

D O SULLIVAN

BILL OF QUANTITIES

Client:	The Board of Management
Project:	The construction of a single storey extension to the rear of the existing school and all associated works
Address:	St. Saviour's National School, Rathdrum, Co. Wicklow, A67PV00
Job No:	24_372
Date:	July 2026
Revision	



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Preamble

- Documents are to be read in conjunction with all drawings and specifications prepared by D. O'Sullivan Consulting Engineers. This Document should not be taken as Specification. All queries should be directed to the Consulting Engineers. All materials and clarifications to be confirmed prior to ordering and/or works.
- Where "equal and approved", "similar and approved" and/or "similar, equal and approved" is used, these mean approved by the Consulting Engineer. When utilised in the specifying of a proprietary name it shall be given that the rate/price will cover the specified item. Names of branded items are included for guidance in regard to the quality and performance of required items.
- "Approved" will mean "approved in writing" by Consulting Engineer.
- "Instructed" will mean "instructed in writing" by Consulting Engineer.
- Returned pricing schedule shall be inked hardcopy or printed hardcopy of master copy included with tender documents and signed in ink by contractor or contractor's agent. Contractors shall confirm that no alterations have been made to the descriptions of included items.
- Price all items in total and detailed. Items left unpriced shall be taken as included in other items of the work.
- In signing and completing this document, the contractor is stating that they have carried out a site visit, forming an opinion of extent of works involved, including all temporary works over and above those included in this document, as well as the mindfulness of neighbouring properties both on and off the site, all as required to complete the works.
- Prices to exclude VAT. Add VAT only in summary.
- The conditions of the contract shall not be affected by items or wording included in all specification and pricing documents.



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Pricing Schedule					
Ref.	Description	Qty.	Unit	Rate	€
A	<u>Preliminaries</u>				
A1	Allow for all preliminaries associated with the project to include the items listed below; <u>Summary of the works:</u> The works involve; the construction of a single storey extension to the rear of the existing school building and all associated works, as detailed on the Tender Drawings, Drawing No.'s. 24_372_T01 to T10 incl. prepared by D. O'Sullivan Consulting Engineers Ltd. (approximate figures, all measurements to be confirmed by contractor) <u>Description of the Site:</u> The building work will be contained to within the confines of the existing site boundaries as outlined in red on the site layout plan. The contractor is obliged to establish all work perimeters by visiting the site. <u>Access to the Site:</u> The tenderer must visit and inspect the site prior to submitting their tender. The works are located at, St. Saviour's National School, Rathdrum, Co. Wicklow, A67PV00. The contractor should note that this is an active national school located in an existing village setting and is surrounded by agricultural land, a public park, a private dwelling and the public road (R752). The contractor must ensure that the public footpath and road are kept free of vehicles and plant at all times. The public footpath and road must be kept clean of all dirt or litter caused by the construction works. The works are located to the rear of the main school building which is accessed from the adjoining public road. The contractor shall note the location of the proposed site compound area as per the site layout drawing and include for all cost associated with delivery of materials to the site. Upon completion of the contract the contractor is to return the compound area and access routes within the site back to their original state. <u>Protection of Existing Buildings/Adjoining Properties:</u> The contractor should note the proximity of the existing school buildings, agricultural lands, dwellings, public park, site boundaries and access routes and allow for any additional costs associate	1	item		



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with any restrictions / difficulties as a consequence of working adjacent to same. The contractor shall be held solely responsible for the safety of the site and adjoining properties and the safety of all temporary works that may be necessary for the protection, safety and stability of the site while carrying out the works. The contractor shall be responsible for making good any damage caused and to minimise disturbance to the activities noise and other interference arising from the works. Particular attention will be required to buildings, paths, roads, adjoining walls. Fences etc during the course of the work. <u>Protection of Existing Services:</u> The contractor shall fully familiarise themselves as to the exact location of all existing services within the site. They shall contact the relevant utility providers and local authority in relation to electric cables, telephone cables, watermain, foul and surface drainage pipework in advance of any excavation or opening up works. Encountering foreseeable utilities in the ground on the site will not be a delay or compensation event. The contractor shall allow in their rates and prices for taking measures to deal with overhead power cables and services. There are existing overhead external cables crossing the site, particularly along the road side boundary and over the site entrance. <u>Project Supervisor Construction Stage (PSCS):</u> The contractor shall include for a competent person to act as and carry out the duties of PSCS as set out in the current Safety, health and welfare at work (Construction) Regulations. The contractor and PSCS are required to confirm in writing that they will be fully responsible for any temporary works design and construction and the completion of the entire safety file documentation for this project, not withstanding any provisions relating to these issues under the current safety, health and welfare regulations. <u>Temporary Fencing:</u> Provide and maintain all necessary clearly identifiable temporary fencing/hoardings for the protection of the public, the site and the works against trespass and interference etc. Include for moving and				
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	adapting fencing/hoardings as necessary during the works. Remove the fencing/hoarding upon completion of the works, clean and make good existing surfaces disturbed during the erection and removal of the fencing/hoarding.				
A	Preliminaries Total				€



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Ref.	Description	Qty.	Unit	Rate	€
B	<u>Demolition/Preparation</u>				
B1	Removal and disposal off site of the existing external lean to canopy roof, supporting structure and timber fencing.	1	item		
B2	Removal and disposal off site of the existing concrete ramp, landing and metal handrail etc.	1	item		
B3	Removal and disposal off site of part of the existing external door and screen.	1	item		
B4	Relocation of existing services (lights etc.) located on the existing external wall over the external door and screen.	1	item		
B	Demolition/Preparation Total				€



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Ref.	Description	Qty.	Unit	Rate	€
C	Construction Works:				
	<u>Substructure:</u>				
C1	Construction of new substructure and foundations in accordance with the construction details shown on the tender drawings, including underpinning of existing foundations where required. Foundations (external walls); typically 900mm x 300mm reinforced concrete strip foundations reinforced with 1 no. layer of A393 mesh to the bottom of the foundation to external walls. Supply and fit of radon sump(s), pipework and outlet(s) in accordance with the Tender Drawings and manufacturer's recommendations.	1	item		
	<u>Ground Floor:</u>				
C2	Construction of the reinforced concrete floor in accordance with the Tender Drawings. Concrete floor to comprises; 150mm r/c slab, reinforced with one layer of A393 mesh to the top of the slab, complete with power floated finish, on 150mm selected thermal insulation with a conductivity of 0.022w/mK, on combined radon/damp proof membrane, on minimum 300mm type B structural backfill. Matching 50mm thermal insulation up-stands with a conductivity of 0.022W/mK to be installed along the perimeter of internal and external walls.	106	sq. m.		
	<u>External Walls:</u>				
C3	Construction of new external block work walls in accordance with construction details shown on the Tender Drawings. External walls to comprise; sand/cement render finish, on 100mm block work external leaf, on 150mm cavity complete with 120mm selected thermal insulation thermal insulation with a conductivity of 0.022W/mK, on 100mm block work internal leaf complete with internal plaster finish. Note; 1 no. layer of selected aerated thermal block work to be installed on all inner leaves.	195	sq. m.		
	<u>Internal Walls (Studwork):</u>				
C4	Form new internal studwork walls in accordance with construction details shown on the Tender Drawings. New timber studwork walls to comprise 100mm x 44mm vertical timber studs @ 600mm centres complete with a sole plate, head plate and 2 no. rows of staggered noggins. Walls to be finished with 12.5mm plasterboard to both sides complete with a plaster finish. Selected acoustic insulation is to be	40	sq. m.		



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	installed to all new studwork walls in accordance with manufacturer's specification. New studwork walls generally to be painted with a min. 2 no. coats on soft sheen emulsion. Client is to select colours.				
C5	Structural Works: Supply and fit of all structural steel required in accordance with the Tender Drawings including: fabrication of steel by approved manufacturer, delivery to site and erection in accordance with the Tender Drawings. Concrete pad-stones are to be provided at the ends of all structural steel beams.	1	item		
C6	Supply and fit of all concrete lintels to manufacturer's recommendations in accordance with the Tender Drawings.	22	no.		
C7	Roof: Form a new flat roof over the extension in accordance with the tender drawings. Flat roof build-up to comprise, Bitumen roof finish (base layer & cap sheet), on min. 120mm selected tapered thermal insulation, on 18mm WBP plywood decking, on 225mm X 44mm C16 timber joists @ 300mm centres complete with plasterboard ceiling below.	106	sq. m.		
C8	Supply and fit of new code 4 lead flashing to all junctions as required. All lead work to be treated with suitable patination oil.	50	linear m.		
C9	Facade Works: Contractor to allow a figure in the tender for the new external doors and windows, as per the tender drawings. New external doors and windows to be supplied and installed by nominated window sub-contractor. Main contractor is to coordinate with the nominated sub-contractor in relation to the installation of the external doors and windows. Main contractor is to supply and fit all necessary DPC trays etc. to the new door & window openings.	1	item		
C10	Main contractor is to supply and fit new concrete window cills to all new window openings as required.	7	no.		
C11	Supply and fit new concrete capping to the new parapet walls to the perimeter of the flat roof.	50	linear m.		
C12	Supply and fit rainwater goods to include hopper heads and 100mm round aluminium downpipes. All rainwater goods are to be installed in accordance with the manufacturer's recommendations. Colour to	4	no.		



