

# **Lighting Refurbishment Works Sligo Training Centre**

## **VOLUME A – WORKS REQUIREMENTS**

**DATE: May 2026**

## **CONTENTS**

### **VOLUME A.1 - PROJECT PARTICULARS**

|                      |                                             |
|----------------------|---------------------------------------------|
| <b>Section A.1.1</b> | <b>Scope of Works</b>                       |
| <b>Section A.1.2</b> | <b>Location of Works</b>                    |
| <b>Section A.1.3</b> | <b>Insurances</b>                           |
| <b>Section A.1.4</b> | <b>Form of Contract</b>                     |
| <b>Section A.1.5</b> | <b>Restrictions &amp; Obligations</b>       |
| <b>Section A.1.6</b> | <b>Health and Safety / Environment</b>      |
| <b>Section A.1.7</b> | <b>Contractor's Reports</b>                 |
| <b>Section A.1.8</b> | <b>Testing &amp; Handover Documentation</b> |

### **VOLUME A.2 – SPECIFICATIONS AND DRAWINGS**

|              |                                                        |
|--------------|--------------------------------------------------------|
| <b>A.2.1</b> | <b>General Electrical Specification &amp; Drawings</b> |
|--------------|--------------------------------------------------------|

[Type here]

## **VOLUME A.1 - PROJECT PARTICULARS**

### **A.1.1 SCOPE OF WORKS AND CONTACT DETAILS**

#### **A.1.1.1 Scope of Works – Brief description**

The proposed project includes the following works:

The works consist of the the following main items of work

- Initial survey and recording of the existing electrical consumption loads of the existing general lighting within the teaching facility and external car park lighting
- The replacement of the existing non LED type internal and external light fittings throughout with LED alternatives
- The installation of new LED general lighting in limited areas of the facility
- The installation of new presence detector units in all the rooms indicated on the tender drawings
- The replacement of all illuminated emergency exit signs with LED fittings throughout the facility
- The resurveying of the light circuits and recording of the electrical consumption to enable the client to evaluate any savings achieved by the works.

Refer to the Tender Drawings and Specification for the nature and extent of all the Works.

#### **A.1.1.2 Project Team Contact Details**

The following is the list of contact details for the Client/Employer and the Design Team consultants:

##### **CLIENT/EMPLOYER**

**Mayo, Sligo and Leitrim Education and Training Board**  
**Bord Oideachais agus Oiliúna Mhaigh Eo, Shligigh, agus Liatroma.**

**Quay Street, Sligo. F91 XH96**  
**Sráid na Céibhe, Shligigh F91 XH96**

**T:0866063525**  
**Contact Micheal Mulhern**

##### **DESIGN TEAM**

**Building Services Engineers**  
**Wiecs Engineering Limited**  
Boheh, Liscarney Westport, Co. Mayo  
T: 087 2487029  
E: fergusdoran@gmail.com

[Type here]

## **A.1.2 LOCATION OF WORKS**

### **A.1.2.1 Location**

The MSLETB Training Centre is located at the address below.

Manorhamilton Road  
Ballytivnan  
Sligo  
F91 N284

### **A.1.2.7 Specific site rules and regulations**

Refer to Preliminary Safety, Health and Welfare Plan for these works.

The facility is an active Training Centre which will be in operation during these works.  
The contractor is to allow for all the health and safety requirements to carryout the works in a safe manner.

Access to individual rooms and areas may be restricted at different times of the day. The contractor is to ensure that all necessary notice and agreements are made with the clients representative to gain access etc, before carrying out any works.

## **A.1.3 INSURANCES**

Minimum indemnity limit for public liability insurance

€6,5000,000

For any one event (limit may be on an annual aggregated basis for products liability, collapse, vibration, subsidence, removal and weakening of support and sudden and accidental pollution)

Minimum indemnity limit for employer's liability insurance is

€13,000,000

for any one event.

