

Askeaton Pool & Leisure Centre Maintenance Contract					
Pricing Document based on Notional tender Rates					
Note: Rates are supplied by the tenderer in this pricing document issued as part of the tender, the Notional Tender Total is calculated using these rates with pre-determined notional quantities for those rates in the pricing document. Note: Any quantities in the Pricing Document are notional quantities only, included only for tender assessment purposes. They do not describe the extent of the Works to be executed under this contract.					
Item	Item Description	Notional Quantity	Unit	Notional Rate	Notional Amount
	Preliminaries				
	Contractor to fulfil role of Project Supervisor Construction Stage (PSCS)				
1	The Project Supervisor shall perform all of its duties under the Safety, Health and Welfare (Construction) Regulations 2013 as project supervisor for the construction stage of the project	50	hours		€0.00
	Facility Survey				
2	Facility Survey As detailed in the Scope of Services (Volume A), the Contractor shall conduct a detailed survey of all aspects of the facility to ensure all items of plant, equipment, etc. are captured for service and maintenance purposes. The Contractor shall utilise and interrogate the existing Safety File for the facility. Rate to include for survey, specialist input as required, reporting and presentation at one in-person meeting with the Employer's Representative	1	item		€0.00
3	Planned Maintenance				
	NOTE: All notional rates below to include for parts, equipment and labour				
3.1	Electrical				
	As detailed in the Scope of Services (Volume A), particularly Appendices A and B, proposed works to be undertaken as follows:				
3.1.1	Emergency Lighting				
3.1.1a	Full Functional Test per I.S. 3217:2023 Refer to Appendix A 'Maintenance Schedule' and Appendix B 'Electrical Schedule of Maintenance'	4	no.		€0.00
3.1.1b	Full Duration Test per I.S. 3217:2023 Refer to Appendix A 'Maintenance Schedule' and Appendix B 'Electrical Schedule of Maintenance'	1	no.		€0.00
3.1.2	Lighting & Lighting Control - General				
3.1.2a	Bi-annual Check required Refer to Appendix A 'Maintenance Schedule' and Appendix B 'Electrical Schedule of Maintenance'	1	no.		€0.00
3.1.2b	Annual Check required Refer to Appendix A 'Maintenance Schedule' and Appendix B 'Electrical Schedule of Maintenance'	2	no.		€0.00
3.1.3	Power & Electrical Services - General				
3.1.3a	Quarterly Check required Refer to Appendix A 'Maintenance Schedule' and Appendix B 'Electrical Schedule of Maintenance'	4	no.		€0.00
3.1.3b	Bi-annual Check required Refer to Appendix A 'Maintenance Schedule' and Appendix B 'Electrical Schedule of Maintenance'	2	no.		€0.00
3.1.3c	Annual Check required Refer to Appendix A 'Maintenance Schedule' and Appendix B 'Electrical Schedule of Maintenance'	1	no.		€0.00
3.1.4	LV Distribution Boards				
3.1.4a	Bi-annual Check required Refer to Appendix A 'Maintenance Schedule' and Appendix B 'Electrical Schedule of Maintenance'	2	no.		€0.00
3.1.4b	Annual Check required Refer to Appendix A 'Maintenance Schedule' and Appendix B 'Electrical Schedule of Maintenance'	1	no.		€0.00
3.1.5	Periodic Inspection Report				
3.1.5a	To be completed within three (3) months of appointment Rate to include for survey, thermal imaging, specialist input as required, and reporting	1	no.		€0.00
3.1.5b	Visual Check One year after PIR	1	no.		€0.00
3.1.6	PAT Testing				
3.1.6a	Throughout building - internal	1	no.		€0.00
3.2	Fire Protection				
	As detailed in the Scope of Services (Volume A), particularly Appendix A, proposed works to be undertaken as follows:				
3.2.1	Fire Alarm and Smoke Detectors				
3.2.1a	Quarterly Test required. Rate to include for survey, test and reporting Refer to Appendix A 'Maintenance Schedule'	4	no.		€0.00
3.2.1b	Annual Test required. Rate to include for survey, test and reporting Refer to Appendix A 'Maintenance Schedule'	1	no.		€0.00
3.2.1c	Required remedial works to address issues which identified a number of deficiencies with the fire risk assessment and relevant standards. Refer to report and summary note contained in Appendix E. Contractor (or suitable qualified sub-contractor) to conduct the necessary remedial works and provide updated certification confirming compliance with I.S. 3218:2024	1	no.		€0.00