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	be selected by client.				
C13	New external render wall finish to be painted with a min. 2 no. coats of suitable exterior emulsion. Colour to be selected by the client.	195	sq. m.		
C14	<u>Ceilings:</u> Supply and fit new 600mm grid & tile suspended ceiling system in the corridor, as per the tender drawings.	14	sq. m.		
C15	Supply and fit new 600mm grid & tile suspended ceiling system in the classroom, as per the tender drawings.	85	sq. m.		
C16	Supply and fit new 600mm grid & tile suspended ceiling system in the en-suite toilets, as per the tender drawings. <i>Note:</i> <i>The new suspended ceiling grid to be a non-corrosive grid and suitable moisture resistant tiles in the en-suite toilets.</i>	7	sq. m.		
C17	<u>Plumbing:</u> Supply and fit new heating and plumbing system together with all associated pipework/fittings.	1	item		
C18	Supply and fit a min. of 3 no. radiators (typically 1500mmx750mm). TRVs are to be fitted on all radiators. Locations of all radiators are to be agreed with the client on site.	3	no.		
C19	Supply and fit new client selected sanitaryware to the en-suite toilets as per the Tender Drawings.	1	item		
C20	Supply and fit all necessary accessories (toilet roll holder, soap dispenser, hand driers, mirrors, hooks, shelves etc.	1	item		
C21	Supply and fit of all water supply and drainage runs to all new sanitaryware in the en-suite toilets. All items in the en-suite toilets are to be in accordance with TGD PART M 2022.	1	item		
C22	<u>Electrical Works:</u> Supply and fit of first and second fix electrical works. Client to select all fittings. Locations of all fittings to be agreed on site. Allow for a min. of the following: <i>14 no. switched double sockets</i> <i>4 no. CAT8 or latest equivalent data points</i> <i>5 no. light switches</i>	1	item		



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	<i>13 no. ceiling mounted LED light fittings 4 no. ceiling mounted IP rated light LED light fittings 2 no. suitably sized mechanical extract vents and all necessary controls/switches.</i>				
C23	Supply and fit smoke detection, heat detection and carbon monoxide detection alarm systems in accordance with current Building Regulations. All new systems are to be linked to the systems serving the main school building. <i>Note: Fire detection and alarm to comply with I.S. 3218:2024.</i>	1	item		
C24	Supply and fit emergency lighting in accordance with current Building Regulations. New emergency lighting to be linked to the existing system serving the main school building. <i>Note: Emergency lighting to comply with I.S. 3217:2023.</i>	1	item		
C25	Supply and fit intruder alarm system. Alarm control panel to be installed at all entrances. Location of fittings to be agreed with the client on site. New intruder alarm system to be linked to the existing system serving the main school building.	1	item		
C26	<u>Internal Works:</u> Supply and fit of 3 no. internal flush timber doors as per the Tender Drawings. Doors and ironmongery to be selected by client. Doors to include a min. 75mm wide pre-finished MDF architrave where required (all joints to be mitred).	3	no.		
C27	Supply and fit of 1 no. internal flush timber door and screen as per the Tender Drawings. The door and screen are to be fire rated as per the FSC drawings & report. Doors and ironmongery to be selected by client. Doors to include a min. 75mm wide pre-finished MDF architrave where required (all joints to be mitred).	1	no.		
C28	Supply and fit of selected non-slip vinyl floor finish throughout the corridor. Vinyl floor finish to be installed in accordance with the manufacturer's recommendations to include up-stands at walls. Colour to be selected by the client.	14	sq. m.		
C29	Supply and fit of selected non-slip vinyl floor finish throughout the classroom. Vinyl floor finish to be installed in accordance with the manufacturer's	85	sq. m.		



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	recommendations to include up-stands at walls. Colour to be selected by the client.				
C30	Supply and fit of selected non-slip vinyl floor finish throughout the en-suite toilets. Vinyl floor finish to be installed in accordance with the manufacturer's recommendations to include up-stands at walls. Colour to be selected by the client.	7	sq. m.		
C31	Supply and fit internal blinds as per the door and window schedule. Blinds to be in accordance with "DOES-TGD-021-Guidance on the Specification of Windows".	5	no.		
C32	Internal walls to be painted with a minimum 2 no. coats of selected vinyl soft sheen emulsion. Colour to be selected by the client.	1	item		
C33	Supply and fit new fitted kitchen type floor and wall units to the classroom, as per the Tender Drawings. <i>Note:</i> <i>The fitted kitchen type units are to include, base units, wall units, doors, ironmongery, work-top, sink, etc. All items to be agreed with client.</i>	1	item		
C34	Supply and fit of splash-back wall tiling to the back of the W.H.B's. in the en-suite toilets and the back of the worktop in the classroom. Tiles to be selected by the client.	1	sq. m.		
C35	External Works: Construction of new TGD-M (2022) compliant ramped access route, as per tender drawings.	1	item		
C36	Connection of the new foul drainage from the new extension to the existing on site foul drainage system, as per the tender drawings.	1	item		
C37	Connection of the surface water drainage from the new flat roof to a new surface water soak-pit, as per the tender drawings.	1	item		
C38	Supply and fit of line markings for the dedicated car parking space as per the tender drawings.	1	item		
C	Construction Total				€



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Ref.	Description	Qty.	Unit	Rate	€
D	Ancillary Costs				
D1	Allow for all ancillary costs associated with the project to include the items listed below; <u>Compliance:</u> Allow for compliance with all works requirements, general conditions and preliminaries including supervision, management, insurances, power, plant, equipment; health and safety, etc. <u>Setting Out of the Works:</u> The Tenderer is to be responsible for the proper setting out of the works. The Contractor is required to inspect all drawings and direct all queries or discrepancies to the Engineer prior to commencing the works. All materials and clarifications are to be confirmed prior to ordering and / or works. Any errors in setting out are to be remedied at the Contractor's expense. <u>PSCS Expenses:</u> Allow for all costs and expenses, etc., in providing services as the Project Supervisor for the Construction Stage of the Works under the Safety, Health and Welfare at Work Acts & Regulations, etc., and acting as a continuous liaison with all and any adjacent residential domestic, educational and/or business property owners, etc. <u>Compliance with the Public Works Contract:</u> Allow for all costs in relation to ensuring full compliance with the relevant Public Works Contract for Minor Building and Civil Engineering Works designed by the Employer Ref. PW-CF5 v.2.9, 25 November 2025 (and/or as currently updated). <u>Sanitary Facilities:</u> The Tenderer is to allow for making make their own arrangements for the provision of suitable sanitary and washing facilities. <u>Services:</u> Allow for all costs, charges and expenses etc., in providing water, electricity and power for the Works. <u>Testing Fees:</u> Allow for the cost of all specialist testing fees/charges	1	Item		



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	as required and specified in Civil and Structural Engineers Specifications and Drawings etc. <u>Site Cleanliness:</u> Allow for clearing out and removing all rubbish and debris and for cleaning down all surfaces glass, tiling and fittings, etc., on completion including that erected or executed by the Sub-Contractors and any other Specialist or Direct Contractors. <u>Programme:</u> Allow for the provision of any Programme contingency delay provisions etc. <u>Protection of the Works:</u> The Tenderer must provide adequate protection to the Works during the contract and is to be responsible for any damage caused by neglect to protect. The site is within the grounds of a Primary School and all aspects of safety in relation to the works must be allowed for and outlined. <u>Other Items of Works:</u> Provide for all other necessary items of work, materials, plant or equipment, etc., not shown on the tender documents; works requirements or listed in this brief Pricing Document but nonetheless required and necessary for the proper execution, completion and functioning of the Works notwithstanding howsoever occurring and which are not directly or indirectly denoted or mentioned on the Drawings and Specifications and all such other documents but are nevertheless necessary for the proper carrying out of the obvious intention thereof and which will be deemed to have been included in the Tender Sum amount.				
D	Ancillary Costs Total				€



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TOTAL AMOUNT OF TENDER TO COMPLETE ALL OF THE WORKS (Ex. VAT)		€ (excl. VAT)
A	Preliminaries	
B	Demolition / Preparation	
C	Construction Works	
D	Ancillary Costs	
	Total (Excl. VAT)	
	Contractor Name: _____ Contractor Signature: _____ Contractor Address: _____ Date: _____	