## **A.1.4 FORM OF CONTRACT**

### **A.1.4.1 Form of Contract**

The form of contract will be the PW-CF6 short public works contract

### **A.1.4.3 Successful tender**

It is a condition precedent to the award of the contract that the successful tender for the contract must comply with current Tax Clearance Procedures (available at [www.finance.gov.ie](http://www.finance.gov.ie)).

**Successful tender must have a current Tax Clearance Certificate, C2 Certificate, and Sick & Pension Scheme membership.**

[Type here]

## **A.1.5 RESTRICTIONS & OBLIGATIONS**

### **1.5.1 Activities**

The works contractor shall have due regard for all activities adjacent to the works and ensure that all construction works are carried out by methods which protect the Health and Safety of all personnel involved on, or contiguous to the site together with all property, building, landscapes and rights of access to other parties. The adjacent buildings will be occupied during the works. Access for works to site utilities outside the confines of the lands made available to the contractor will be restricted and will be subject to approval of written method statements by the Employer.

The contractor is to note, the requirement to maintain the following access routes at all times:

- All fire escape routes from the buildings.
- All delivery vehicles routes.
- Emergency vehicle routes.

### **1.5.2 Limitations on working hours**

Working hours shall be as agreed in writing by the Employer. Working hours on weekends and bank holidays as per Local Authority requirements.

## **A.1.6 HEALTH AND SAFETY AND ENVIRONMENT**

### **1.6.1 Health, Safety and Welfare Regulations**

The Contractor shall, in respect of all persons and site activities, provide for and ensure compliance with all Health, Safety and Welfare Acts and Regulations current at the date of tender, whatsoever arising in connection with the Works.

The Contractor shall provide for and comply with the regulations for the following: -

The Contractor shall be wholly responsible for the adequacy, stability and safety of all operations and methods of construction arising out of or by reason of the contract.

The Contractor shall be responsible for the Health and Safety of all persons employed or present on the site at all times whether under his direct control or not and shall ensure that safe practices and safe methods of work are adopted at all times.

The Contractor shall take note of H&S hazards as identified in the PSDP Preliminary Safety, Health and Welfare Plan.

The nature and condition of the site/ building cannot be fully and certainly ascertained before it is opened up.

The Contractor shall submit Safety, Health and Welfare Plan in advance to detail to the Employer and the ER all the safety provisions and procedures (including those relating to materials, which may be deleterious), which will require their compliance when visiting the site.

Provide and maintain on site Protective clothing and/ or equipment for the Employer, the ER and other authorized visitors to the site.

The Contractor shall not store inflammable liquids or compressed gases within existing buildings. All such materials shall be stored in separate containers.

[Type here]

### **1.6.2 Project Supervisor Construction Stage – PSCS**

The Contractor undertakes to enter into Agreement with the Employer for provision of a Project Supervisor at Construction Stage (PSCS) in respect of the Project under the current Safety Health and Welfare at Work (Construction) Regulations

The Contractor shall include for procuring that the insurance cover required are obtained and maintained in pursuant the main contract and 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 PSCS of the project.

To comply with the Safety, Health and Welfare at Work (Construction) Regulations the PSCS must:

- Develop the Safety and Health Plan, updating it with design information passed on by the PSDP.
- Ensure that all personnel on site have appropriate training, Safe Pass and CSCS where necessary, and that the records of same, including copies of certificates/cards, are kept on a readily accessible file for inspection, and copies passed on to the Client when required.
- Assist the PSDP where required to allow the PSDP to comply with the Regulations.
- Coordinate the contractors who will be providing information to the PSDP for the Safety File.
- Allow for any work required in connection with providing the Design Safety Assessment and Permanent / Temporary Works Design Certificate documents.

The **Safety, Health and Welfare Plan at Construction** shall be submitted to the PSDP prior to commencement on site.

### **1.6.3 Safety File**

The Contractor/PSCS shall include for providing all necessary information as requested by the PSDP to enable the preparation and completion of the Safety File

The PSCS shall pass a soft copy of the Safety File to the PSDP on a preliminary basis for approval prior to the issue of the Substantial Completion Certificate.