3.2.2	Fire doors				
3.2.2a	Annual Test required. Rate to include for survey, test and reporting Refer to Appendix A 'Maintenance Schedule'	1	no.		€0.00
3.2.3	Fire Extinguishers				
3.2.3a	Annual Test required. Rate to include for survey, test and reporting Refer to Appendix A 'Maintenance Schedule'	1	no.		€0.00
3.2.4	Fire Hose Reels				
3.2.4a	Annual Test required. Rate to include for survey, test and reporting Refer to Appendix A 'Maintenance Schedule'	1	no.		€0.00
3.2.5	Fire Hydrants				
3.2.5a	Bi-annual check required. Rate to include for survey and reporting Refer to Appendix A 'Maintenance Schedule'	2	no.		€0.00
3.3	Security				
	As detailed in the Scope of Services (Volume A), particularly Appendix A, proposed works to be undertaken as follows:				
3.3.1	Intruder Alarm Maintenance				
3.3.1a	Bi-annual Test required. Rate to include for survey, test and reporting Refer to Appendix A 'Maintenance Schedule'	2	no.		€0.00
3.3.2	CCTV Maintenance				
3.3.2a	Bi-annual Test required. Rate to include for survey, test and reporting Refer to Appendix A 'Maintenance Schedule'	2	no.		€0.00
3.3.3	Intercom Maintenance				
3.3.3a	Bi-annual Test required. Rate to include for survey, test and reporting Refer to Appendix A 'Maintenance Schedule'	2	no.		€0.00
3.3.4	Access Control				
3.3.4a	Bi-annual Test required. Rate to include for survey, test and reporting Refer to Appendix A 'Maintenance Schedule'	2	no.		€0.00
3.3.5	Turnstile				
3.3.5a	Bi-annual Test required. Rate to include for survey, test and reporting Refer to Appendix A 'Maintenance Schedule'	2	no.		€0.00
3.3	Gas Fired Boiler & Gas Safety Systems				
	As detailed in the Scope of Services (Volume A), particularly Appendix A, proposed works to be undertaken as follows:				
3.3.1	Gas Boilers (B-01) and (B-02)				
3.3.1a	Bi-annual check on both boilers in accordance with Manufacturer's Instructions and Volume A	2	no.		€0.00
3.3.2b	Annual service on both boilers in accordance with Manufacturer's Instructions and Volume A	1	no.		€0.00
3.3.2	CO Detector				
3.3.2a	Quarterly service on both boilers in accordance with Manufacturer's Instructions and Volume A	4	no.		€0.00
3.3.3	All other equipment listed in Volume A				
3.3.3a	Annual service in accordance with Manufacturer's Instructions and Volume A	1	no.		€0.00
3.4	Pool & Hydronic Water Systems				

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Item	Item Description	Notional Quantity	Unit	Notional Rate	Notional Amount
	As detailed in the Scope of Services (Volume A), particularly Appendix A, proposed works to be undertaken as follows:				
3.4.1	Primary Shunt Pumps (P-01 A&B) and (P-06 A&B)				
3.4.1a	Bi-annual service on both pumps in accordance with Manufacturer's Instructions and 'Operation & Maintenance Instructions' contained in Appendix C	2	no.		€0.00
3.4.2	Secondary Circulating Pump (P-02 A&B) to (P-10 A&B), (P-11) and (PU-12)				
3.4.2a	Bi-annual service on the 10no. pumps in accordance with Manufacturer's Instructions and 'Operation & Maintenance Instructions' contained in Appendix C	2	no.		€0.00
3.4.3	Pressurisation Unit (PU-01) and (PU-02)				
3.4.3a	Bi-annual service on both units in accordance with Manufacturer's Instructions and 'Operation & Maintenance Instructions' contained in Appendix C	2	no.		€0.00
3.4.3b	Monthly check on both units in accordance with Manufacturer's Instructions and 'Operation & Maintenance Instructions' contained in Appendix C	12	no.		€0.00
3.4.4	LPHW Expansion Vessel (EV-01 A) and (EV-01 B)				
3.4.4a	Quarterly annual service on both units in accordance with Manufacturer's Instructions and 'Operation & Maintenance Instructions' contained in Appendix C	4	no.		€0.00
3.4.4b	Monthly check on both units in accordance with Manufacturer's Instructions and 'Operation & Maintenance Instructions' contained in Appendix C	12	no.		€0.00
3.4.5	WSHP Expansion Vessel (EV-02 A) and (EV-02 B)				
3.4.5a	Quarterly annual service on both units in accordance with Manufacturer's Instructions and 'Operation & Maintenance Instructions' contained in Appendix C	4	no.		€0.00
