor surface for subsequent works	4	m2			
C	Carefully hack up, lift, and remove existing vinyl floor finish from artroom area; include for scraping off residual adhesive, bedding mortar, or screed to expose clean concrete base structural slab; include for disposal of all debris off-site; prepare floor surface for subsequent works	4	m2			
<u>Reinstatement of concrete floor slab; after completion of newly installed pad foundation</u>						
D	Reinstating concrete floor slab over newly installed pad foundations to match existing floor profile and thickness; comprising compacted hardcore bed, sand blinding, 1200 gauge polythene damp-proof membrane with fully taped joints, and minimum 150mm thick structural concrete grade C25/30; including supplying and installing one layer of A252 steel mesh reinforcement; dowelling into existing concrete slab edges with 12mm diameter high-tensile steel dowel bars at 300mm centers epoxy-grouted into drilled holes; trowel finishing concrete surface smooth to receive subsequent floor finishes; cutting back and making good all disturbed areas	8	m2			
E	Supplying, applying, and laying polymer-modified cementitious leveling screed or sand-cement bedding mortar over reinstated floor area; minimum 50mm thickness to match existing floor levels precisely; including preparing existing and new concrete base surfaces, applying high-bond acrylic primer, and finishing smooth to accept canteen floor tiling;	8	m2			
F	Supplying and laying floor tiles to match existing canteen floor tiles in material, size, color, texture, and slip-resistance rating; laid on prepared screed or bedding mortar with flexible, high-bond cementitious tile adhesive; including matching grout joints fully pointed with water-resistant and anti-bacterial grout; making good all junctions with existing undisturbed tiling; cutting, wasting, and sealing edges; cleaning down surfaces on completion	4	m2			
				To Collection €		



	Description	Qty	Unit	Rate	€	c
A	Supplying and laying safety vinyl flooring to match existing artroom floor vinyl in material, thickness, color, texture, and slip-resistance rating; laid on prepared screed or bedding mortar with high-bond acrylic adhesive; including hot-welded matching joints; making good all junctions with existing undisturbed flooring; cutting, wasting, and sealing edges; cleaning down surfaces on completion	4	m2			
	EXCAVATION AND EARTHWORKS: Excavation					
	<u>Excavation</u>					
	Isolated pits (2nr)					
B	depth ≤2.00m	8	m3			
	Extra on excavation items for					
C	being next to existing building	18	m2			
D	excavation in a confined space within the footprint of the existing building; Contractor should make provision for any additional cost associated with excavating within this space due to access/exit restrictions for labour, plant and material including hand excavation, basket out etc.	1	Item			
	<u>Working space; additional excavation; include for all necessary earthwork support to face of excavation as required; backfilling with granular material in accordance with SR 21: 2014 Annex E</u>					
	Isolated pits (2nr)					
E	depth ≤2.00m	18	m2			
	<u>Disposal</u>					
	Water					
F	surface	1	Item			
	Excavated material					
G	off site	8	m3			
	<u>Filling; compacted granular fill material, T0 structural stone 0/125mm, as per SR 21: 2014 Annex E, approved and certified; laid and compacted in 225mm layers; all in accordance with Engineer's Specifications</u>					
	To excavations					
H	average thickness >250mm	6	m3			
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	Description	Qty	Unit	Rate	€	c
	<u>Filling; compacted granular fill material, T1 structural crushed gravel 0/40mm, as per SR 21: 2014 Annex E, approved and certified; laid and compacted in 225mm layers; all in accordance with Engineer's Specifications</u>					
	To excavations					
A	average thickness >250mm	2	m3			
	<u>Surface treatments; T3 0/4mm fine sand or grit (DoP required), as per SR 21: 2014 Annex E, approved and certified; all in accordance with Engineer's Specifications</u>					
	Blinding filling					
B	50mm thick; to excavations	6	m2			
	CONCRETE WORK: In-Situ Concrete					
	<u>Plain in-situ concrete; Grade C8/10; vibrated; all as per Engineer's Specification</u>					
	Blinding; poured on or against earth or unblended hardcore					
C	to isolated pad foundations	1	m3			
	<u>Reinforced in-situ concrete; Grade C30/37; exposure Class: XC2; vibrated; to comply with I.S. EN 206:2013; concrete mix design to Engineer's specifications; all in strict accordance with Engineer's Drawing Nr. 1101 and Specifications</u>					
	Isolated foundations					
D	1750 x 1750 x 400mm deep; reinforced; Ref: PF2	2	m3			
	Plinths					
E	650 x 650 x 550mm deep; reinforced	1	m3			
	Column casings					
F	cross sectional area >0.10m2	1	m3			
	CONCRETE WORK: Reinforcement					
	<u>Reinforcement; bar; BS 4449:2005; high yield steel; all as per Engineer's Specification</u>					
	Straight or bent; including links					
G	>12 ≤25mm diameter	0.36	tn			
To Collection €						



