



**REFURBISHMENT WORKS TO BLOCK A
DUNHILL ECO PARK**

at

DUNHILL, Co. WATERFORD

for

WATERFORD CITY & COUNTY COUNCIL

VOLUME C PRICING DOCUMENT



Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

***Nolan Construction Consultants
Chartered Quantity Surveyors
9 Wallace House
Canada Street
Waterford
051-841719***



VOLUME C - PRICING DOCUMENT

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VOLUME C - PRICING DOCUMENT

1. GENERAL SUMMARY



VOLUME C - PRICING DOCUMENT

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	<u>GENERAL SUMMARY</u> <u>AMOUNTS FOR THE FOLLOWING WORK ITEMS: REFER TO VOLUME A - WORKS REQUIREMENTS FOR FULL DETAILS</u>			
	Preliminaries & Insurances			
A	Generally	1	Item	
	General Building Works			
B	Generally	1	Item	
	Note			
C	<i>Contractors must include a detailed breakdown of their price in Section 4 following at the time of tendering</i>	1	Note	
AMOUNT OF TENDER (EXCLUDING VAT) FORWARD TO FORM OF TENDER				€



VOLUME C - PRICING DOCUMENT

2. PRELIMINARIES



Description		Qty	Unit	Rate	\$	c
(06) PRELIMINARIES						
PRELIMINARY PARTICULARS						
<u>Project Particulars</u>						
Description of the Works						
A	internal Fit Out Project to provide separate compartmented Office accommodation with internal communication stair access and new external Entrance from Dunhill Eco Centre Building	1	Item			
Location of the Works						
B	allow for carrying out the works at the location identified on Architects Site Plan Drawing 101	1	Item			
Names and Addresses of the Employer and Consultants						
C	Employer: Waterford City & County Council City Hall The Mall Waterford	1	Item			
D	Employers Representative / Architect / PSDP: Michael Regan The EProject Chartered Architects 21 Lower Main St Dungarvan Co. Waterford	1	Item			
E	Civil / Structural Engineer: Bryan McCarthy & Associates Durands Court, 9A Parnell St, Waterford	1	Item			
F	Mechanical & Electrical Services Engineer: Geaney Engineering Services Waterford Business Park, Studio 22, Cork Rd, Waterford	1	Item			
G	Quantity Surveyor: Nolan Construction Consultants 9 Wallace House Canada Street	1	Item			

W1219 Dunhill ECO Park

Preliminaries / Insurances

Volume C - Pricing Document

PRE/2

To Collection €



	Description	Qty	Unit	Rate	\$	c
	Waterford					
	Boundaries of Site					
A	allow for working within lines indicted on the Site Plan (Architects Drawings) except where the work necessitates working outside the curtilage of the site boundaries in connecting the services to the Local Authority or other network service or supplies ; the Contractor shall confine his operations to the areas marked on Architects Drawing	1	Item			
	Access to the Site					
B	allow for all costs associated with the access to the site by the Contractors employees, sub-contractors, suppliers etc and others whom require access to the site; provide necessary safe routes for both 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; the access to the site is as can be inferred from the Architects Drawings	1	Item			
	Position of the Works					
C	allow for all costs in connection with the setting out and positioning of the works as required	1	Item			
	Order of Work					
D	liaising with Architect / PSDP and Employer on an ongoing basis to agree, implement and maintain a safe environment for all	1	Item			
	Temporary Propping					
E	the contractor shall have sole responsibility for the design and installation of all temporary works. Contractor to allow for temporary propping as indicated on the Drawings	1	Item			
F	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			



	Description	Qty	Unit	Rate	\$	c
	Services on and over the Site					
A	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			
	Adjacent buildings and convenience of occupants					
B	the existing buildings, boundaries and adjoining structures (and their condition) are self evident on visiting the site; the Contractor will take all necessary precautions to protect the adjoining buildings, and members of the public from dust, excessive noise and other interferences or nuisance arising from the Work	1	Item			
C	allow for consulting the convenience of anybody who may be affected by the Works with regard to suitable times for carrying out works, works to boundary walls, making deliveries, etc. and include all necessary costs associated in complying with this requirement	1	Item			
	Arrangement for visiting the Site					
D	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 is to make any appointment to visit the site by arrangement with the Architect	1	Item			
To Collection €						



	Description	Qty	Unit	Rate	\$	c
A	access to the roof will not be possible during the site visit / inspection	1	Item			
	Drawings					
B	the contractors attention is drawn to note that the drawings and specifications have been provided in the tender pack; any drawing may be inspected by appointment at the offices of the Architect	1	Item			
	Schedule of Rates: Method of Measurement					
C	the Schedule of Rates to be provided at the time of tendering should be measured reasonably in accordance with the provisions of ARM4	1	Item			
	Schedule of Rates: Pricing					
D	a Schedule of Rates must be provided at the time of tendering	1	Item			
E	the contractor at the time of tendering, must furnish a detailed pricing document fully priced in ink in the currency of the European Monetary Union - the Euro (EUR)	1	Item			
F	unpriced items shall be deemed to be included in priced items in the Pricing Document	1	Item			
G	any lump sum adjustment applied to a tender shall be will be dealt with strictly in accordance with the Instructions to Tenderers issued with these documents	1	Item			
	Dimensions					
H	figured dimensions are to be followed in preference to dimensions scaled from the drawings (if any discrepancies are apparent clarification from the Architect 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	1	Item			
To Collection €						



	Description	Qty	Unit	Rate	\$	c
	<u>General Conditions</u>					
	Local labour					
A	persons engaged upon the works should insofar as practicable and without affecting the efficiency of the Work be recruited from the local Employment Office to the extent that the total labour requirement of the Contract exceeds the Contractor's core work force	1	Item			
	Pension Schemes					
B	it will be a condition for the award of this Contract that the lowest acceptable tenderer shall be a fully paid up member of the CIF Pension / Sick Pay Scheme and all payments made in respect of employees must be available for inspection at all times	1	Item			
	Tax Clearance Certificates					
C	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)	1	Item			
	Expense and Acceptance of Tender					
D	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:					
E	all materials and goods are to be the best quality and if applicable they must comply with the latest Irish Standard (IS), British Standard (BS), German Standard (DIN) or Code of Practice (CP); where possible Irish materials must be used	1	Item			
F	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			



	Description	Qty	Unit	Rate	\$	c
A	products / materials shall either be certified as complying with the latest relevant Irish Standard Specifications and shall bear the Irish Standard mark or shall be certified to a national standard of another member state of the European Union which provides an equivalent guarantee of safety and suitability - certification to be by the National Standard Authority of Ireland	1	Item			
B	workmanship shall comply with the latest Irish or British Codes of Practice for the work involved	1	Item			
	Proprietary Names, Manufacturer Names and Type					
C	where technical specifications make reference to a make, source, process, trademark or origin this does not have the effect of favouring or eliminating a participant or a product; such reference serves only to give a sufficiently precise and intelligible description of the subject-matter of the contract and is accompanied by the words 'or equivalent'; the Contracting Authority will accept an alternative product, process (etc.) to the one specified, where the tenderer proves that the solution proposed satisfies in an equivalent manner the requirements defined by the technical specifications	1	Item			
D	where technical specifications make reference to a make, source, process, trademark or origin then these items shall be considered to be pre-approved in relation to the submittal process	1	Item			
E	the term 'or equivalent' shall mean that any alternative item proposed is at least equal in performance, quality and workmanship to the specified item. If the Contractor proposes to use an alternative item, the Architect must give his approval to this item and if the Architects approval is not obtained, the Contractor must supply the item originally specified	1	Item			
	Site Safety					
F	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:					



	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 Architect, 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 the Local Authority	1	Item			



	Description	Qty	Unit	Rate	\$	c
	<u>CONTRACT</u>					
	Form of Contract					
	Provide for complying in all respects with the Contract as described following					
	the Form of Main Contract will be the Short Public Works Contract, Document Reference PW-CF6 v1.15, dated 25th November 2025 (or revision as published on http://constructionprocurement.gov.ie/contracts 10 days before latest date for submission of tenders disregarding any amendments posted on that date)					
	a copy of this contract is available at: https://constructionprocurement.gov.ie/contracts/					
	Schedule of Clause Headings					
	A schedule of clause headings of the Conditions is set out hereunder for pricing:					
A	1. The Contract	1	Item			
B	2. The Site, Starting and Completing the Works	1	Item			
C	3. The Works	1	Item			
D	4. The Price and Payment	1	Item			
E	5. Representations and Communications	1	Item			
F	6. Contractors Personnel	1	Item			
G	7. Pay and Condition of Employment of Workers	1	Item			
H	8. Loss and Damage to the Works	1	Item			
J	9. Indemnity for Claims & Damage	1	Item			
K	10. Insurance	1	Item			
L	11. Property	1	Item			
M	12. Termination	1	Item			
N	13. Ethics in Public Office	1	Item			
P	14. Project Supervisor for the Construction Stage	1	Item			
Q	15. Law, Jurisdiction & Disputes	1	Item			
R	16. Covid-19 Mandatory Closure	1	Item			



	Description	Qty	Unit	Rate	\$	c
A	17. Limit on Liability	1	Item			
B	18. Price Variation	1	Item			
	Schedule					
C	provide for complying in all respects with the schedule & conditions as described in Volume B - Form of Tender & Schedule	1	Item			
	<u>Clarification of Clauses</u>					
	Materials and Workmanship					
D	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			
E	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	1	Item			
	Unfixed Materials					
F	all materials shall be carefully stacked and kept neatly and tidily in a position to be pointed out to the Contractor; all temporary accommodation shall be placed in positions agreed with the Employers Representative	1	Item			
G	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	1	Item			
	Sub-Letting					
H	the Main 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			
To Collection €						



	Description	Qty	Unit	Rate	\$	c
A	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			
	Value Added Tax					
B	the amount of VAT to be included in the final adjustment of the Contract Sum shall be calculated at the rate(s) as may be properly decided by the Revenue Commissioners under the power vested in them by Value Added Tax Act 1972, but shall exclude any overpayments made or penalties incurred under the Act by the Contractor	1	Item			
C	pursuant to the new VAT Regulations that have come into effect from 1st September 2008, whereby the Employer as 'Principal Contractor' pays the VAT liability directly to the Revenue Commissioners	1	Item			
	Variations and Change Orders					
D	all change orders and variation 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			
	<u>OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE EMPLOYER</u>					
	Items for convenience of pricing					
	Access to and possession or use of the site					
E	the site must not be used for any purpose other than carrying out the works	1	Item			
To Collection €						



	Description	Qty	Unit	Rate	\$	c
A	allow for all costs associated with the access to the site by the Contractors employees, sub-contractors, suppliers etc and others whom require access to the site; provide necessary safe routes for both pedestrian and vehicular traffic; maintain, remove and make good to 'as found' condition after completion temporary paving as may be necessary for the movement of construction traffic, pedestrians and heavy goods vehicles; include for all necessary adjustment and maintenance of these routes to ensure the safety of all users; provide for maintaining and making good damage, if any, to roads, paths, kerbs, services, access lane and other property, public or private, caused by or attributable in any way by the contractors employees, subcontractors, suppliers etc. and any others whom access the site and for indemnifying the Employer against loss, damage, claim or proceedings by any Local Authority, statutory undertaking, or others	1	Item			
B	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 use on a daily basis	1	Item			
C	provide for reinstating all external roads, paths, hard surfaces and soft surfaces damaged along access routes	1	Item			
D	provide for performing the work in such a manner as to cause the minimum interference with the occupants and normal routine of adjoining occupiers during the execution of the work	1	Item			
	Occupation of existing buildings during the works					
E	the existing buildings shall remain occupied and under normal day-to-day use throughout the course of the works; provide for this and for performing the work in such a manner as to cause the minimum interference with existing occupants during the execution of the work	1	Item			
F	the contractor must liaise daily with the client contact person to inform them of any noisy / intrusive works to be carried out at agreed times, to apply for permits required for hot works, to ensure not to compromise exit doors / routes, to not to block fire hydrants on road, to maintain safe access for clients maintenance staff to carry out any works on roof appliances, etc.	1	Item			



	Description	Qty	Unit	Rate	\$	c
A	playing loud music on roofs / in the area will not be permitted	1	Item			
B	the contractor must risk assess and agree methodologies via method statements for any works where there might be a risk to clients staff and visitors such as crane lift of large loads which might require vacating an office below the works	1	Item			
C	the contractor must make themselves aware of any important visits to the buildings to take all necessary measures to ensure not to compromise such visits by VIPs	1	Item			
D	screens must be erected in areas to prevent dust spread during removing items that may generate dust	1	Item			
	Limitations of working space					
E	provide for complying with the limitations of site area and working space described previously and in accordance with Site Plan (Architects Drawing Nr. 101)	1	Item			
	Limitations of working hours					
F	subject to any provision to the contrary contained in the contract, none of the works should be carried out prior to 08.00am Monday to Friday or after 18.00 Monday to Friday (Saturday work shall be between the hours 08.00 - 15.00); work is not permitted to be carried out on Sundays or Public Holidays except in extraordinary circumstances where prior written approval has been obtained from the planning authority	1	Item			
G	any limitations imposed by Planning Conditions must be adhered to in full	1	Item			
H	any limitations imposed by the Local Authority or Garda Siochana must be adhered to in full	1	Item			
J	contractor shall comply with B.S.5228: Part 1:1997	1	Item			
	Limitations on the operation of plant with respect to adjoining property					
K	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			



	Description	Qty	Unit	Rate	\$	c
A	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			
B	provide for taking all precautions necessary to prevent nuisance from noise, smoke, rubbish, water or any other cause	1	Item			
	Public relations					
C	The site is in a business area with a number of buildings in reasonably close proximity to the site. The Main Contractor must ensure that all Agents, Sub-Contractors and Suppliers act in a manner to minimise disruption to the locality. Keeping people informed of site operations will help create and maintain good relationships, fostering a co-operative atmosphere. The Contractor will be responsible for:	1	Item			
D	- Liaison with Waterford City & County Council and emergency services as appropriate	1	Item			
E	- Liaison with An Garda Siochana, particularly in relation to traffic movements and permits	1	Item			
F	- Preparation of reports for the site meetings on neighbourhood issues	1	Item			
G	- Arranging leaflet drops to locals regarding works being carried out outside the boundary of the site	1	Item			
H	- Arranging leaflet drops to locals regarding works to boundaries	1	Item			
	Maintenance of existing live services					
J	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	1	Item			



	Description	Qty	Unit	Rate	\$	c
	Meeting Rooms					
A	provide for a room to hold site meetings; the room shall have a floor area of not less than 25m ² of sound construction, both weatherproof and draught proof with adequate ventilation, heating, lighting, boarding floor and lockable door; furniture shall comprise of a table and 8 chairs for the Design Team at each and every site meeting; provide necessary attendance	1	Item			
B	Provide sanitary accommodation for the Client, Architect, and other members of the consultant team, either separate or shared with the Contractor's supervisory staff, maintain in clean condition and provide all necessary consumables, required lighting for comfortable use of office, provide a minimum of 6No. power outlets, within reasonable reach of meeting table, for powering of laptops, projector, phone chargers, etc., maintain in a clean and tidy fashion, throughout the works period.	1	Item			
	Parking					
C	provide and maintain exclusively for use by Employer and their representatives and consultants parking for typically sized cars, to be made available at times arranged by prior notification of arrival on site	1	Item			
	Personal Protective Equipment					
D	provide for the sole use of those acting on behalf of the Employer, in sizes to be specified, the following; 12 number safety helmets, to BS EN 397, neither damaged nor time expired; 12 number high visibility waistcoats to BS EN ISO 20471, Class 2 ; 12 nr safety boots to BS EN ISO 20345, with steel insole and toecap, disposable respirators to BS EN 149.FFP1S; eye protection to BS EN 166; ear protection standard Muffs to BS EN 352-1, plugs to BS EN 352-2; hand protection to BS EN 388, 407, 420 or 511 as appropriate	1	Item			
E	provide for all personal protective equipment required for site workers and visitors to the site as recommended by CIF C-19 Pandemic Standard Operating Procedures document	1	Item			
To Collection €						



	Description	Qty	Unit	Rate	\$	c
	Programme of the works					
A	when requested by the Architect, the successful contractor shall prepare and provide within 5 working days, a detailed programme of work from start on site to practical completion in bar chart format; the programme shall include for the main sub-contractors and should contain details of the resources need for each phase of the programme; it shall also take account of 20 site working delay days; 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			
B	provide and update when necessary the construction programme in bar chart format	1	Item			
	Provision of Project Supervisor for the Construction Stage services, by the Contractor under the Safety, Health & Welfare at Work (Construction) Regulations.					
C	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			
D	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			
To Collection €						



	Description	Qty	Unit	Rate	\$	c
A	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			
B	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	1	Item			
	Safety Statement					
C	provide for the production of an up to date Safety Statement satisfying the requirements of current legislation	1	Item			
	Safety Method Statement					
D	provide and maintain a detailed Safety Method Statement for the works satisfying all current statutory requirements and legislation	1	Item			
	Demolitions					
E	demolition work shall be undertaken by an experienced specialist only and shall conform with the requirements of BS 6187 and BS 5228 - noise and vibration control on construction and open sites. All demolition work and temporary works shall comply with the relevant specifications	1	Item			
	<u>GENERAL FACILITIES AND OBLIGATIONS</u>					
	Generally					
	Schedule of Dilapidations					
F	The Contractor, on taking possession of the site, shall submit to the ER a photographic record and a detailed schedule of dilapidation's of all boundary walls, fences, estate road and footpaths. The agreed schedule will be held as a record on the condition of the existing boundaries when possession was granted. The provision of this record does not mitigate the Contractor	1	Item			
To Collection €						



	Description	Qty	Unit	Rate	\$	c
	Setting out					
A	The Contractor shall set out the works and keep them correct. Errors in setting out shall be put right by the Contractor at his own expense. Opening up and excavation shall not be commenced until the Employer's Representative has inspected the setting out. The checking of any setting out or of any line or level by Architect or the Clerk of Works shall not relieve the Contractor of his responsibility for the correctness thereof	1	Item			
B	the Contractor shall establish a bench mark on site for the duration of the Contract; the bench mark shall be related to the Ordnance Datum; the permitted deviation in level between the master bench mark and the Ordnance Datum shall be +/- ; the location of the bench mark shall be agreed with the Architect	1	Item			
C	the Contractor shall provide all labour, instruments, tapes, chains, pegs, dumpy levels, theodolite, laser levels, metric staff etc necessary and shall set out the works to the approval of the Architect (see also Clause 7 of the Conditions of Contract)	1	Item			
	Supervision and co-ordination of the works					
D	provide sufficient and competent staff for all on and off site supervision and co-ordination for the proper execution of the works	1	Item			
E	the Contractor shall provide a competent Site Agent who shall be constantly present during the works, with power to act in the Contractors absence and for all purposes as his general agent	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 Main 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 building services drawings and specifications and the resolution of queries by the building services and other subcontractors and if necessary obtaining clarification of instruction from the design team, the day to day co-ordination of site setting out of building services and sequencing of installation to ensure that systems are not damaged due to premature installation, being present at all meetings called to discuss building services and to report on the works and progress, the timely and realistic programming of inspections, testing, commissioning and handover of the building services works, all in accordance with the services specification, and in sufficient detail to provide for a design team option to attend during these activities	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 to establish what records are available for existing services on site. The contractor shall then carry out a survey of 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			
To Collection €						



	Description	Qty	Unit	Rate	\$	c
A	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	1	Item			
B	the co-ordination of existing and proposed underground services shall be agreed prior to commencement of these works on site	1	Item			
	Plant, tools and vehicles					
C	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			
D	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			
	Scaffolding					
E	provide all necessary scaffolding for the proper execution and completion of the works and to the satisfaction of the local authority and HSA, including toeboards, rails and netting as appropriate. If the Contractor should strike any of this scaffolding before ascertaining whether it is required by a Sub-Contractor or Public Authority, he must re-erect it, if so required at his own expense	1	item			
F	the Contractor should refer to the ERs Drawings to ascertain the extent of the various elevations, ceiling heights and the like and scaffolding required to them	1	item			
To Collection €						



	Description	Qty	Unit	Rate	\$	c
A	the Contractor shall include for all scaffolding required to undertake the scope of works to be undertaken by Specialist Sub-Contractors. If at tender stage the Contractor is unsure of such requirement a written request for additional information shall be submitted by the Contractor prior to the return of tenders. The Contractor is deemed to have included all costs associated with the provision of scaffolding and access equipment. Special scaffolding or alterations to standing scaffolding is deemed to be included in the Contractors rates within the Pricing Document or against this item	1	item			
B	allow and include all costs in respect of bringing to site, erecting and removing on completion all general scaffolding 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 scaffolding or equipment are issued and held on site by the necessary Contractors agent	1	item			
C	allow and include all costs in respect of maintaining on site for the duration of the works all general scaffolding 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 scaffolding or equipment are issued and held on site by the necessary Contractors agent	1	item			
D	the scaffolding must be the subject of detailed provision of the Construction Safety Plan.	1	item			
	Cranage					
E	the Contractor shall provide all craneage as required. All costs associated with the provision of craneage shall be included in the Tender Sum. The Main 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			
F	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			
G	the Contractor shall be solely responsible for assessment of all requirements and include all costs within his Tender Sum	1	item			



	Description	Qty	Unit	Rate	\$	c
	Materials & Products					
A	products / materials shall either be certified as complying with the latest relevant Irish Standard Specifications and shall bear the Irish Standard mark or shall be certified to a national standard of another member state of the European Union which provides an equivalent guarantee of safety and suitability - certification to be by the National Standard Authority of Ireland	1	Item			
B	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			
C	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			
D	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			
	Site administration and security					
E	provide for all on and off site management	1	Item			
F	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			
G	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 (domestic & novated) as are necessary that their attendance at progress meetings shall be required	1	Item			
To Collection €						



	Description	Qty	Unit	Rate	\$	c
	Site Security					
A	it is the contractors responsibility to assess the site and to provide all necessary precautions and include for all costs in relation to security, to protect the site from trespass, unauthorised entry, damage and theft during normal working hours and outside of normal working hours; provide necessary watching and lighting for the security, access and movement within the compound area	1	Item			
	Existing Levels					
B	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			
C	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 Architect; 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					
D	provide all necessary transport to and from site	1	Item			
	Protecting the works from inclement weather					
E	provide for covering and protecting the works and materials as necessary against inclement weather and for making good any damage occasioned thereby	1	Item			
	Temporary works generally					
F	maintain, adapt, remove and make good after removal temporary works and temporary services	1	Item			
G	contractor to include for all necessary propping, issuing of all necessary design certificates and method statements; all works to be certified by a Chartered Engineer with Professional Indemnity Insurance	1	Item			



	Description	Qty	Unit	Rate	\$	c
A	provide for all design works associated with temporary works to be carried out by competent Chartered Engineer; all design work to be approved by design team before works carried out on site	1	Item			
	Water for the works					
B	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					
C	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.)					
D	the Contractor to pay all costs (connection fees, connections, standing charges, bills, disconnection, reinstatement) and comply with all requirements.	1	Item			
	Temporary roads, hard standings, crossings, etc.					
E	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					
F	provide for a Contractors Compound including all necessary fencing to secure the area and protect the public	1	Item			



	Description	Qty	Unit	Rate	\$	c
A	the Contractor shall provide a secure and clearly marked hoarding to ensure that the extent of the site area being worked is clearly defined. The Contractor shall mark it with warning signs to make clear that access to third parties is not allowed. Hoardings and gates shall be a minimum of 2.40m high and may be a combination of Heras type fencing, securely located and boarded and framed panelling. 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 trenches or 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 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. The Contractor is required to make arrangements for parking by his personnel, sub-contractors or any other visitors to the site within the site area. A Traffic Management Plan will be required that must set out the agreed delivery and removal routes, delivery times etc. Temporary accommodation for use of the Contractor	1	Item			
B	provide suitable temporary sheds, offices, mess rooms, sanitary accommodation and other buildings in compliance with the Current Safety, Health and Welfare at Work legislation and regulations	1	Item			
To Collection €						



	Description	Qty	Unit	Rate	\$	c
	Maintenance of temporary accommodation					
A	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 of current Safety, Health and Welfare at Work legislation and regulations (including compliance with Covid-19 protocols)	1	Item			
	Temporary telephone for the use of the Contractor					
B	provide for the installation of a telephone and email facilities and pay all fees, charges and bills in connection therewith	1	Item			
	Internet and e mail facility					
C	as soon as practicable after the start on site provide a suitable e-mail facility on site, with a separate dedicated connection, for the use of the Contractor, Subcontractors and those acting on behalf of the Employer	1	Item			
D	allow for the cost of a reasonable number of transmissions made by those acting on behalf of the Employer	1	Item			
	Traffic regulations/management					
E	provide for complying with all traffic regulations affecting the works	1	Item			
F	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			
G	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 of works outside the boundary of the site	1	Item			
	Health, Safety and Welfare at Work Regulations					
H	include for complying with the Health, Safety and Welfare at Work Acts and Regulations current at the date of tender	1	Item			



	Description	Qty	Unit	Rate	\$	c
A	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			
B	include for procuring that the insurance cover required to be obtained and maintained by the contractor, pursuant to Clause 10 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			
C	include for providing all necessary information as requested by the Project Supervisor for the Construction Stage and Project Supervisor for the Design Process 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			
D	the project supervisor for the construction stage shall coordinate arrangements among contractors to ensure the provision of relevant information, in writing, necessary for the project supervisor for the design process to complete the safety file referred to in Regulation 13, monitor the implementation of the arrangements and take any necessary corrective action, as set out in Regulation 20	1	Item			
E	the project supervisor for the construction stage shall provide in writing to the project supervisor for the design process all relevant information necessary for that project supervisor to complete the safety file referred to in Regulation 13	1	Item			
F	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			
G	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			



	Description	Qty	Unit	Rate	\$	c
	Disbursements arising from the employment of work people					
A	Provide for all labour insurance and other costs arising from the employment of work people (Insurance (07) of this section)	1	Item			
	Maintenance of roads, etc.					
B	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			
C	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 public 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					
D	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					
E	provide and maintain the necessary equipment, fuel and attendance for drying and controlling the humidity of the works	1	Item			
	Work beyond the boundary of the site					
F	provide, where work is described as being beyond the boundary of the site or in the public highway, for adequate watching and lighting, traffic signalling, temporary barricades, walking platforms and warning notices sufficient to ensure the safety of all persons, and removing same on completion, giving notice to the Local Authority, paying their fees and charges and carrying out the work to their satisfaction	1	Item			



NOLAN CONSTRUCTION CONSULTANTS

(06/07) PRELIMINARIES/INSURANCES

	Description	Qty	Unit	Rate	\$	c
A	provide also for maintaining in working order all services, conduiting, telephone cables etc. and for making good any damage occasioned thereto by reason of these works to the satisfaction of the Authority concerned	1	Item			
B	provide for preparing a Waste Management Plan prior to commencement which shall include for the segregation of all wastes into recyclable, biodegradable and residual wastes. The Plan shall also detail the types of waste, quantities involved, the authorised waste contractors and authorised disposal site proposed for this contract. This is to be approved by the Local Authority prior to commencement	1	Item			
C	provide for undertaking a condition survey / photographic survey record of the existing estate road, paths, boundary walls and fences prior to construction works; copies to be forwarded to Architect/Engineer for review. Following completion of the works carry out a further review is to be carried out to determine if any construction related damage has occurred; contractor to include for any and all making good of damage caused thereto arising from the construction works for the proposed development ; details of damage to be made good shall be agreed with the Architect	1	Item			
	Removing rubbish, protective casings and cleaning					
D	provide for removing from the site from time to time as necessary and on completion of the works all rubbish, debris, surplus materials, protective casings, etc. and also on completion clean the works internally and externally to the satisfaction of the Architect	1	Item			



	Description	Qty	Unit	Rate	\$	c
	Temporary fencing, hoarding, screens, gantries, etc.					
A	provide and maintain all temporary fencing, hoardings, fans, planked footways, guardrails, gantries, barriers and the like. Hoarding shall be provided complete with access gates as required; hoarding must be neat in appearance and shall be sufficient obstacle to prevent ingress of unauthorised persons and shall be complete with all necessary padlocked entrance gates, doors, fans, screens, planked footways, guard rails, gantries, floor, stair, roof edge protection and the protection of openings including all safety nets etc., as may be requisite to ensure the safety of the operatives, public, occupants and users of the premises, adjoining owners and of the works and required for the proper execution of the works and for meeting the requirements of any Local or other Authority, including all necessary lighting; refer to Architects drawing 1001 for location and boundary details	1	Item			
B	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, for security and for meeting the requirements of any Local or other Authority, including all necessary lighting	1	Item			
C	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					
D	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
A	the Contractor shall put in place a regime for monitoring dust levels in the vicinity of the site during works using the Bergerhoff Method (German Standard VDI 2119, 1972). Specifically, the Contractor shall erect dust monitors around the boundary of the site. The minimum criteria to be maintained shall be the limit specified by the Environmental Protection Agency (EPA) for licenced facilities in Ireland which is 350mg/m2/day as a 30-day average. The Contractor shall monitor dust during construction to ensure the limits are not breached throughout the project. The level of monitoring and adoptions of mitigation measures will vary throughout the construction works depending on the type of activities being undertaken and the prevailing weather conditions at the time. For instance, additional monitoring and mitigation such as damping down of earth mounds on site would be undertaken if the prevailing weather conditions are dry and windy.	1	Item			
B	the Contractor shall appoint a Pest Control Contractor at the beginning of construction. Suitable traps will be provided along the boundary of the site, at the Contractor's compound, and any other areas identified as required. The traps will be checked weekly initially, and then monitored as per the specialist Sub-Contractor's guidance throughout the entire construction period	1	Item			
	General attendances on Sub-Contractors					
C	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			
D	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			



	Description	Qty	Unit	Rate	\$	c
	Special attendances on Sub-Contractors					
A	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			
	Dayworks					
B	the Contractor shall give notice to the Employers Representative 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			
C	dayworks as determined under the Conditions of Contract will be accepted as a basis for valuing the work only when the Architect has issued written instructions to the Contractor to that effect; the Contractor shall submit to the Architect 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 Architect or his representative; such endorsement shall be deemed to certify that the labour, materials and plant used are correct	1	Item			
D	daywork vouchers shall be given to the Architect or his representative at or before the end of the week following that in which the work has been executed in support of applications for payments under the Conditions of Contract; these vouchers shall give a proper and full description of the works contained within that voucher, it shall include the operatives name and trade and hours worked; the hours worked shall be segregated into normal time, productive overtime and non-productive overtime for each operative; the insurances percentage addition shall be applied to the labour amount in accordance with the current Schedule of Daywork Charges issued by the CIF and SCSl; quantities of materials and details of plant used in accordance with the current schedule of Basic Plant Charges issued by the SCSl	1	Item			
	Protection of the works					
E	allow for protecting all the work in bringing the works to completion	1	Item			



	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 Architect 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			
To Collection €						



	Description	Qty	Unit	Rate	\$	c
	Completion date					
A	notify the Architect in writing of the date on which he considers Substantial Completion has been achieved and have a date agreed and certified in writing by the Architect	1	Item			
	Works after substantial completion					
B	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			
C	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			
	Completion Maintenance Instructions					
D	provide to the Architect at Substantial Completion two copies of all manufacturer's and supplier's maintenance instructions	1	Item			
	Commissioning, Records and Schedules					
E	provide for all costs in complying with the Conditions of Contract	1	Item			
F	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					
G	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					
H	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			
To Collection €						



	Description	Qty	Unit	Rate	\$	c
	Defects liability					
A	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			
B	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 24 hrs 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			
	Project board					
C	provide for the supply and erection of a project board; reflective aluminium sign incorporating graphics, logos, photographs, etc. and to include name of the Project, the Client, the Contractor and Design Team Consultants; the project board should also contain details of any & all funding streams; size to be allowed is 2400mm x 3800mm in a minimum of 300dpi format; include for removal and disposal off-site after completion of the construction works. All graphics, logos, photographs, etc. are to be agreed with the Employer; all necessary backing support and support structure; support structure and board posts to be in concrete bases; all in strict accordance with Architects drawing and Specification	1	Item			
To Collection €						



	Description	Qty	Unit	Rate	\$	c
A	provide for the supply and erection of temporary funding board signage structure; billboard sign incorporating graphics, logos, photographs, etc. will be provide by client; size to be allowed is 2400mm x 2400mm; include for removal and disposal off-site after completion of the construction works. All necessary backing support and support structure; support structure and board posts to be in concrete bases; all in strict accordance with Architects drawings and Specification	1	Item			
	Sample Panels and Products					
B	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			
C	the Contractor shall obtain written comments from the Contractor's Design Team and from the Employer's Representative	1	item			
D	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			
E	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			
F	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			



	Description	Qty	Unit	Rate	\$	c
A	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			
B	all materials and prefabricated items shall be manufactured and tested in accordance with the specified requirements. When evidence of conformance depends solely on inspections and tests performed by a Sub-Contractor, Manufacturer, Supplier or independent inspecting authority, the Contractor shall ensure that such evidence is satisfactory and that appropriate records are maintained	1	item			
C	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			
D	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			
E	where applicable, materials and prefabricated items shall be obtained from Suppliers and Manufacturers who have been assessed by an independent certification authority accredited by the National Accreditation Council for Certification Bodies	1	item			
F	where applicable, materials and prefabricated items shall bear the British Standards Institution Certification mark, the British Board of Agreement Certification mark or other appropriate certification mark	1	item			
G	transportation, handling and storage of materials and prefabricated items shall be controlled to prevent mis-use, damage or deterioration	1	item			
H	the Contractor shall operate quarantine procedures for the identification and isolation of materials and prefabricated items that do not comply with the specified requirements	1	item			
J	the Contractor shall include for providing spares as required by the various specification documents at completion of the project	1	Item			



	Description	Qty	Unit	Rate	\$	c
A	provide for constructing sample panels as detailed in Architects specification document or as reasonably required, panels to be maintained on site for duration of works, remove all panels upon instruction of the Architect	1	Item			
B	obtain approval for all sample panels prior to commencing main body of work	1	Item			
	Spares; as required and included in Design Teams Documents, Specifications and drawings					
C	contractor to include for providing spares as required by the various specification documents at completion of the project	1	Item			
	Videography					
D	a short instructional video, min 3 minute long, to demonstrate the use of the heating and ventilation controls, for tenant inductions and ongoing reference by tenants (YouTube), ready to be used at handover contractor/subcontractor to do demonstration in video	1	Item			
	<u>OTHER PRELIMINARY ITEMS</u>					
	Specific preliminary requirements as set out in the Works Requirements documents					
	Generally					
E	provide for all preliminaries related items noted or included in the Works Requirements documents where not included for elsewhere in this preliminaries section	1	Item			
	<u>TESTING</u>					
	Testing / Surveys					
	Testing as required and included in Design Team Documents, Specifications and drawings					
F	generally	1	Item			



	Description	Qty	Unit	Rate	\$	c
	<u>Warranties and Guarantees</u>					
	Warranties and Guarantees; as required and included in Design Teams Documents, Specifications and drawings					
A	contractor to include for providing all warranties and guarantees as required by the various specification documents at completion of the project	1	Item			
	<u>CONTRACTORS REQUIREMENTS IN RESPECT OF COVID-19</u>					
	The contractor is to fully consider the effects of the Covid-19 pandemic and its effect on their operation of the project, the contractor is to take into consideration the implications of The Return to Work Safely Protocol published on the 9th May 2020 by the Department of Business, Enterprise and Innovation and the Department of Health in consultation with the Labour Employer Economic Forum and the Guidance on Protocol Measures in Live and Future Tenders issued by the OGP dated 23rd July 2020 and subsequent publications on the 12th February, 26th February, and 11th March 2021					
	Tenders submitted must include for the following;					
B	augmenting site infrastructure and welfare facilities, including but not limited to toilets; canteens; isolation spaces; access, egress and circulation routes that meet the standards set out in the Protocol	1	Item			
C	cleaning to the standard required in the Protocol	1	Item			
D	covid-19 supervisor role(s) as necessary to meet the requirements of the Protocol	1	Item			
E	covid-19 PPE where necessary to meet the requirements of the Protocol	1	Item			
F	all necessary programming of on site activities to ensure social distancing to meet the requirements of the Protocol	1	Item			
G	provision of sufficient information technology to facilitate remote meetings, site inspections and the like necessary to minimise risk to all stakeholders	1	Item			
To Collection €						



	Description	Qty	Unit	Rate	\$	c
A	the specific risks associated with the Covid-19 pandemic contained in the Preliminary Health and Safety Plan prepared by the PSDP and issued as additional information to the tendering contractors	1	Item			
B	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	1	Item			
C	contractor	1	Item			
D	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	1	Item			
E	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 and between 8th January 2021 and 5th April 2021 , 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. Ex gratia payments were introduced to cover the periods detailed above. The introduction of any further Ex Gratia payments will be based on directives issued by the OGP	1	Item			
F	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 personnel in the existing live building (e.g. if access is shared between the existing live building's personnel and Contractor	1	Item			
G	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	1	Item			
To Collection €						



	Description	Qty	Unit	Rate	\$	c
	(07) INSURANCES					
	CONTRACTORS INSURANCES					
	<u>Generally</u>					
A	The Contractor shall indemnify the employer against all claims arising from the execution of the Works that are the subject of the Contract and shall maintain all necessary insurances for the duration of the Contract, all in accordance with the requirements of Clause 3 of the Conditions of Contract. The Contractor shall provide evidence to the Employer that all insurances required by the Conditions of Contract are in place prior to the commencement of work. The insurances shall be kept in place for the periods required by the Conditions of Contract.	1	Item			
	<u>Generally</u>					
	Provide for the following					
B	take out and maintain Public Liability and Employers Liability Insurance against injury to persons and property as required by the Conditions of Contract	1	Item			
C	take out and maintain All Risks Insurances in the joint names of the Employer and Contractor for the full value of the works and ancillary items as required by the Conditions of Contract	1	Item			
	Provide for all costs in respect of all work people for					
D	insurance under Workmen's Compensation, Employer's Liability, Pay Related Social Insurance, Unemployment, Widows and Orphans Pensions and Fatal Accidents Acts and other Statutory Acts in force affecting the works at the date of tender	1	Item			
E	compliance with Sectoral Employment Orders	1	Item			
F	pensions	1	Item			
G	annual and public holidays	1	Item			
H	industrial training levies	1	Item			
J	travelling time, expenses, fares and transport	1	Item			
K	payment of clerical work (including bereavement leave and check off)	1	Item			
L	guaranteed time	1	Item			

**NOLAN CONSTRUCTION CONSULTANTS****(06/07) PRELIMINARIES/INSURANCES**

	Description	Qty	Unit	Rate	\$	c
A	redundancy and sick pay scheme	1	Item			
B	pay related benefit scheme	1	Item			
C	non-productive time and other expenses in connection with overtime	1	Item			
D	incentive and bonus payments	1	Item			
E	registering with the Department of Social Welfare within one month of engagement, all employees whose employment commences on or after 1st January, 1989 or Sub-Contractors whose engagement commences after 1st January, 1990; provide also for notifying all Sub-Contractors that they are legally bound to notify the Department of Social Welfare of any person engaged to perform any service either with him or on his behalf whether under a contract or any other arrangement made or to be made by him	1	Item			
To Collection €						



Description	Qty	Unit	Rate	\$	c
COLLECTION					
Page No. PRE/2					
Page No. PRE/3					
Page No. PRE/4					
Page No. PRE/5					
Page No. PRE/6					
Page No. PRE/7					
Page No. PRE/8					
Page No. PRE/9					
Page No. PRE/10					
Page No. PRE/11					
Page No. PRE/12					
Page No. PRE/13					
Page No. PRE/14					
Page No. PRE/15					
Page No. PRE/16					
Page No. PRE/17					
Page No. PRE/18					
Page No. PRE/19					
Page No. PRE/20					
Page No. PRE/21					
Page No. PRE/22					
Page No. PRE/23					
Page No. PRE/24					
Page No. PRE/25					
W1219 Dunhill ECO Park Preliminaries / Insurances Volume C - Pricing Document	PRE/43				

Description	Qty	Unit	Rate	\$	c
COLLECTION					
Page No. PRE/26					
Page No. PRE/27					
Page No. PRE/28					
Page No. PRE/29					
Page No. PRE/30					
Page No. PRE/31					
Page No. PRE/32					
Page No. PRE/33					
Page No. PRE/34					
Page No. PRE/35					
Page No. PRE/36					
Page No. PRE/37					
Page No. PRE/38					
Page No. PRE/39					
Page No. PRE/40					
Page No. PRE/41					
Page No. PRE/42					
(06/07) PRELIMINARIES/INSURANCES					
Carried to Summary					
W1219 Dunhill ECO Park					



NOLAN CONSTRUCTION CONSULTANTS

Description	Qty	Unit	Rate	\$	c
(06/07) PRELIMINARIES/INSURANCES	PRE/44				
TOTAL AMOUNT TO GENERAL SUMMARY					
Summary I					



VOLUME C - PRICING DOCUMENT

3. GENERAL BUILDING WORKS



	Description	Qty	Unit	Rate	\$	c
	<u>(11) DEMOLITIONS AND ALTERATIONS</u>					
	Generally					
A	remove existing roller shutter door and associated opening and control gear; leave open perimeter ready to receive new curtain walling; new flashings to jambs and head; overall size 3.80m x 3.73m	1	Item			
B	remove existing timber fire escape stairs - single flight of 16 risers; plan dimensions 5m x 1m	1	Item			
C	form temporary single door opening with precast concrete lintol over; in New Prep Kitchen Store Room (to permit relocation of freezer Units from Lobby); in 215mm thick solid concrete block wall	1	Item			
D	infill last open with 215mm thick solid concrete blockwork; sand/ct plaster with hardwall finish one side; all associated making good both sides	1	Item			
E	form single door opening with precast concrete lintol over; into Existing Prep Kitchen Store Room (to permit relocation of freezer Units from Lobby); in 215mm thick solid concrete block wall	1	Item			
F	demolish existing internal wall including single door (lobby 2 / entrance Lobby); all associated making good all sides	1	Item			
	<u>(22) INTERNAL WALLS / PARTITIONS</u>					
	Concrete Block Wall; Dwg 870-T-103A					
	<u>Type 6 (to stairwell)</u>					
G	new 215mm thick concrete block wall to stair wall	7	m2			
H	^^^Extra; for plastering on both sides	14	m2			
	Drylining; Dwg 870-T-105A & 305A					
	<u>Type 1 (top and right perimeters)</u>					
J	100x50mm treated sawn softwood studs, bridging, head and sole plates (off low perimeter walls)	46	m2			
K	65mm Isover acoustic insulation fitted between joists	46	m2			
L	one layer of 15mm Gyproc Soundbloc plasterboard to one side with skim coat plaster finish	46	m2			



	Description	Qty	Unit	Rate	\$	c
A	62.5mm insulated plasterboard with skim coat plaster finish	58	m2			
B	^^^Extra; closure piece / rockwool packing detail between top of partition and underside of existing roof sheeting	21	m			
	<u>Type 2 (behind WCs)</u>					
C	100x50mm treated sawn softwood studs, bridging, head and sole plates (off low perimeter walls)	8	m2			
D	65mm Isover acoustic insulation fitted between joists	8	m2			
E	one layer of 15mm Gyproc Soundbloc plasterboard to one side with skim coat plaster finish	8	m2			
F	^^^Extra; closure piece / rockwool packing detail between top of partition and underside of existing roof sheeting	2	m			
	<u>Type 3 (bottom & left perimeters)</u>					
G	62.5mm insulated plasterboard with skim coat plaster finish	80	m2			
	Stud partitions; Dwg 870-T-105A & 305A					
	<u>Type 4</u>					
H	100x50mm treated sawn softwood studs, bridging, head and sole plates	72	m2			
J	65mm Isover acoustic insulation fitted between joists	72	m2			
K	one layer of 15mm Gyproc Soundbloc plasterboard each side with skim coat plaster finish	144	m2			
L	^^^Extra over the above three items for trimming out to suit door opes and forming ends and junctions and the like	1	Item			
M	^^^Extra; duct access panel; 900 x 450mm; hinged and locable	2	No			
	<u>Type 5</u>					
N	100x50mm treated sawn softwood studs, bridging, head and sole plates	26	m2			



	Description	Qty	Unit	Rate	\$	c
A	65mm Isover acoustic insulation fitted between joists	26	m2			
B	two layers of 15mm Gyproc Soundbloc plasterboard each side with skim coat plaster finish	52	m2			
C	^^^Extra over the above three items for trimming out to suit door opes and forming ends and junctions and the like	1	Item			
	<u>Additional allowances for</u>					
D	additional studding as required as grounds for sanitary fittings and the like	1	Item			
E	doubling up of stud centres in Types 4 & 5 partitions (acting as loadbearing stud partitions for Stores floor joists over)	98	m2			
	<u>(23) FLOOR STRENGTHENING & FIREPROOFING</u>					
	As Structural Engineers Drawing 24037-101-T					
	<u>Preparation work</u>					
F	remove existing floor boarding	112	m2			
G	remove existing ceiling under	112	m2			
H	form pockets for new steel channel sections to bear onto	42	No			
	<u>Structural steelwork</u>					
J	primed steelwork; 150 x 75 PFC channel section; 18Kg/m); 22 lengths; overall 117m	2.08	Tn			
K	^^^Extra; building in ends and infilling pockets on completion	42	No			
	<u>Treated sawn softwood</u>					
L	100 x 75mm runners; on top of steel channels; fixed top and bottom with coach screws at 400mm centres	117	m			
	<u>Fireproofing</u>					
M	as Architects Dwg 870-T-305A; Rockwool AIM FireFloor System 2; 100mm Rockwool batts with angle supportsbetween existing joists and new steelwork	112	m2			



	Description	Qty	Unit	Rate	\$	c
	<u>Flooring</u>					
A	refix salvaged flooring (supplement with new flooring as required)	112	m2			
	<u>Ceiling</u>					
B	two layers of 12.5mm thick Fireline plasterboard with skim cost finish	112	m2			
	<u>(24/34) STAIRS, HANDRAILING & BALUSTRADING</u>					
	Main Stairs; As Drawing 870-T-404A; all Contractor Designed to Architects Approval					
	<u>Electrostatically painted mild steel strings, bars, brackets and supports; lacquered oak treads and landings (open risers) with integral nosing detail</u>					
C	complete; to suit stairs flights with 18No risers (900mm long) and two quarter space landings	1	Item			
	<u>Balustrading</u>					
D	Toughened glass balustading panels with stainless steel "pig-nosed" fixings to and including posts; raking; following slope of stairs flight	9	m			
E	Toughened glass balustading panels with stainless steel "pig-nosed" fixings to and including posts; 1.2m high over floor; horizontal; top landing	7	m			
	Fire Escape Stairs; As Drawing 870-T-405A; all Contractor Designed to Architects Approval					
	<u>Softwood timber strings fixed to each side wall with matching domestic style treads and risers</u>					
F	complete; to suit stairs flight with 16No. risers (939mm long)	1	Item			
G	^^^Extra; two layers of 15mm Gyproc Soundblock plasterboard fixed to underside of stairs flight and landing	6	m2			
	<u>Handrail</u>					
H	60 x 50 ovoid lacquered oak handrail bracket fixed to wall	6	m			



	Description	Qty	Unit	Rate	\$	c
	<u>(31) EXTERNAL WINDOWS & DOORS</u>					
	Curtain Walling; commercial gradedouble glazed, thermally broken; syntha-pulvin coated; all perimeter detailing					
	<u>As Drawing 870-T-401A</u>					
A	overall 3.5 x 3.730m	1	Item			
B	^^^Extra; double doorset complete with ironmongery & access control	1	No			
C	^^^Extra; moisture resistant MDF jamb and head lining; 300x20 mm; decorated	11	m			
D	^^^Extra; manifestation graphic vinyl applied to inside face of screen; approx. 300mm wide	8	m			
	<u>Double doorsets; door leaves, frames & architraves; all perimeter detailing; complete, including ironmongery</u>					
	<u>As Drawing 870-T-401A</u>					
E	reference DG-1	1	No			
	<u>(32) INTERNAL DOORS & SCREENS</u>					
	Single doorsets; door leaves, frames & architraves; all perimeter detailing; complete, including ironmongery					
	<u>As Drawing 870-T-402A</u>					
F	reference ID-A	2	No			
G	reference ID-B	1	No			
H	reference ID-C	3	No			
J	reference ID-D	2	No			
	Double doorsets; door leaves, frames & architraves; all perimeter detailing; complete, including ironmongery					
	<u>As Drawing 870-T-402A</u>					
K	reference ID-E	1	No			



	Description	Qty	Unit	Rate	\$	c
	Screens; all perimeter detailing; complete, including ironmongery, blinds & decoration					
	<u>As Drawing 870-T-402A</u>					
A	reference ISC-1	1	Item			
	<u>(37) ROOFLIGHTS</u>					
	Reference Drawings 870-T-104A & 302A					
B	remove existing light panels	3	No			
C	new Kingspan Day-Lite Trapezoidal Rooflights; plan size 900 x 2775mm marry into existing profiled metal roof panelling	3	No			
D	^^^Extra; forming rooflight well; including softwood carcassing and returning 62.5mm insulated plasterboard lining up to underside of new rooflight; approximate depth 600mm	3	No			
	<u>(37) STIRA STAIRS</u>					
	Reference Drawings 870-T-104A					
E	trimming out to form suitable ope in floor of new attic stores space	1	item			
F	combined access hatch and pull down stira stairs to give access to store space; overall height difference to be accommodated is 2.40m; lockable hatch including hand operated release key	1	No			
	<u>(37) AUTOMATIC OPENING VENT OVER STAIRS</u>					
	Automatic opening ventilation (AOV) window; Velux or equivalent; hinged flat glass smoke vent; sealed; double glazed panes; glass lid, safety glass; aluminium frame; fire alarm triggered automatic opening					
	<u>Fixed into existing profiled metal roof sheeting; forming ope; making good and all necessary flashings inside and out; refer drawing 870-T-405A</u>					
G	size 1.00m x 1.00m	1	No			



	Description	Qty	Unit	Rate	\$	c
	<u>(43/44) FLOOR/STAIRS FINISHES</u>					
	Reference Drawings 870-T-403A					
	<u>New matwell & mat</u>					
A	form 35mm recess in existing floor slab to accommodate new mat; 900 x 900mm	1	No			
B	35 x 35mm angle section mat frame; aluminium; to suit mat	1	No			
C	flooring type F4; Furbo Coral matting; 900 x 900mm	1	No			
	<u>Flooring type F1</u>					
D	Forbo Vinyl; Eternal rage; 2mm thick; R10 slip resistance	26	m2			
E	^^^Extra; work to stairs treads 250mm wide; 940mm long	16	No			
F	^^^Extra; work to stairs risers 168mm high; 940mm long	16	No			
G	^^^Extra; Gradus stairs nosings; AKXT5A with xtra-grip plus inset; 940mm long	16	No			
	<u>Flooring type F2</u>					
H	Forbo Surestep Laguna range; 2mm thick; R10 slip resistance	11	m2			
	<u>Flooring type F3</u>					
J	Forbo Flotex Colour Carpet Tile range; 5.3mm thick	88	m2			
	<u>Skirtings</u>					
K	coved integral skirtings with 150mm upstand and capping trim to all Surestep floored areas	1	Item			
L	oak skirtings 150 x 50mm elsewhere; profile as Dwg 870-T-402	1	Item			
	<u>Generally</u>					
M	allow for floor levelling compound as required	1	Item			
N	allow for suitable dividing strips fixed at junction between floor finishes	1	Item			



	Description	Qty	Unit	Rate	\$	c
	<u>(45) CEILING FINISHES</u>					
	High level ceiling under roof sheeting; Dwgs 807-T-302A & 403A					
A	lightweight Gyproc aluminium purlin system fitted between existing main steel roof structure	144	m2			
B	65mm Isover acoustic insulation fitted between purlins	144	m2			
C	62.5mm insulated plasterboard with skim coat plaster finish	144	m2			
	High Level Storage Space floor; Dwgs 807-T-301A & 302A					
D	150x50mm treated sawn softwood joists and bridging	259	m			
E	65mm Isover acoustic insulation fitted between joists	63	m2			
F	18mm Hardwood Faced WBP plywood flooring	63	m2			
G	15mm Gyproc Soundbloc plasterboard ceiling with skim coat plaster finish	63	m2			
	High Level Storage Space perimeter walling; Wall Type 4 (above 2.40m over floor level) Dwgs 807-T-105A, 301A & 302A					
H	100x50mm treated sawn softwood studs, bridging, head and sole plates	40	m2			
J	65mm Isover acoustic insulation fitted between joists	40	m2			
K	two layers of 15mm Gyproc Soundbloc plasterboard each side with skim coat plaster finish	80	m2			
L	^^^Extra; closure piece / rockwool packing detail between top of partition and underside of existing roof sheeting	18	m			
	<u>(49) DECORATIONS</u>					
	Varnish or similar system					
M	all joinery	1	Item			
	Emulsion paint system					
N	all plaster finished walls	1	Item			



	Description	Qty	Unit	Rate	\$	c
A	all plaster finished ceilings	1	Item			
	<u>(59) MECHANICAL SERVICES INSTALLATIONS</u>					
	Full services installation; complete					
	<u>As per Services Consultants Drawings & Specifications</u>					
B	total carried forward from Pricing Section (included as part of Tender Documentation)	1	Item			
	Generally					
	<u>Provide for the following</u>					
C	related profit & attendances required	1	Item			
D	associated builders work (including penetrations of existing profiled metal roofing for vent cowls; necessary upstands and flashings)	1	Item			
E	associated fireproofing	1	Item			
	<u>(69) ELECTRICAL SERVICES INSTALLATIONS</u>					
	Full services installation; complete					
	<u>As per Services Consultants Drawings & Specifications</u>					
F	total carried forward from Pricing Section (included as part of Tender Documentation)	1	Item			
	Generally					
	<u>Provide for the following</u>					
G	related profit & attendances required	1	Item			
H	associated builders work	1	Item			
J	associated fireproofing	1	Item			
	<u>(74) SANITARY FITTINGS</u>					
	Approved quality vitreous china sanitary ware by Sonas Bathrooms or equal					
	<u>Supply and fit</u>					
K	WC suite; complete	2	No			
L	WHB; complete; with mixer taps; inset type	2	No			



	Description	Qty	Unit	Rate	\$	c
A	^^^Extra; vanity unit with cut-outs to suit WHBs; specification to match kitchen units in (79) below; shelved storage space under with doors (Dwg 870-T-303A)	2	m			
	<u>Generally</u>					
B	mirrors 600 x 900mm	2	No			
C	toilet roll holders	2	No			
D	paper hand towel dispenser	2	No			
	<u>S&VP from toilet connection; Architects Dwg 870-T-303 (Note: Wastes installation included in Mechanical pricing document)</u>					
E	forming ope in existing profiled metal roof sheeting for vent pipe; necessary flashings	1	Item			
	<u>Soil and waste pipe connections to existing stack</u>					
F	taking down and refitting existing suspended ceiling along line of travel of waste pipes	15	m			
	<u>(79) FITTINGS GENERALLY</u>					
	Reference Drawings 870-T-302A & 406A					
	<u>Kitchenette Units</u>					
G	solid surface worktop in acrylic polymer & alumina thermosetting plastic sheets on softwood carcassing with high and low level units constructed from 18mm water resistant MDF formica finish shelving and suitable doors & one drawer pack (with three drawers); stainless steel single drainer sink with mixer tap; total 2m long floor and 2.6m long wall cabinet	1	Item			
H	^^^Tiled Splashback; 100 x 200mm ceramic wall tiles and matching trims	2	m2			
	<u>Breakfast bar</u>					
J	solid surface worktop in acrylic polymer & alumina thermosetting plastic sheets on softwood carcassing with high; with 18mm water resistant MDF formica finish blank panel under on Office side and shelving on Kitchenette side; total 1.65m long	1	Item			



	Description	Qty	Unit	Rate	\$	c
	<u>Lockers; HuntOffice Product Code 701212/4/N3/SL/BL</u> <u>; Probe 4 Door Locker Cam Lock ACTIVECOAT Silver</u> <u>Body Blue Door</u>					
A	nest of three; each 305x305x1780mm	1	Item			
	<u>(90) EXTERNAL WORKS</u>					
	Reference Drawings 870-T-101A					
	<u>Existing Palisade fencing</u>					
B	take down, adapt and infill as required to suit new building arrangement	1	Item			
	<u>Remove existing single storey external lean to toilet</u> <u>structure; all making good to adjacent structure</u>					
C	plan size 2.50 x 3.00m	1	Item			
D	^^^Extra; break up floor slab and cap off existing drains; replace with new surfacing and baseworks under to match surrounding area	1	Item			
	<u>New external paving</u>					
E	break up existing surfacing; 300mm total thickness	35	m2			
F	one layer of terram geotextile	35	m2			
G	200mm layer of imported hardcore; compacted	35	m2			
H	50mm thick sand blinding to surface of hardcore	35	m2			
J	20mm thick in-situ concrete paving with brushed finish	32	m2			
	<u>Planters; 675mm high above paving level; 150 x</u> <u>150mm in-situ concrete base; 100mm thick solid</u> <u>concrete block walls; 25mm white sand/cement</u> <u>plaster finish, 150 x 50mm precast capping</u>					
K	2500 x 800mm on plan; heavy duty damp proof membrane fixed to face of existing before filling with topsoil	1	No			
L	3100 x 800mm on plan; heavy duty damp proof membrane fixed to face of existing before filling with topsoil (two sides next existing walls)	1	No			
	<u>Landscaping</u>					
M	infilling planters with imported topsoil	2	m3			
N	planting with suitable robust ground cover plants	3	m2			



VOLUME C - PRICING DOCUMENT

4. SCHEDULE OF RATES

A detailed breakdown of the tender as prepared by the tendering contractor must be included here, expanding as necessary on the items / headings in the preceeding schedule of work



VOLUME C - PRICING DOCUMENT

4. APPENDICES



VOLUME C - PRICING DOCUMENT

**4.1 APPENDIX A
MECHANICAL PRICING DOCUMENT**

Dunhill EcoPark, Waterford. Co. Waterford

SCHEDULE OF PRICES – Mechanical Services Installations

<u>Item</u>	<u>Description</u>	<u>€</u>
General Items		
1.	Provide for shop drawings.	€
2.	Provide for record drawings	€
3.	Provide for instruction/maintenance manuals.	€
4.	Provide for assistance to Electrical Contractor for provision of wiring diagrams etc., of equipment, supplied under this contract.	€
5.	Provide for instruction of clients staff in use of apparatus.	€
6.	Daywork Contingency	€ 2000.00
Total for general items (Carried Forward to Summary)		€ =====

Dunhill EcoPark, Waterford. Co. Waterford

Item	Description	€
Element (52) : Sanitary Ware - Drainage And Waste Disposal		
1.	Amount for all soils and wastes pipework and vents in P.V.C. terrain or similar including all tees, cleaning doors, blank caps, expansion rings, branch boss connectors, (for waste connections) brackets supports etc., as specified and as shown on the drawings, all supplied, installed and connected to ground drainage pipework. `	€
2.	Amount for the supply and installation of all traps for wash hand basins, etc., (traps to be deep seal type).	€
3.	Amount for connecting all 100 mm diam. soil pipes to the builder's drainage pipes at floor level.	
4.	Amount for connecting all WC outlets to the 100 mm diam. soil pipes.	€
5.	Amount for connecting all 32 mm diam. waste pipes to w.h.b's.	€
6.	Amount for connecting all 40 mm waste pipes to sinks.	€
7.	Amount for inspection and testing as specified.	€
8.	Amount for disconnection & removal of existing obsolete services	€
9.	Amount for any other item not included above, but is necessary to carry out the works as per tender drawings and specification	€
Total For Element (52) : Drainage & Refusal Disposal (Carried Forward to Summary)		€ =====

Dunhill EcoPark, Waterford. Co. Waterford

Item	Description	€
Element (53) : Mainswater Hot And Cold Water Services		
1.	Amount for all copper piping and fittings as shown on Drawings, and as specified, supplied and installed.	€
2.	Amount for pipe supports, as specified, supplied and installed.	€
3.	Amount for all control valves, supplied and installed.	€
4.	Amount for all stopcocks, supplied and installed.	€
5.	Amount for all necessary pipe sleeves supplied and installed.	€
6.	Amount for wall and floor plates supplied and installed.	€
7.	Amount for drain cocks, supplied and installed.	€
8.	Amount for branch connections to all sanitary fittings, supplied and installed, as specified.	€
9.	Amount for special risk fire posts, as specified, and as per schedule, supplied and installed.	€
10.	Amount for insulating all pipework as specified, supplied and installed.	€
11.	Amount for testing as specified.	€
12.	Amount for commissioning as specified.	€
13.	Amount for labelling as specified.	€
14.	Amount for under sink electric water heaters.	€
15.	Amount for disconnection & removal of existing obsolete services	€
16.	Amount for any other item not included above, but is necessary to carry out the works as per tender drawings and specification	€
Total For Element (53) : Hot And Cold Water Services: (Carried Forward to Summary)		€ =====

Dunhill EcoPark, Waterford. Co. Waterford

Item	Description	€
Element (57) : Ventilation Systems Installation		
1.	Amount for supply, installation and testing of the MVHR unit	€
2.	Amount for ducting system complete – supply and return air systems.	€
3.	Amount for supply, return/air grilles as specified	€
4.	Amount for supply air/extraction fans as specified	€
5.	Amount for VCD fire damper, access panel etc. associated with air system.	€
6.	Amount for commissioning of systems	€
7.	Amount for demonstration of the systems	€
8.	Amount for any other item not included above, but is necessary to carry out the works as per tender drawings and specification	€
Total For Element (57) : Air Conditioning/ Ventilation Systems Installation (Carried Forward to Summary)		€ =====

Dunhill EcoPark, Waterford. Co. Waterford

Summary of Prices – Mechanical Services Installations

General Items	€
Element (52) : Drainage And Waste Disposal	€
Element (53) : Mainswater, Hot And Cold Water Services	€
Element (57) : Ventilation Systems Installation	€
Nett Total (Carried Forward to Summary)	€ =====



VOLUME C - PRICING DOCUMENT

**4.2 APPENDIX B
ELECTRICAL PRICING DOCUMENT**

Dunhill EcoPark, Waterford. Co. Waterford

SCHEDULE OF PRICES - Electrical Services Installations

Item	Description	€
<u>General Items</u>		
1.	Provide for Record Drawings and Instruction Manuals.	€
2.	Provide for assistance to Mechanical Contractor, as necessary for diagrams etc., of equipment supplied under this contract.	€
3.	Provide for testing.	€
4.	Provide for commissioning.	€
5.	Provide for earthing in accordance with ETCI and IEE Wiring Regulations, and Element (69) of this Specification.	€
6.	Provide for completion certificate.	€
7.	Provide for maintaining portable type fire extinguishers on site during the course of the works and complying with Clause on "Hot Work".	€
8.	Provide for maintaining supplies to school at all normal operating times and complying with Clause on "Interruption of Supplies".	€
9.	Allow for attendance/liaising with Utility Companies	€
10.	Daywork Contingency	€ 2000.00
Total for general items (Carried Forward to Summary)		€ =====

Dunhill EcoPark, Waterford. Co. Waterford

Item	Description	€
Element (61) : Electricity Centre, Main Distribution Works		
1.	Amount for extending the existing main switch as shown and as detailed on the drawings	€
2.	Amount for 75 mm x 75 mm trunking for E.S.B. cables.	€
3.	Amount for all low voltage cable distribution trunking as specified and as indicated on the drawings, including bends, tees, elbows and stop ends, supplied and installed including supports as required.	€
4.	Amount for the supply and installation, including connection of the distribution cables as specified and as indicated on the Schematic of the Electrical Distribution System on the drawings.	€
5.	Amount for supply and installation of all cable trays for distribution cables, etc., as shown on the drawings.	€
6.	Amount for new sub distribution centre, as detailed on drawings and as specified, including, contactors, M.C.B.'S, E.L.C.B., etc., supplied, installed and connected.	€
7.	Amount for fire stopping of cable trunking through compartment walls and floors using intumescent fire blocks in and around trunking.	€
8.	Amount for disconnection and removal of existing obsolete services including the disconnection and removal of exiting supply to Unit 2	€
9.	Amount for any other item not included above, but is necessary to carry out the works as per tender drawings and specification	€
Total (Element 61)		€
(Carried Forward to Summary)		=====

Dunhill EcoPark, Waterford. Co. Waterford

Item	Description	€
Element (62) : Power Distribution Services		
1.	Amount for wiring to all socket outlets.	€
2.	Amount for socket outlets supplied and fitted. Twin Sockets Outlets, Single Sockets Outlets, Fused spur outlets.	€
3.	Amount for wiring to unswitched sockets. Note all other outlets are switched type.	€
4.	Amount for wiring to electrical heaters etc. as specified.	€
5.	Amount for access control systems as specified	€
6.	Amount for disconnection and removal of services as specified	€
7.	Amount for any other item not included above, but is necessary to carry out the works as per tender drawings and specification	€
Total (Element 62)		€
(Carried Forward to Summary)		=====

Dunhill EcoPark, Waterford. Co. Waterford

Item	Description	€
Element (63) : Lighting Services Complete		
1.	Amount for wiring to all lighting points in 2.5 mm ² NYM-J/LSF/Cu cable in cable tray and in steel conduit drops including switches as follows: ❖ LED fittings. ❖ LED Exit signs ❖ LED Emergency Lights.	€
2.	Amount for all light fittings as specified, delivered to site, including lamps -	€
3.	Amount for erection and connection of light fittings and lamps. -	€
4.	Amount for supply, installation, including wiring to emergency lighting test unit and interface units at distribution centres, as specified	€
5.	Amount for testing and commissioning of complete emergency lighting system and provision of inspection and test certificate.	€
6.	Amount for disconnection and removal of existing obsolete services	€
7.	Amount for any other item not included above, but is necessary to carry out the works as per tender drawings and specification	€
Total (Element 63) (Carried Forward to Summary)		€ =====

Dunhill EcoPark, Waterford. Co. Waterford

Item	Description	€
Element (64) : Communications Services		
1.	Amount for wiring to telephone points in Cat 6E cable in cable tray and steel conduit system from the I.T. systems in the DCC room terminating in RJ45 outlets.	€
2.	Amount for cable tray and conduit installation for ICT infrastructure. from the DCC to the receptive data outlets.	€
3.	Amount for the supply and installation of the complete access control systems installation.	€
4.	Amount for structured cabling systems	€
5.	Amount for structured cabling patch panels.	€
6.	Amount for outlet terminations.	€
7.	Amount for testing and commissioning.	€
8.	Amount for record drawings, number and labelling.	€
9.	Amount for disconnection and removal of existing obsolete services	€
10.	Amount for any other item not included above, but is necessary to carry out the works as per tender drawings and specification	€
Total (Element 64)		€
(Carried Forward to Summary)		=====

Dunhill EcoPark, Waterford. Co. Waterford

Item	Description	€
Element (65) : Protective Services		
1.	Amount for fire alarm equipment as follows delivered to site, as specified	
	❖ Smoke Detectors.	
	❖ Heat Detectors.	
	❖ Breakglass Units.	
	❖ Fire Alarm Bells.	
	❖ Fire Alarm Panel – Repeater Active Panel	€
2.	Amount for erection and connection of the above equipment.	€
3.	Amount for low voltage wiring from the indicator panel to the detectors, breakglass units and sounders in a completely separate and independent wiring system, as specified.	€
4.	Amount for fire alarm zone chart supplied and fitted.	€
5.	Amount for specialist testing and re-commissioning of the fire alarm system, including the provision of a commissioning certificate as specified.	€
6.	Amount for providing attendances on specialist during commissioning of fire alarm equipment.	€
7.	Amount for maintaining the existing system of protection within the site for the duration of the works	€
8.	Amount for disconnection and removal of existing obsolete services	€
9.	Amount for any other item not included above, but is necessary to carry out the works as per tender drawings and specification	€
Total (Element 65)		€
(Carried Forward to Summary)		=====

Dunhill EcoPark, Waterford. Co. Waterford

Item	Description	€
Element (66) : Earthing		
1.	Amount for earth electrode and connection of earth electrode to ESB neutral and to main earthing terminal at main switchboard.	€
2.	Amount for protective earth conductors from main earthing terminal at main switchboard to sub-distribution boards.	€
3.	Amount for equipotential bonding in toilet areas.	€
4.	Amount for general earthing of all sockets, metallic enclosures and appliances (unless already included under the various elements.	€
5.	Amount for any other item not included in the above, but which in the opinion of the contractor tendering is necessary for the satisfactory completion of the contract . (Give Details)	€
6.	Amount for any other item not included above, but is necessary to carry out the works as per tender drawings and specification	€
Total (Element 66) (Carried Forward to Summary)		€ =====

Dunhill EcoPark, Waterford. Co. Waterford

Item	Description	€
Element (67): Intruder Alarm Installation		
1.	Amount for Intruder Alarm System supply and installation	€
2.	Amount for Intruder Alarm Equipment	€
3.	Amount for connection of the fire and intruder alarms systems to the central monitoring station.	€
4.	Amount for testing and commissioning.	
5.	Amount for any other item not included above, but is necessary to carry out the works as per tender drawings and specification	€
Total (Element 63)		€
(Carried Forward to Summary)		=====

Dunhill EcoPark, Waterford. Co. Waterford
Summary of Prices – Electrical Services Installation

General Items	€
Element (61) Electricity Centre, Main Distribution	€
Element (62) Power Distribution Services	€
Element (63) Lighting	€
Element (64) Communications Services	€
Element (65) Protective Services	€
Element (66) Earthing	€
Element (67) Intruder Alarm Installations	€
Nett Total	€
(Carried Forward to Summary)	=====