3.4.5b	Monthly check on both units in accordance with Manufacturer's Instructions and 'Operation & Maintenance Instructions' contained in Appendix C	12	no.		€0.00
3.4.6	LPHW Buffer Vessel (BV-01) and WSHP Buffer Vessel (BV-02)				
3.4.6a	Annual service on both units in accordance with Manufacturer's Instructions and 'Operation & Maintenance Instructions' contained in Appendix C	1	no.		€0.00
3.4.6b	Quarterly check on both units in accordance with Manufacturer's Instructions and 'Operation & Maintenance Instructions' contained in Appendix C	4	no.		€0.00
3.4.7	Plate Heat Exchanger (HEX-04)				
3.4.7a	Monthly check on unit in accordance with Manufacturer's Instructions and 'Operation & Maintenance Instructions' contained in Appendix C	12	no.		€0.00
3.4.8	Main Pool Water Heat Exchanger (HEX-03)				
3.4.8a	Monthly check on unit in accordance with Manufacturer's Instructions and 'Operation & Maintenance Instructions' contained in Appendix C	12	no.		€0.00
3.4.9	Learner Pool Water Heat Exchanger (HEX-02)				
3.4.9a	Monthly check on unit in accordance with Manufacturer's Instructions and 'Operation & Maintenance Instructions' contained in Appendix C	12	no.		€0.00
3.4.10	Spa Pool Water Heat Exchanger (HEX-01)				
3.4.10a	Monthly check on unit in accordance with Manufacturer's Instructions and 'Operation & Maintenance Instructions' contained in Appendix C	12	no.		€0.00
3.5	Domestic Water Systems				
	As detailed in the Scope of Services (Volume A), particularly Appendix A, proposed works to be undertaken as follows:				
3.5.1	Cold Water Booster Set (CWBP-01)				
3.5.1a	Bi-annual service on units in accordance with Manufacturer's Instructions and 'Operation & Maintenance Instructions' contained in Appendix C	1	no.		€0.00
3.5.2b	Monthly (including requirements at Quarterly, Bi-annual stage) check on units in accordance with Manufacturer's Instructions and 'Operation & Maintenance Instructions' contained in Appendix C	12	no.		€0.00
3.5.2c	At first check/ inspection, inspect internally by flushing and draining the vessel. Advise ER on frequency of inspection and cleaning subject to the findings and increase or decrease based on conditions recorded	1	no.		€0.00
3.5.2d	Immediate works required post appointment: (i) Install a non return valve on the cold feed to the calorifier. To prevent any heat gain on the domestic cold water services. (ii) Ensure the Hot return is balanced with design flow rates achieved, this will prevent any dead legs in the hot return pipework.	1	no.		€0.00
3.5.2	Domestic Hot Water Calorifier (CAL-01)				
3.5.2a	Annual service on units in accordance with Manufacturer's Instructions and 'Operation & Maintenance Instructions' contained in Appendix C	1	no.		€0.00
3.5.2b	Quarterly (including requirements at Bi-annual stage) check on units in accordance with Manufacturer's Instructions and 'Operation & Maintenance Instructions' contained in Appendix C	4	no.		€0.00
3.5.3	Domestic Hot Water Expansion Vessel (EV-03)				
3.5.3a	Quarterly service on units in accordance with Manufacturer's Instructions and 'Operation & Maintenance Instructions' contained in Appendix C	1	no.		€0.00
3.5.3b	Monthly check on units in accordance with Manufacturer's Instructions and 'Operation & Maintenance Instructions' contained in Appendix C	12	no.		€0.00
3.5.4	Water meters (WM-01) and (WM-02)				
3.5.4a	Bi-annual service on both units in accordance with Manufacturer's Instructions	2	no.		€0.00
3.5.5	Water Softener #1 and #2				
3.5.5a	Bi-annual service on both units in accordance with Manufacturer's Instructions	2	no.		€0.00
3.5.5b	Monthly check on both units in accordance with Manufacturer's Instructions	12	no.		€0.00
3.5.6	Gym Drinking Water Dispenser				
3.5.6a	Bi-annual service on unit in accordance with Manufacturer's Instructions. inspect filters, clean / replace as deemed necessary	2	no.		€0.00
3.6	Drainage & Plantroom Services				
	As detailed in the Scope of Services (Volume A), particularly Appendix A, proposed works to be undertaken as follows:				
3.6.1	Sump Pump (SP-01)				