	Description	Qty	Unit	Rate	€	c
	Reinforcement; mesh fabric; BS 4483:2005; all as per Engineer's Specification					
	Reference D49					
A	vertical; wrapping around steel columns	1	m2			
	CONCRETE WORK: Formwork					
	<u>All falsework and formwork shall comply with BS 5975 and take account of the recommendations in 'Formwork: A guide to good practice' (Concrete Society, 1986); Basic Finish to comply with Table F4 of I.S. EN 13670; all in strict accordance with Engineer's Specification, Formwork Sections</u>					
	Sides of foundations					
B	>250 ≤500mm high	14	m			
	Plinths					
C	>500mm high	3	m2			
	Column casings					
D	isolated; rectangular	2	m2			
	STRUCTURAL: Steelwork					
	<u>Notes</u>					
E	Dry film thickness (DFT) to be determined for every steel member in accordance with Architect's Specification Section M61 Clause 410; testing, measurement, and acceptance standards of applied DFT to be strictly in accordance with Architect's Specification Section M61 Clause 420		note			
	<u>Structural steelwork; execution class EXC2; galvanised; Grade S355; manufactured in accordance with IS EN 10025 and IS EN 10210 where relevant unless otherwise noted in Engineer's Drawings; CE marking; steel to steel connections to specialist design and details; minimum 215mm bearing; bolts, screws and nuts to be sherardized in accordance with BS 4921; all in strict accordance with Engineer's Drawing Nr. 1101 and Specifications</u>					
	Fabricated members; columns					
F	200 x 200 x 10 SHS; >50 ≤100 kg/m; Ref: SC	0.07	tn			
	Fabricated members; fittings					
G	fittings include all plates, cleats, haunches, etc. in the connection with all Structural Steelwork	0.01	tn			
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	Description	Qty	Unit	Rate	€	c
	Pre-Fabrication; blast clean to BS EN ISO 8501-1, preparation grade Sa 2 1/2 ; with an average profile of approx 75 microns; including removal of all oil, grease and surface contaminants prior to cleaning; all as per Architect's Specifications Ref: M61/315					
	Protective coatings					
A	off site	0.08	tn			
	Post-fabrication; apply one coat of zinc phosphate primer; prepared and applied in accordance with Engineer's Specification					
	Protective coatings					
B	off site	0.08	tn			
	Hot dipped galvanised; to 140 microns; as per Structural Engineer's Specifications					
	Protective coatings					
C	off site; general steelwork surfaces	0.08	tn			
	Intumescent fire protection coating; Nullifire S707-60 or equivalent; water-based intumescent coating; to achieve 60 minutes fire resistance to BS 476-21; basic finish to non-visible areas (as Clause 440), high decorative finish to visible areas (as Clause 460); include top sealer coat of TS 716 water-based vinyl (or equivalent), applied in two coats; colour to Architect's approval; include equivalent treatment and fire protection to bolt heads and nuts; coatings and application in strict accordance with the manufacturer's instructions; all as per Architect's Specification Section M61					
	Protective coatings					
D	off site	0.08	tn			
	<u>Bolts</u>					
	"Hilti" or equivalent steel cast-in-place anchor bolts; grade 8.8 HD; for connection between steel base and concrete plinth; all in strict accordance with Engineer's Drawing Nr. 5000 'Typical Section Through PF2 / Baseplate' & 'Typical Baseplate Detail to SHS' and Specifications					
E	M20; min. embedment depth of 230mm	8	nr			



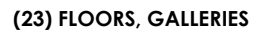
	Description	Qty	Unit	Rate	€	c
	<u>Holding down assemblies</u>					
	Galvanised mild steel base plate; 20mm thick flat plate; 4 no. 24mm diameter holes, 1 no. neoprene washer per hole; secured using 4 no. M20 anchor bolts (measured elsewhere) cast into 50mm diameter PVC sleeves and anchored with 100 x 100 x 10mm thick steel anchor plates embedded within concrete plinth; to receive elsewhere measured SHS member; all in strict accordance with Engineer's Drawing Nr. 5000 'Typical Baseplate Detail to SHS' and Specifications					
A	400 x 400mm	2	nr			
	<u>Grouting</u>					
	Base plates; with 25mm thick non-shrink grout under steel; compressive strength of 50N/mm ² ; all as per Engineer's Drawing Nr. 5000 'Typical Section Through PF2 / Baseplate' and Specifications					
B	400 x 400mm	2	nr			
	<u>Sundries</u>					
	Drilling/forming holes in concrete plinth					
C	for M20 bolts; 230mm embedment	8	nr			
	<u>Design, detail, fabricate and make all necessary welded or bolted connections between steel members in accordance with B.S. 449, for the foregoing steelwork</u>					
	Contractor designed					
D	generally	1	Item			
					To Collection €	



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	Description	Qty	Unit	Rate	€	c
	DEMOLITION & ALTERATIONS: Treatment/Repairs					
	<u>Removing; disposal off site to accredited tip; making good any work disturbed</u>					
	Finishes - Internal					
A	removing existing hardwood floor boards and joists underneath where 200 x 200 x 10 SHS has to penetrate first and second floor to meet underside of roof truss	17	m2			
B	<u>Extra over</u> for localised cutting of existing carpet finishes to form a neat opening; and complete making good of the disturbed carpet finishes neatly fitted tightly around the perimeter profile of the new steel column section using matching material to ensure flush, stable and seamless finish ; to First Floor Classroom & Library	8	m2			
	<u>Structural Timber Repairs</u>					
	refer to Architect Drawing Nr. 100, 101 & 102 for detail & location					
C	Splicing existing damaged or decayed timber floor joist ends adjacent to chimney area; cutting back affected timber to sound structural material; treating remaining ends with specialised fungicidal/insecticidal preservative fluid	12	nr			
D	Supplying and fixing new matching treated softwood timber joist profiles to match existing dimensions; forming structurally sound halved, scarfed, or bolted flitch splices as specified by the Structural Engineer; including all necessary timber connectors, heavy-duty M12 coach bolts, square plate washers, and structural adhesives; temporary propping and supporting of existing floor structures during execution of the repairs	12	nr			
E	Providing all necessary temporary propping, shoring, and structural support of the existing floor and ceiling structures during the execution of the repairs; leaving the entire structural floor safe, secure, and ready for subsequent works	1	Item			
	WOODWORK: Structural & First Fixings					
	<u>Floor joist reinstatement; 150 x 44mm; supply and install 150 x 44mm Grade C16 treated softwood timber floor joists at 400mm centres to ground; first; and second floors in areas where floor elements were previously removed to facilitate the construction of the pad foundations and the 200 x 200 x SHS structural steel support columns; include for all necessary trimming; jointing; bridging; and fixing to existing structural timber members; heavy duty galvanised steel joist hangers; straps; and mechanical fixings as required; preservative treatment to all cut ends of timber</u>					
	Floor joist reinstatement					
F	150 x 44mm	17	m2			
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Description	Qty	Unit	Rate	€	c
COLLECTION Page No. P-2/15 Page No. P-2/16 (23) FLOORS, GALLERIES Carried to Summary					



NOLAN CONSTRUCTION CONSULTANTS

	Description	Qty	Unit	Rate	€	c
	DEMOLITION & ALTERATIONS: Alterations					
	<u>Forming opening in blockwork for steel column</u>					
	Internal - Walls					
A	Form opening in existing internal blockwork wall; 4480mm high, 150mm thick wall; to facilitate the installation of a new 200 x 200 x 10 SHS structural steel support column (measured separately); include for all necessary temporary structural propping; needling; and shoring to support the floor structure above during cutting; carefully cut out blockwork; rake out joints; clear away debris; include for making good disturbed blockwork and finishes around new steel column upon completion; include for disposal of all debris off-site	1	nr			
	STRUCTURAL: Steelwork					
	<u>Notes</u>					
B	Dry film thickness (DFT) to be determined for every steel member in accordance with Architect's Specification Section M61 Clause 410; testing, measurement, and acceptance standards of applied DFT to be strictly in accordance with Architect's Specification Section M61 Clause 420		note			
	<u>Structural steelwork; execution class EXC2; galvanised; Grade S355; manufactured in accordance with IS EN 10025 and IS EN 10210 where relevant unless otherwise noted in Engineer's Drawings; CE marking; steel to steel connections to specialist design and details; minimum 215mm bearing; bolts, screws and nuts to be sherardized in accordance with BS 4921; all in strict accordance with Engineer's Drawing Nr. 1101, 1111 & 1121 and Specifications</u>					
	Fabricated members; columns					
C	200 x 200 x 10 SHS; >50 ≤100 kg/m; Ref: SC	1.49	tn			
	Fabricated members; fittings					
D	fittings include all plates, cleats, haunches, etc. in the connection with all Structural Steelwork	0.15	tn			
	<u>Pre-Fabrication; blast clean to BS EN ISO 8501-1, preparation grade Sa 2 1/2 ; with an average profile of approx 75 microns; including removal of all oil, grease and surface contaminants prior to cleaning; all as per Architect's Specifications Ref: M61/315</u>					
	Protective coatings					
E	off site	1.64	tn			



NOLAN CONSTRUCTION CONSULTANTS

	Description	Qty	Unit	Rate	€	c
	Post-fabrication; apply one coat of zinc phosphate primer; prepared and applied in accordance with Engineer's Specifications					
	Protective coatings					
A	off site	1.64	tn			
	Hot dipped galvanised; to 140 microns; as per Structural Engineer's Specifications					
	Protective coatings					
B	off site; general steelwork surfaces	1.64	tn			
	Intumescent fire protection coating; Nullifire S707-60 or equivalent; water-based intumescent coating; to achieve 60 minutes fire resistance to BS 476-21; basic finish to non-visible areas (as Clause 440), high decorative finish to visible areas (as Clause 460); include top sealer coat of TS 716 water-based vinyl (or equivalent), applied in two coats; colour to Architect's approval; include equivalent treatment and fire protection to bolt heads and nuts; coatings and application in strict accordance with the manufacturer's instructions; all as per Architect's Specification Section M61					
	Protective coatings					
C	off site	1.64	tn			
D	<u>Extra over:</u> for all necessary on-site touching up	1	Item			
	<u>Bolts</u>					
	"Hilti" or equivalent steel high strength structural bolts; grade 8.8 HD; including standard steel nuts and heavy-duty large plate washers suitable for clamping against timber; for connection between steel plate and bottom chord of existing timber roof trusses; all in strict accordance with Engineer's Drawing Nr. 5001 Section X-X 'Steel Column to Existing Truss Connection' and Specifications					
E	M20	8	nr			
	<u>Holding down assemblies</u>					
	Galvanised mild steel plate; 10mm thick end plate welded to SHS column; including 600 x 200 x 10mm steel plate pre-drilled with 4 no. 24mm diameter holes; secured using 4 no. M20 bolts (measured elsewhere) into bottom chord of existing timber roof trusses; all in strict accordance with Engineer's Drawing Nr. 5001 Section X-X 'Steel Column to Existing Truss Connection' and Specifications					
F	600 x 200mm	2	nr			



(28) FRAMES

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Description	Qty	Unit	Rate	€	c
COLLECTION Page No. P-2/18 Page No. P-2/19 Page No. P-2/20 (28) FRAMES Carried to Summary					



Description		Qty	Unit	Rate	€	c
GENERALLY						
<u>Notes</u>						
A	expanded metal lathing between junctions of different backgrounds is deemed to be included		Note			
B	stop beads and corner beads are deemed to be included		Note			
DEMOLITION & ALTERATIONS: Treatment/Repairs						
<u>Removing; disposal off site to accredited tip; making good any work disturbed</u>						
Finishes - Internal						
C	Care, stripping, and removal of existing internal wall plaster from affected masonry walls; work executed to facilitate drying, sterilisation, and detailed inspection by Structural Engineer and Timber Decay Specialist; including all necessary dust control, temporary protection, and disposal of debris off site; refer to Architect's Specification Ref. C20/4	355	m2			
D	Exposing existing timber floor joist bearing ends within chimney zones; careful removal of surrounding masonry or plaster to open joist pockets; leaving pockets completely open and accessible for specialist timber decay inspection and structural structural assessment; maintaining structural stability of floors and walls during inspection process; to first floor and second floor	1	Item			
FLOOR, WALL AND CEILING FINISHES: In-Situ Finishes						
<u>Lime plaster to existing solid masonry walls; backfill large gaps with lime mortar mix to make good and reset any loose stonework; 45mm overall thickness built up in a 3-coat system (plus scud coat) using Lafarge Tector Natural Base NHL 3.5 mortar or equivalent; mix undercoat with Belmix Fibres at 1.5kg/ton; undercoat applied at 15mm thick; final coat applied in two 15mm passes; allow 7 days between coats; wet down prior to subsequent coats; smooth trowelled finish; per Architect's Drawings & Specification M20</u>						
Walls; to existing wall						
E	exceeding 300mm wide	295	m2			
F	exceeding 300mm wide; to staircase areas	60	m2			
Reveals; to existing wall						
G	exceeding 300mm wide	42	m2			
				To Collection €		



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Description	Qty	Unit	Rate	€	c
COLLECTION Page No. P-2/22 Page No. P-2/23 (42) WALL FINISHES INTERNALLY Carried to Summary					



Description		Qty	Unit	Rate	€	c
DEMOLITION & ALTERATIONS: Treatment/Repairs						
<u>Removing; disposal off site to accredited tip; making good any work disturbed</u>						
Finishes - Internal						
A	remove existing lath and plaster finish to ceilings where 200 x 200 x SHS has to penetrate first and second floor to meet underside of roof truss	25	m2			
FLOOR, WALL & CEILING FINISHINGS: Board Finishes						
<u>Ceiling plasterboard reinstatement; 15mm fire-rated; supply and install new 15mm thick fire-rated and moisture-resistant plasterboard ceiling linings to ground, first, and second floors in areas where lath and plaster finishes were previously removed to facilitate construction of 200 x 200 x 10 SHS structural steel support columns; include for all necessary timber bracing; noggin; metal furring channels; and specialist framing details to structurally isolate and seal around SHS profiles; scrim taping; jointing; and applying 3mm multi-finish gypsum skim coat to a smooth surface ready for decorative finishes; making good all junctions with existing undisturbed plaster ceilings</u>						
Reinstatement to ceiling						
B	>300mm wide	25	m2			
To Collection €						



SUMMARY

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