Where substantive elements of the Safety File are incomplete due to the failure of the Contractor or Project Supervisor (Construction Stage) to cooperate, or provide the requisite information, the PSDP should so advise the Employer's Representative who should not issue Substantial Completion until the relevant information is provided.

The Safety File should include all relevant information to enable the school to be occupied and maintained safely and future changes to be made with full knowledge of the hazards and risks. Where appropriate, it should incorporate details of the building, the mechanical and electrical services systems, manufacturers' operational instructions, supplier references, comprehensive operation and maintenance manuals, as built or as installed drawings showing the locations of all concealed services, checklists, test certificates and other maintenance details.

The PSDP will submit the documents forming the Safety File received from Designers, Contractors and PSCS to the Client.

### **1.6.4 Method Statements**

The Contractor/PSCS must provide, prior to works taking place, appropriate Method Statements to the PSDP setting out detailed methods of execution for any elements where scheduled or non-scheduled particular risks have been identified and ensure that these have been incorporated in the Safety and Health Plan.

The Works Contractor shall submit detailed method statements for approval for the all work procedures being carried out to complete this project

[Type here]

### **1.6.5 Materials**

The Contractor shall not use or specify for use on or in connection with the development any Materials or Substance not in conformity with the current Irish Standards or codes of practice insofar as they may be applicable (and if there are no relevant Irish standards or codes of Practice then the appropriate British ones which shall be so applicable) in force at time of specification which are generally known to the Irish and British construction Industry at the time of specification as being deleterious Unsatisfactory or unsuitable quality having regard to the guidance given in the report "Good Practice in the Selection of Construction Materials" produced by Ove Arup & Partners and sponsored by the BPF and British Counsel for offices.

### **A.1.7 CONTRACTOR'S REPORTS**

Once appointed and for the duration of works, the contractor is to provide the following Information / reports:

- A **Detailed Programme** based on the starting date is to be provided by the contractor.

This programme is to be produced prior to contract signing and to be kept fully updated during the course of the contract. Responsibility for programming and co-ordinating all subcontractors work lies within Contractor.

- Contractor to report on **Health & Safety** related issues at each site meeting. This is to include any accidents, visits by the HSA, inspections by the contractors' in-house Safety Officer and any findings / remedial work involved.

### **A.1.8 TESTING AND HANDOVER DOCUMENTATION**

#### **1.8.1 The Building Handover Safety File**

At completion the Contractor shall provide the Building Handover Safety File.

The Safety File should contain the following information as a minimum:

1. As-built Construction Drawings.
2. Details of equipment installed during the works.
3. Maintenance procedures and requirements for installation.
4. Manuals, Certificates, produced by specialist contractors

#### **A.1.8.1 Electrical Installations Testing and Commissioning**

The electrical contractor shall be responsible for carrying out the testing, commissioning and providing associated certificates for the electrical installation as detailed in the Building Services Engineers Electrical Specification and Drawings. Certificates to be included within the Operating and Maintenance Manuals which forms part of the Safety File.

#### **A.1.8.2 Electrical Installations Certificates**

The electrical systems that shall be commissioned, demonstrated and witnessed by the Employer and the Building Services Engineer are:

- Electrical Installation,
- Emergency Lighting System,
- Lighting Control Systems,

[Type here]

Refer to Building Services Engineer's specification for further requirements on Electrical installations  
**A.1.11      SCHEDULE OF TENDER DOCUMENTS**

01.    **Invitation to Tender and Instruction to Tenderers** (ITTW2)
  
02.    **Volume A**                      -            Works Requirement Document including:
  - Volume A.1                      -            Project Particulars
  - Volume A.2.1                   -            Electrical Specification and Drawings
  
03.    **Volume B**                      -            Form of Tender and Schedule
  
04.    **Volume C**                      -            Pricing Document

## **VOLUME A.2 – SPECIFICATIONS & DRAWINGS**

Contractor shall carry out the works as drawn, stated or specified in the tender documentation or latest addition of same or inferred therein and in accordance with documentation as listed below: