

Scope of Work Cottage No.16

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1. Introduction

Muckoss Cottage No 16 is an existing dormer semi detached residential property. It is located on the N71, adjacent to the National Park Ranger/Farm and close to the main entrance to Muckross House and Gardens. The building was constructed in 1837. At some stage in the recent past a single storey flat roof extension was constructed to the rear of the dwelling. There is a stand-alone small storage shed to the rear of the site.

The building is of traditional construction methods. The external walls are of random rubble masonry construction and load bearing. The ground floor is concrete and is ground bearing. The first/attic floor is construction from timber joists overlaid with a T&G softwood board. The main roof is a traditional cut timber rafter supported on timber purlins, in turn supported on timber trusses. The roof is finished with a natural quarry slate

2. Scope of Refurbishment Works

The refurbishment works entails the complete internal upgrade of the dwelling including the flat roof section with flat roof replacement proposed. In addition, some external site works by way of hard standing for car parking, works to site boundary and works to the stand-alone store. There will be no new-build extensions. A detailed scope of works is provided in the tender drawings.

The outlined scope of works is as follows;

1. *Demolitions*

The existing concrete ground floor slab will be removed. The chimney breast wall will be repaired with new flue liner installed - fireplace decommissioned to satisfy Internal timber partitions will be removed at both ground and first floor level. Timber stairs will be removed. Internal drylining and internal old lime plaster will be removed. Ceiling at both levels will be removed. Removal of defective 1" floorboards. All existing external drains will be removed. Excavations to facilitate new car parking apron. Single glazed windows and doors will be renewed/replaced with timber framed versions in the same style, i.e. sash windows etc. The flat roofed extension will be partially demolished and rebuilt on a smaller footprint. The external walls of the main structure will be stripped, i.e. plaster removed and re-plastered (two coats) in lime plaster mix.

2. *Ground Floor Slob*

A new concrete ground floor slab will be provided to include compacted hardcore, radon barrier, insulation, visqueen and an underfloor heating screed

3. *Roof*

The existing slates to be removed carefully and stored for re-use. Timbers to be replaced where deemed necessary (where damaged by water ingress/dry rot). All flashings to chimney to be replaced. Roof to be re-felted and re-slatted using salvaged slates. Foam Insulation to be applied between rafters and ceiling finished in 15mm plasterboard. The roof will require an A-Section extension at the rear to accommodate the reconstructed stairwell.

Flat roof at rear to be conventional flat roof construction -225mm joists, vapor layer, insulated on outside and finished in asphalt.

4. *First Floor*

The existing timber floor joists will be retained but new joists of equal size will be inserted to enhance the strength of the existing floor. The floor will be decked out with OSB 3 T&G sheeting.

5. *External Walls*

The external walls of the rear flat roof building will be plastered in sand cement. The walls of the main structure will be plastered inside and out using a lime plaster mix.

6. *Internal Wall*

Reorganisation of the internal layout requires the construction of some internal subdivision walls. These will be constructed using timber studs and plasterboard with a skim plaster finish.

7. *Internal Plastering*

The internal masonry walls will all be re-plastered using a proprietary insulated lime plaster mix.

8. *Ceilings*

The ceilings at both levels will be replaced with a gypsum plaster board with a skim plaster finish. An insulated plasterboard slab will be used in the rear flat roof extension.

9. *First Floor*

The existing timber floor joists will be retained but new joists of equal size will be inserted to enhance the strength of the existing floor. The floor will be decked out with OSB 3 T&G sheeting.

10. *External Windows & Doors*

The single glazed windows will be replaced with painted hardwood double glazed windows. The

11. *Internal Doors*

A number of the existing internal timber doors will be retained. In addition, a number of painted vertical sheathed internal timber doors will be provided.

12. Electrical Installation

All existing electrical installation will be stripped out and replaced. This will include for a new fire detection and alarm system. A security system will also be provided.

13. Mechanical Installation

A new air to water heating system will be provided. This will include under floor heating on the ground floor and radiators on the first floor. New sanitaryware will be provided throughout.

14. Decoration & Finishes

All internal walls and ceiling will be painted. Wall area in kitchen and bathrooms will be tiled. Floors will be finished with a combination of solid hardwood planks, laminate timber planks or tiling.

15. Fixtures and Fittings

A new fitted kitchen as per the layout drawings will be provided. The utility will be fitted with a worktop and open shelving beneath.

16. External Drainage

The existing foul and storm sewers network within the site will be dug out and replaced.

17. External Utility Room

This building will receive a new roof, window and door. It will be plastered internally and externally and painted. New electrical, mechanical, sewer and water services will be provided.

18. Site Works

These works will include localised repairs to the front boundary wall, widening of the vehicular entrance, provision of new entrance gates, provision of concrete apron for car parking, making good to lawn areas and creation of some planter beds.



Subject House on Left

3. Pricing Schedule

MUCKROSS COTIAGE No 22			
PRICING SCHEDULE			
DEMOLITIONS			
SUBSTRUCTURE			
EXTERNAL WALLS			
INTERNAL WALLS PARTITIONS			
ROOFS			
FRAME			
EXTERNAL WALLS COMPLETION			
INTERNAL WALLS COMPLETION			
EXTERNAL WALL FINISHES			
INTERNAL WALL FINISHES			
FLOOR FINISHES			
CEILING FINISHES			
ROOF FINISHES			
RAINWATER, SOILS & WASTES			
MECHANICAL INSTALLATIONS			
ELECTRICAL INSTALLATIONS			
KITCHEN FITTINGS			
WORKS TO UTILITY BUILDING			
SITE SERVICES /PIPED AND DUCTED}			
SITE WORKS			
HARDLANDSCAPING			
PRELIMINARIES			

3. Pricing

Tenderers to note that there are two packages to be priced – the Civil Package and the M&E Package. The tender sum must include both packages.

TENDERS WILL ASSESSED ON THE MOST ECONOMICALLY ADVANTAGEOUS TENDER BASIS (MEAT)