3.6.1a	Bi-annual service on unit in accordance with Manufacturer's Instructions and 'Operation & Maintenance Instructions' contained in Appendix C	2	no.		€0.00
3.6.1b	Monthly check on unit in accordance with Manufacturer's Instructions and 'Operation & Maintenance Instructions' contained in Appendix C	12	no.		€0.00
3.6.2	Sump Pump Control Panel				
3.6.2a	Bi-annual service on unit in accordance with Manufacturer's Instructions and 'Operation & Maintenance Instructions' contained in Appendix C	2	no.		€0.00
3.6.2b	Monthly (including requirements at quarterly stage) check on unit in accordance with Manufacturer's Instructions and 'Operation & Maintenance Instructions' contained in Appendix C	12	no.		€0.00
3.7	Heat Pump System				
	As detailed in the Scope of Services (Volume A), particularly Appendix A, proposed works to be undertaken as follows:				
3.7.1	Air To Water Heat Pumps (ASHP-01) to (ASHP-06)				
3.7.1a	Annual service on 6no. units in accordance with Manufacturer's Instructions and 'Operation & Maintenance Instructions' contained in Appendix C	1	no.		€0.00
3.7.1b	Monthly check on 6no. units in accordance with Manufacturer's Instructions and 'Operation & Maintenance Instructions' contained in Appendix C	12	no.		€0.00
3.7.2	Water To Water Heat Pumps (W/W HP-01) and (W/W HP-02)				
3.7.2a	Annual service on 2no. units in accordance with Manufacturer's Instructions and 'Operation & Maintenance Instructions' contained in Appendix C	1	no.		€0.00
3.7.2b	Monthly check on 2no. units in accordance with Manufacturer's Instructions and 'Operation & Maintenance Instructions' contained in Appendix C	12	no.		€0.00
3.8	Chemical Dosing				
	As detailed in the Scope of Services (Volume A), particularly Appendix A, proposed works to be undertaken as follows:				

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3.8.1	Chemical Dosing Unit (DP-01) and (DP-02)				
3.8.1a	Bi-annual service on 2no. units in accordance with Manufacturer's Instructions and 'Operation & Maintenance Instructions' contained in Appendix C	2	no.		€0.00
3.9	Air Handling & Ventilation Systems				
	As detailed in the Scope of Services (Volume A), particularly Appendix A, proposed works to be undertaken as follows:				
3.9.1	Main Pool AHU (AHU-01)				
3.9.1a	Annual service on unit in accordance with Manufacturer's Instructions and 'Operation & Maintenance Instructions' contained in Appendix C	1	no.		€0.00
3.9.1b	Monthly check on unit in accordance with Manufacturer's Instructions and 'Operation & Maintenance Instructions' contained in Appendix C	12	no.		€0.00
3.9.2	Changing Area AHU (AHU-02)				
3.9.2a	Annual service on unit in accordance with Manufacturer's Instructions and 'Operation & Maintenance Instructions' contained in Appendix C	1	no.		€0.00
3.9.2b	Monthly check on unit in accordance with Manufacturer's Instructions and 'Operation & Maintenance Instructions' contained in Appendix C	12	no.		€0.00
3.9.3	Gym AHU (AHU-03)				
3.9.3a	Annual service on unit in accordance with Manufacturer's Instructions and 'Operation & Maintenance Instructions' contained in Appendix C	1	no.		€0.00
3.9.3b	Monthly check on unit in accordance with Manufacturer's Instructions and 'Operation & Maintenance Instructions' contained in Appendix C	12	no.		€0.00
3.9.4	Return Air Grille (RG-01) to (RG-05)				
3.9.4a	Quarterly service on unit in accordance with Manufacturer's Instructions and 'Operation & Maintenance Instructions' contained in Appendix C	4	no.		€0.00
3.9.10	AHU-03 DX Condenser (DX-01)				
3.9.10a	Annual service on unit in accordance with Manufacturer's Instructions and 'Operation & Maintenance Instructions' contained in Appendix C	1	no.		€0.00
3.9.10b	Monthly check on unit in accordance with Manufacturer's Instructions and 'Operation & Maintenance Instructions' contained in Appendix C	12	no.		€0.00
3.9.11	Fire Damper (FD-01) to (FD-02)				
3.9.11a	Bi-annual service on 2no. units in accordance with Manufacturer's Instructions and 'Operation & Maintenance Instructions' contained in Appendix C	2	no.		€0.00
3.9.12	Wall Extract Louvre (EL-01), (SL-01) and (SL-02)				
3.9.12a	Bi-annual service on 3no. units in accordance with Manufacturer's Instructions and 'Operation & Maintenance Instructions' contained in Appendix C	2	no.		€0.00
3.9.13	Attenuator (ATT-01) and (ATT-02)				
3.9.12a	Bi-annual service on 2no. units in accordance with Manufacturer's Instructions and 'Operation & Maintenance Instructions' contained in Appendix C	2	no.		€0.00
3.9.14	AHU Open/Closed Damper Actuator and AHU Modulating Damper Actuator				
3.9.14a	Annual service on 2no. units in accordance with Manufacturer's Instructions and 'Operation & Maintenance Instructions' contained in Appendix C	1	no.		€0.00
3.9.14b	Monthly check on 2no. units in accordance with Manufacturer's Instructions and 'Operation & Maintenance Instructions' contained in Appendix C	12	no.		€0.00
3.1	Building Management System				
	As detailed in the Scope of Services (Volume A), particularly Appendix A, proposed works to be undertaken as follows:				
3.10.1	BMS System				
3.10.1a	Bi-annual service in accordance with Manufacturer's Instructions and 'Operation & Maintenance Instructions' contained in Appendix C and 'BMS O&M File' contained in Appendix D	2	no.		€0.00
3.11	Building Controls & Energy Monitoring				
	As detailed in the Scope of Services (Volume A), particularly Appendix A, proposed works to be undertaken as follows:				
3.11.1	IoT controller x 2				
3.11.1a	Bi-annual service on 2no. units in accordance with Manufacturer's Instructions and 'Operation & Maintenance Instructions' contained in Appendix C	2	no.		€0.00
3.11.2	IO Modules				
3.11.2a	Bi-annual service on units in accordance with Manufacturer's Instructions and 'Operation & Maintenance Instructions' contained in Appendix C	2	no.		€0.00
3.11.3	Heat Meter (HM) x 2				
3.11.3a	Bi-annual service on 2no. units in accordance with Manufacturer's Instructions and 'Operation & Maintenance Instructions' contained in Appendix C	2	no.		€0.00
3.12	Pool Water Treatment & Filtration Systems				
	As detailed in the Scope of Services (Volume A), particularly Appendix A, proposed works to be undertaken as follows:				
3.12.1	Main Pool Filter (PF-01A) and (PF-01B)				
3.12.1a	Bi-annual service on 2no. units in accordance with Manufacturer's Instructions	2	no.		€0.00
3.12.2	Air Blower Main Pool Filter				
3.12.2a	Bi-annual service on 2no. units in accordance with Manufacturer's Instructions	2	no.		€0.00
3.12.3	Learner Pool Filter (PF-02)				
3.12.3a	Bi-annual service on 2no. units in accordance with Manufacturer's Instructions	2	no.		€0.00
3.12.4	Air Blower Learner Pool Filter				
3.12.4a	Bi-annual service on 2no. units in accordance with Manufacturer's Instructions	2	no.		€0.00
3.12.5	Main Pool Filter Pump (1) - (3)				
3.12.5a	Bi-annual service on 3no. units in accordance with Manufacturer's Instructions and 'Operation & Maintenance Instructions' contained in Appendix C	2	no.		€0.00
3.5.12b	Monthly check on 3no. units in accordance with Manufacturer's Instructions and 'Operation & Maintenance Instructions' contained in Appendix C	12	no.		€0.00
3.12.6	Kids/Learner Pool Filter Pump (1) - (3)				
3.12.6a	Bi-annual service on 3no. units in accordance with Manufacturer's Instructions and 'Operation & Maintenance Instructions' contained in Appendix C	2	no.		€0.00
3.12.6b	Monthly check on 3no. units in accordance with Manufacturer's Instructions and 'Operation & Maintenance Instructions' contained in Appendix C	12	no.		€0.00
3.12.7	Spa Pool Filter Pump (1)				
3.12.7a	Bi-annual service on unit in accordance with Manufacturer's Instructions and 'Operation & Maintenance Instructions' contained in Appendix C	2	no.		€0.00
3.7.12b	Monthly check on unit in accordance with Manufacturer's Instructions and 'Operation & Maintenance Instructions' contained in Appendix C	12	no.		€0.00
3.12.8	Chemical controller				
3.12.8a	Bi-annual service on unit in accordance with Manufacturer's Instructions	2	no.		€0.00
3.12.9	Main pool Flow Meter (1) and (2)				
3.12.9a	Bi-annual service on 2no. units in accordance with Manufacturer's Instructions	2	no.		€0.00
3.12.10	Variable speed drive (1) -(6)				
3.12.10a	Bi-annual service on 6no. units in accordance with Manufacturer's Instructions	2	no.		€0.00
3.12.11	Main Pool Balance Tank				
3.12.11a	Annual clean and associated works as detailed in Volume A, Appendix A	1	no.		€0.00
3.12.12	Learner Pool Balance Tank				
3.12.12a	Bi-annual clean and associated works as detailed in Volume A, Appendix A	2	no.		€0.00
3.12.13	Jacuzzi Balance Tank				
3.12.13a	Annual clean and associated works as detailed in Volume A, Appendix A	1	no.		€0.00
3.12.14	Flocc dosing system - Learner Pool				
3.12.14a	Bi-annual service on unit in accordance with Manufacturer's Instructions	2	no.		€0.00
3.12.14b	Monthly check on unit in accordance with Manufacturer's Instructions	12	no.		€0.00
3.13	Spa & Wellness Equipment				

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	As detailed in the Scope of Services (Volume A), particularly Appendix A, proposed works to be undertaken as follows:				
3.13.1	Steam Room Generator				
3.13.1a	Bi-annual service on unit in accordance with Manufacturer's Instructions	2	no.		€0.00
3.13.2	Sauna				
3.13.2a	General bi-annual inspection. Apply oil treatment to timber as required.	2	no.		€0.00
3.13.3	Sauna Heater				
3.13.3a	Bi-annual service on unit in accordance with Manufacturer's Instructions	2	no.		€0.00
3.13.4	Steam room pump				
3.13.4a	Bi-annual service on unit in accordance with Manufacturer's Instructions	2	no.		€0.00
3.14	External				
	As detailed in the Scope of Services (Volume A), particularly Appendix A, proposed works to be undertaken as follows:				
3.14.1	PV panels				
3.14.1a	Annual visual inspection and clean panels. Inspection of Connector and Cable. As detailed in Volume A, Appendix A	1	no.		€0.00
3.14.2	PV panels inverter				
3.14.2a	Bi-annual check on fan	2	no.		€0.00
3.14.3	Roof Access and Fall Arrest System				
3.14.3a	Annual test detailed in Volume A, Appendix A	1	no.		€0.00
3.15	Pipework				
	As detailed in the Scope of Services (Volume A), particularly Appendix A, proposed works to be undertaken as follows:				
3.15.1	Pipework Distribution System				
3.15.1a	Bi-annual service in accordance with Manufacturer's Instructions and 'Operation & Maintenance Instructions' contained in Appendix C	2	no.		€0.00
3.15.1b	Monthly (incorporating bi-annual stage requirements) check in accordance with Manufacturer's Instructions and 'Operation & Maintenance Instructions' contained in Appendix C Inspect, clean, descale and disinfect any strainers or filters associated with TMV's to maintain protection against scald risk, TMV's require regular routine maintenance carried out by competent persons annually or in accordance with the manufacturer's instructions. (HSG 274 Part 2 Para 2.79 Table 2.1)	12	no.		€0.00
3.15.1c	Immediate works required post appointment - Identify all infrequently used outlets and dead leg pipe work agree scope and cost with ER to remove from the system completely if not in use or not required	1	no.		€0.00
3.15.1d	Immediate works required post appointment - Identify all TMV's within the pipework system and agree scope and cost with ER to ensure that there are suitable backflow prevention devices fitted to TMV's and that they are operating correctly.	1	no.		€0.00
3.15.1e	Immediate works required post appointment - Identify all flexible hoses within the pipework system and agree scope and cost with ER to ensure that hoses are WRAS compliant with WRAS approved numbers or replace or pipe in rigid copper.	1	no.		€0.00
3.15.1f	Immediate works required post appointment - Identify all exposed pipework within the system and agree scope and cost with ER to ensure thermal gain be kept to a minimum by adequate lagging and separation of cold water services pipe work and components from hot water services and heating systems	1	no.		€0.00
3.15.1g	Immediate works required post appointment - Install a non return valve on the main branch feeding the LPHW filler unit. This will prevent any stagnant water from passing into the main water supply.	1	no.		€0.00
3.15.1.1	Utility Taps				
3.15.1.1a	Immediate works required post appointment -Identify all utility taps within the system and agree scope and cost with ER to install pipe interrupters to these taps to include adequate backflow protection	1	no.		€0.00
3.16	Water Quality				
	As detailed in the Scope of Services (Volume A), particularly Appendix A, proposed works to be undertaken as follows:				
3.16.1	Bacteria and Legionella Testing				
3.16.1a	Monthly testing. To be undertaken in accordance with Facility Legionella Risk Assessment Tests required from samples taken from pool (both main pool and learner pool), showers, jacuzzi, hot and cold taps, and water tank - E. coli, total coliforms to be sampled in accordance with TM18 - Total Viable Count / Aerobic Colony Count to be sampled in accordance with TM20. To be tested at both 22° and 37°C - Legionella to be sampled in accordance with TM22 - Pseudomonas to be tested in accordance with I.S. EN ISO 16266-2:2021 Testing to be undertaken at an INAB-certified or UKAS-certified laboratory Reporting to be completed by an INAB-certified or UKAS-certified laboratory	12	no.		€0.00
3.16.2	Shower Sanitisation				
3.16.2a	Showers heads to be sanitised on an quarterly basis as the water tanks are being chlorinated and flushed through. Descale, clean and disinfect all removable parts, heads, inserts and hoses where fitted on a quarterly basis (HPSC, Legionella Guidelines 2009, 5.2.1 & HSG 274 Part 2, Para 2.79 Table 2.1).	4	no.		€0.00
3.16.3	Water Tank Cleaning				
3.16.3a	Super chlorination of water tanks on an annual basis	1	no.		€0.00
3.16.4	Water Temperature Testing				
3.16.4a	Check all hot water supplies to ensure temperatures align with BMS output Temperature profiles of sentinel outlets (Hot & Cold) and Hot Water return sentinel outlets to be undertaken on a monthly basis. Temperatures to be recorded for outlets on a rotational basis, with a representative number of outlets tested within a 12 month period. All such actions must be recorded into site water services logbook (HPSC, Legionella Guidelines 2009, Table 4 & HSG 274 Part 2.79 Table 2.1). Input temperatures to the TMV's to be monitored every month if on a sentinel basis (HPSC, Legionella Guidelines 2009, Chapter 5 & HSG 274 Part 2 Para 2.79 Table 2.1).	12	no.		€0.00
3.16.5	Cold Water Storage Tank				
3.16.5a	Temperature profiles of stored and incoming water from cold water storage tank to be undertaken on bi-annual basis. Temperature must be < 20°C for the control of legionella bacteria. All such actions must be recorded into site water services logbook (HPSC, Legionella Guidelines 2009, Table 4).	2	no.		€0.00
3.16.5b	Tank to be inspected annually and cleaned and disinfected as per BS 8558:2011 wherever inspection shows need. All such actions must be recorded into site water services logbook	1	no.		€0.00
3.16.5c	Immediate works required post appointment - The cold water storage tank and associated valves and pipe work to be provided with identification labels to include directional flow (BS 1710, Specification for identification of pipelines and services).	1	no.		€0.00
3.16.5d	Immediate works required post appointment - There is no insulation on cold water storage tank. Thermal insulation to be fitted to minimise freezing or undue warming of the stored water (Water Supply [Water Fittings] Regulations 2009, Par. 16, Section 4c).	1	no.		€0.00
3.16.5e	Immediate works required post appointment - The cold water storage tank to have an insect screen fitted to the overflow pipe to prevent rodents or insects entering the Cold Water Storage tank. (Water supply regulations 2009, Par. 16 Section 2)	1	no.		€0.00
3.17	Pool				
	As detailed in the Scope of Services (Volume A), particularly Appendix A, proposed works to be undertaken as follows:				
3.17.1	Pool Cover				
3.17.1a	Annual service in accordance with Manufacturer's Instructions (both main pool and learner pool)	1	no.		€0.00

Askeaton Pool & Leisure Centre Maintenance Contract					
Pricing Document based on Notional tender Rates					
Note: Rates are supplied by the tenderer in this pricing document issued as part of the tender, the Notional Tender Total is calculated using these rates with pre-determined notional quantities for those rates in the pricing document. Note: Any quantities in the Pricing Document are notional quantities only, included only for tender assessment purposes. They do not describe the extent of the Works to be executed under this contract.					
Item	Item Description	Notional Quantity	Unit	Notional Rate	Notional Amount
3.18	Gym Equipment				
	As detailed in the Scope of Services (Volume A), particularly Appendix A, proposed works to be undertaken as follows:				
3.18.1	Equipment Service				
3.18.1a	Bi-annual service of all Gym Equipment listed in Volume A, Appendix A. Service to be in accordance with Manufacturer's Instructions	2	no.		€0.00
4	Reactive Works				
4.1	Resource List and Notional Hours				
	Tender to supply notional rates for the following disciplines, based on the notional hours provided				
4.1.1	Mechanical Fitter	50	hours		€0.00
4.1.2	Plumber	50	hours		€0.00
4.1.3	General Operative - General Activities	50	hours		€0.00
4.1.4	General Operative - Power washing	15	hours		€0.00
4.1.5	Carpenter	10	hours		€0.00
4.1.6	Tiler	10	hours		€0.00
4.1.7	Pool Maintenance Specialist	50	hours		€0.00
4.1.8	BMS Engineer	50	hours		€0.00
4.1.9	Electrician - General	50	hours		€0.00
4.1.10	Electrician - Comms	25	hours		€0.00
4.1.11	Painter - Internal	40	hours		€0.00
4.1.12	Painter - External	40	hours		€0.00
4.1.13	BER Assessor	15	hours		€0.00
	Below not included within Notional Amount but E/O shall be applied to works undertaken as required				
4.1.16	E/O for working in outside of facility opening hours - to be applied to above roles when working outside of hours specified in Volume A	1	%		0%
4.1.14	E/O rate for working in MEWP - to be applied to above roles when working in MEWP is required	1	%		0%
4.1.15	E/O for working in Confined Space - to be applied to above roles when working in confined space is required	1	%		0%
5	Building Management System				
5.1	Review and Analysis				
5.1.1	As outlined in Volume A, Contractor to produce a detailed report identifying trends in energy use within the building. The report shall include recommendations on remedial action and / or further energy savings that could be made to optimise energy usage and potential cost savings . Rate to include for detailed review, engagement of specialists as required.	1	Item		€0.00
5.1.2	As outlined in Volume A, Contractor to produce a quarterly reports identifying trends in energy use within the building. The reports shall include recommendations on remedial action and / or further energy savings that could be made, identifying trends in energy use within the building. Rate to include for detailed review, engagement of specialists as required.	4	Item		€0.00
5.2	Remote Access				
5.2.1	As outlined in Volume A, the Contractor (or their nominated, suitably qualified specialist) shall conduct a detailed review of the BMS access and make recommendations on how access can be improved and shared between the Operator, ER, and the appointed Maintenance Contractor (plus any relevant specialists).	1	Item		€0.00
6	Safety File				
	Provision of Safety File / Maintenance Records to the ER no later than one (1) month after completion of the respective Task Order / Works. Contents of same to be agreed with ER. Tenders shall provide a notional rate to cover annual cost for this item	1	Item		€0.00
7	Site Waste Management				
	Compliance with site waste management requirements of Volume A	1	Item		€0.00
	TOTAL NOTIONAL AMOUNT EXCLUSIVE OF VAT				€0.00
	VALUE ADDED TAX Add for Value Added Tax @ 13.5% Add for Value Added Tax @ 23% Note: The amount of VAT to be included in the Task Orders shall be calculated at the above rate or at such a rate as may be decided by the Revenue Commissioners under the powers vested in them by the Value Added Tax Act in 1972 and all subsequent amendments thereto but shall exclude any overpayment made or penalties	dependent on Task Order issued dependent on Task Order issued			

I/We confirm that our quoted rates above:

- (i) The above is inclusive of out of pocket expenses (i.e. mileage, subsistence, phone, postage, etc.) and account / contract management related costs.
- (ii) Have read and thoroughly examined the Scope of Services document;
- (iii) The above is inclusive of liaising with parties listed in the Scope of Services, other third parties and contractors;
- (iv) Fully understand the tender quotation document and the Contracting Authority's requirements,
- (v) Undertake to treat the details of this invitation to tender, our tender response and any subsequent clarifications as private and confidential;
- (vi) Acknowledge that acceptance by any of the Contracting Authority of this tender will not constitute a binding and enforceable agreement and that a legally enforceable agreement will not exist until and unless the contract has been established between the Contracting Authority and the tenderer;
- (viii) Have included all elements necessary for the performance of the contract, which are either expressly stated in the tender document or contained in any supplementary information or which could reasonably be inferred therefrom;

Tenderers Company Name:	Date:
Authorised Company Representative Name:	Authorised Company Representative Signature: