

REFURBISHMENT OF SET RESOURCE ROOMS AT ST MICHAELS COLLEGE LISTOWEL
Prepared by MRG CONSULTING ENGINEERS

SCHEDULE OF WORKS and PRICING DOCUMENTS

Tender Issue

Project Reference 426001
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Item	Description	Area / Quantity	Cost ex vat
1.1	External Works - External Painting of Walls incorporating the 3 storey stairs masonry block – - Clean down existing walls and roof rainwater goods. Make good to any existing cracks to walls. - Use of Breathable Ralston paint in 1 undercoat and 3 finished coats to all areas of 3 storey stairs masonry block in select colour. - Provision of external extract vents to external wall from 3 SET Rooms.	165 sq.m.	
2	Refurbishment of existing Lower Ground Floor SET Room	14 sq.m.	
2.1	Schedule Of Removal / Demolition Works To Existing Refurbishment of existing Lower Ground Floor SET Room - All Loose Fittings/ Furniture And Materials To Be Removed From Room By School In Advance Of Works Commencing - Contractor To Allow For The Following - Allow For The Temporary Decommissioning Of Existing Gas Mechanical And Electrical Services To The Room. - Removal Of All Existing Fitted Units - Any Associated Remaining Wall Mounted Materials To Be Removed. - Removal Of Existing Window - Removal of Existing Door. - Removal Of Existing Vinyl Flooring Throughout. - Provision For Removal Of Ceiling	95 sq.m.	
2.2	Flooring of existing Lower Ground Floor SET Room - Remove Existing flooring and sub floor - Provide for a new radon /dpm membrane on 50mm sand binding, with 100mm Xtratherm PIR Floor Insulation with 150mm new concrete floor slab. - Provision for new floor trenches for services to new radiator. - New Flooring - Forbo Marmoleum Linoleum Marbled Min Slip Rating - R9 - to be laid in accordance with Manufacturer's Instructions. - Allow for Levelling Compound & DPM - Note allow for air tightness tapes to floor/walls.	14 sq.m.	
2.3	Walls of existing Lower Ground Floor SET Room - Remove all fittings to walls. Remove all damaged plaster to walls. - Internal face of all external walls - remove all linings and bring back to sound plaster. Any loose plaster to be removed. Scribe existing walls for 1 layer of 50mm secilvit cork lime board to be adhered to the existing wall (that allows for services without chasing the external walls) Use a single layer of 50mm secilvit cork lime board to internal masonry walls. 20mm boards to be used to the window/ door reveals. Where required for an even and level finish apply a key base coat of lime plaster. - All to be installed as per manufacturer's instructions. Use of Breathable Ralston or similar paint in 1 undercoat and 3 finished coats - Replace existing window with an aluminum doubled glazed window to u value of 1.2 w/sq.m.k . Note allow for air tightness tapes to windows frame/walls.	55 sq.m.	
2.4	Skirtings and Architraves of existing Lower Ground Floor SET Room - Provision of new 110 x 19 s/w painted skirting and architraves to doors - Painted MDF liners to Windows and Doors - Painted s/w painted window cills		
2.5	Doors and Windows of existing Lower Ground Floor SET Room - Provide new 60 minute fire rated smoke sealed door with a painted finish. - Door Closer and Finger Guards to all Doors - Replace existing window with an aluminum doubled glazed window to u value of 1.2 w/sq.m.k . Note allow for air tightness tapes to windows frame/walls. - Blinds to be supplied and fitted to window		
	M&E services to existing Lower Ground Floor SET Room Provision of mechanical ventilation extraction.		

	• Provide smoke detector and emergency lighting. • Replace existing with led light fitting • Electrical Provision for Smart TV / Teaching Wall including 3 no. double no. elec sockets, data and HDMI connections • Provision Of Fire Sealing Of Service Penetrations to ceiling and to wall to stairs • Provision of new Radiator to be connected to existing system with TCV with exposed pipework all painted finish to blend in with wall 1 coat metal primer, 1 coat undercoat, 1 coat high gloss. • Recommission of heating system • Commissioning of FA and EL systems		
2.6	Ceilings to existing Lower Ground Floor SET Room • Existing Plasterboard ceiling overhead replaced with a 30mm fire rated 15mm Gypsum fireboard with taped and jointed and skim finish. • Ceiling repainted 1 coat primer and 2 finishing coats Dulux • Ceiling Height 2600mm • Note on removal of existing ceiling provide repairs and treatment to joist ends and allow for doubling up of joists to gr floor where necessary	14 sq.m.	
3	Refurbishment of existing Ground Floor SET Room	14 sq.m.	
3.1	Schedule Of Removal / Demolition Works To Existing Refurbishment of existing Ground Floor SET Room • All Loose Fittings/ Furniture And Materials To Be Removed From Room By School In Advance Of Works Commencing • Contractor To Allow For The Following • Allow For The Temporary Decommissioning Of Existing Gas Mechanical And Electrical Services To The Room. • Removal Of All Existing Fitted Units • Any Associated Remaining Wall Mounted Materials To Be Removed. • Removal Of Existing Window • Removal of Existing Door. • Removal Of Existing Vinyl Flooring Throughout. • Provision For Removal Of Ceiling	95 sq.m.	
3.2	Flooring of existing Ground Floor SET Room • Provision for Removal of Existing laminate flooring. • Note on removal of existing flooring provide repairs and treatment to joist ends and allow for doubling up of joists to gr floor where necessary • New Flooring Forbo Marmoleum Linoleum Marbled Min Slip Rating - R9 to be laid in accordance with Manufacturer's Instructions. • Allow for Levelling Compound & DPM	14 sq.m.	
3.3	Walls of existing Ground Floor SET Room • Remove all fittings to walls. Remove all damaged plaster to walls. • Internal face of all external walls - remove all linings and bring back to sound plaster. Any loose plaster to be removed. Scribe existing walls for 1 layer of 50mm secilvit cork lime board to be adhered to the existing wall (that allows for services without chasing the external walls) Use a single layer of 50mm secilvit cork lime board to internal masonry walls. • 20mm boards to be used to the window/ door reveals. Where required for an even and level finish apply a key base coat of lime plaster. • All to be installed as per manufacturer's instructions. Use of Breathable Ralston or similar paint in 1 undercoat and 3 finished coats • Replace existing window with an aluminium doubled glazed window to u value of 1.2 w/sq.m.k . Note allow for air tightness tapes to windows frame/walls.	55 sq.m.	
3.4	Skirtings and Architraves of existing Ground Floor SET Room • Provision of new 110 x 19 s/w painted skirting and architraves to doors • Painted MDF liners to Windows and Doors • Painted s/w painted window cills		
3.5	Doors and Windows of existing Ground Floor SET Room • Provide new 60 minute fire rated smoke sealed door with a painted finish. • Door Closer and Finger Guards to all Doors • Replace existing window with an aluminium doubled glazed window to u value of 1.2 w/sq.m.k . Note allow for air tightness tapes to windows frame/walls. • Blinds to be supplied and fitted to window		
3.6	M&E services to existing Ground Floor SET Room • Provision of mechanical ventilation extraction. • Provide smoke detector and emergency lighting. • Replace existing with led light fitting • Electrical Provision for Smart TV / Teaching Wall including 3 no. double no. elec sockets, data and HDMI connections • Provision Of Fire Sealing Of Service Penetrations to ceiling and to wall to stairs • Provision of new Radiator to be connected to existing system with TCV with exposed pipework all painted finish to blend in with wall 1 coat metal primer, 1 coat undercoat, 1 coat high gloss. • Recommission of heating system Commissioning of FA and EL systems		
3.7	Ceilings to existing Ground Floor SET Room • Note on removal of existing ceiling provide repairs and treatment to joist ends and allow for doubling up of joists to gr floor where necessary • Existing Plasterboard ceiling overhead replaced with a 30mm fire rated 15mm Gypsum fireboard with taped and jointed and skim finish.	14 sq.m.	

	- Ceiling repainted 1 coat primer and 2 finishing coats Dulux - Ceiling Height 3600mm		
4	Refurbishment of existing First Floor SET Room	14 sq.m.	
4.1	Schedule Of Removal / Demolition Works To Existing Refurbishment of existing First Floor SET Room - All Loose Fittings/ Furniture And Materials To Be Removed From Room By School In Advance Of Works Commencing - Contractor To Allow For The Following - Allow For The Temporary Decommissioning Of Existing Gas Mechanical And Electrical Services To The Room. - Removal Of All Existing Fitted Units - Any Associated Remaining Wall Mounted Materials To Be Removed. - Removal Of Existing Window - Removal of Existing Door. - Removal Of Existing Vinyl Flooring Throughout. - Provision For Removal Of Ceiling	95 sq.m.	
4.2	Flooring of existing First Floor SET Room - Provision for Removal of Existing laminate flooring. - Note on removal of existing flooring provide repairs and treatment to joist ends and allow for doubling up of joists to gr floor where necessary - New Flooring Forbo Marmoleum Linoleum Marbled Min Slip Rating - R9 to be laid in accordance with Manufacturer's Instructions. Allow for Levelling Compound & DPM	14 sq.m.	
4.3	Walls of existing First Floor SET Room - Remove all fittings to walls. Remove all damaged plaster to walls. - Internal face of all external walls - remove all linings and bring back to sound plaster. Any loose plaster to be removed. Scribe existing walls for 1 layer of 50mm secilvit cork lime board to be adhered to the existing wall (that allows for services without chasing the external walls) Use a single layer of 50mm secilvit cork lime board to internal masonry walls. 20mm boards to be used to the window/ door reveals. Where required for an even and level finish apply a key base coat of lime plaster. - All to be installed as per manufacturer's instructions. Use of Breathable Ralston or similar paint in 1 undercoat and 3 finished coats - Replace existing window with an aluminium doubled glazed window to u value of 1.2 w/sq.m.k . Note allow for air tightness tapes to windows frame/walls.	55 sq.m.	
4.4	Skirtings and Architraves of existing First Floor SET Room - Provision of new 110 x 19 s/w painted skirting and architraves to doors - Painted MDF liners to Windows and Doors Painted s/w painted window cills		
4.5	Doors and Windows of existing First Floor SET Room - Provide new 60 minute fire rated smoke sealed door with a painted finish. - Door Closer and Finger Guards to all Doors - Replace existing window with an aluminium doubled glazed window to u value of 1.2 w/sq.m.k . Note allow for air tightness tapes to windows frame/walls. - Blinds to be supplied and fitted to window		
4.6	M&E services to existing First Floor SET Room - Provision of mechanical ventilation extraction. - Provide smoke detector and emergency lighting. - Replace existing with led light fitting - Electrical Provision for Smart TV / Teaching Wall including 3 no. double no. elec sockets, data and HDMI connections - Provision Of Fire Sealing Of Service Penetrations to ceiling and to wall to stairs - Provision of new Radiator to be connected to existing system with TCV with exposed pipework all painted finish to blend in with wall 1 coat metal primer, 1 coat undercoat, 1 coat high gloss. - Recommission of heating system - Commissioning of FA and EL systems		
4.7	Ceilings to existing First Floor SET Room - Provision of 200mm PIR Insulation on combined air tightness/vapour barrier over the new ceiling board and between the existing joists - Existing Plasterboard ceiling overhead replaced with a 30mm fire rated 15mm Gypsum fireboard with taped and jointed and skim finish. - Ceiling repainted 1 coat primer and 2 finishing coats Dulux - Ceiling Height 3600mm - Note on removal of existing ceiling provide repairs and treatment to joist ends and allow for doubling up of joists to gr floor where necessary - Provide for additional supports to existing overhead water tank as necessary.	14 sq.m.	
5.0	Preliminaries including H&S requirements.		
5.1	Contractors Insurances and Attendances to subcontractors and all associated requirements		
5.2	Site Setup, Provision of Hoardings, Secure Compound and Provision of Welfare Facilities as necessary.		
5.3	Phasing of the works – Programme of the works is 8 weeks		

	Note Works are to be completed during exam times and any noise emitting works to be completed out of school times. Contractor to liaise with the School to agree the detailed programme of works.		
5.4	Acting as PSCS for the works and compliance with H&S at Work Construction Regulations.		
5.5	Works to be built in accordance with the Building Regulations current at the time of the works.		
5.6	Full clean down of all work areas and removal of all construction materials from site. Make good to any external areas used as material compound including making good to all hard and soft surfaces.		
5.7	Any additional items noted on the drawings and schedules		
	Total Cost ex VAT		
	VAT		
	Total Cost including VAT		