



**KARL SLYNE**  
**QUANTITY SURVEYORS LTD.**

## Volume A – Project Particulars

**Claycastle Water Activities  
Centre, Youghal, Co. Cork**



**Cork  
County Council**  
Comhairle Contae Chorcaí



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The Mall,  
Maryborough Woods,  
Douglas, Cork



**CONSULTING  
ENGINEERS**

CIVIL | STRUCTURAL |  
PROJECT MANAGEMENT

RAY KEANE & ASSOCIATES

8<sup>th</sup> July 2026  
Project No: 20106



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|                    |                                           |                |               |
|--------------------|-------------------------------------------|----------------|---------------|
| <b>Client:</b>     | Cork County Council                       | <b>Doc Nr:</b> | 20106 - Vol A |
| <b>Project:</b>    | Claycastle Water Activity Centre, Youghal | <b>Rev:</b>    | 1             |
| <b>Project Nr:</b> | 20106                                     | <b>Date:</b>   | 8th July 2026 |

**Volume A - Project Particulars**  
for  
**Claycastle Water Activities Centre**  
**Youghal, Co. Cork**



**Cork**  
**County Council**  
Comhairle Contae Chorcaí



| Rev | Date       | Issue Description | Approvals: |          |
|-----|------------|-------------------|------------|----------|
|     |            |                   | By         | Approved |
| 1   | 08.07.2026 | Issued to CCC     | JMC/KS     | KS       |
|     |            |                   |            |          |
|     |            |                   |            |          |
|     |            |                   |            |          |
|     |            |                   |            |          |

| Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Qty | Unit | Rate | Amount |
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| <b><u>(06-07) PRELIMINARIES &amp; CONTRACT CONDITIONS</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |     |      |      |        |
| <b>1. PRELIMINARY PARTICULARS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |     |      |      |        |
| <p>The clause and schedule headings of the Form of Contract are included at 2.1b below for pricing. Unless specifically itemised elsewhere in these Preliminaries, any costs for or in connection with any contractual requirements or obligations arising from these clauses should be included under the clause and schedule headings at 2.1b. In accordance with the Agreed Rules of Measurement, some items are listed separately for pricing. All costs arising from or in connection with the following are to be included in the tender.</p> |     |      |      |        |
| <b>1.1 PROJECT, PARTIES AND CONSULTANTS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |     |      |      |        |
| <b>1.1a Name, Nature and location of project</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |     |      |      |        |
| <b>Name and Nature of project:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |     |      |      |        |
| Water Sports Activities Centre.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |     |      |      |        |
| <b>Location of project:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |     |      |      |        |
| The site is located at Claycastle, Youghal, Co. Cork and as indicated on the Architects Site Layout Plan.                                                                                                                                                                                                                                                                                                                                                                                                                                           |     |      |      |        |
| <b>1.1b General description of the Works</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |     |      |      |        |
| Changing and activities centre.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |     |      |      |        |
| <b>1.1c Names and addresses of Employer and Consultants</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |     |      |      |        |
| <b>Employer:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |     |      |      |        |
| Cork County Council<br>County Hall,<br>Cork                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |     |      |      |        |
| <b>Employers Representative (ER)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |     |      |      |        |
| Billy Smith<br>Senior Executive Architect<br>Cork County Council<br>County Hall,<br>Cork                                                                                                                                                                                                                                                                                                                                                                                                                                                            |     |      |      |        |
| TEL: 021-4285439<br>E-MAIL: billy.smyth@corkcoco.ie                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |     |      |      |        |
| <b>Architects</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |     |      |      |        |
| Architects Department,<br>Cork County Council,                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |     |      |      |        |

| Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Qty | Unit | Rate | Amount |
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| <p>County Hall,<br/>Cork.<br/>TEL: e-mail only<br/>E-MAIL: billy.smyth@corkcoco.ie<br/>CONTACT: Mr. Billy Smyth</p> <p><b>Structural Engineers: Design &amp; Assigned Certifier</b></p> <p>Ray Keane &amp; Associates Consulting Engineers<br/>2 Clogheen Business Park<br/>Blarney Road<br/>Cork<br/>TEL: 021-4399799<br/>E-MAIL: admin@rka.ie<br/>CONTACT: Mr. Brendan Ahern</p> <p><b>Services Engineers:</b></p> <p>DKP International<br/>Reen<br/>Kenmare<br/>Co. Kerry<br/>TEL: 066 6641686<br/>E-MAIL: post@dkpinternational.com<br/>CONTACT: Mr. Gert Kruis</p> <p><b>Quantity Surveyors</b></p> <p>Karl Slyne Quantity Surveyors Ltd.<br/>The Mall<br/>Maryborough Woods<br/>Douglas<br/>Cork.<br/>TEL: 021-4834656<br/>E-MAIL: info@ksqs.ie<br/>CONTACT: Mr. Karl Slyne</p> <p>The Contractor shall note that the Consultants as listed and any other Consultants appointed from time to time by the Employer shall have access to the site to inspect all or any of the works. Their instructions and directions shall be carried out by the Contractor who shall co-operate with them as required taking into account that the Employer's Representative shall have final and binding say in the question of directions.</p> <p><b>1.2 DESCRIPTION OF SITE (Lands made available for the Works)</b></p> <p><b>1.2a The boundaries of the site</b></p> <p>A The boundaries of the site are shown on the Architects Drawing CCWF-CCC-ZZ-ZZ-DR-A-0020_POSSESSION OF SITE PLAN</p> |     | item |      |        |

|   | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Qty | Unit | Rate | Amount |
|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------|------|--------|
|   | <b>1.2b Means of access to the site and position of the Works</b>                                                                                                                                                                                                                                                                                                                                                                                                  |     |      |      |        |
| A | Means of access are shown on the Architects Drawing CCWF-CCC-ZZ-ZZ-DR-A-0020_POSSESSION OF SITE PLAN                                                                                                                                                                                                                                                                                                                                                               |     | item |      |        |
| B | Access is restricted in accordance with the "Restrictions on access to site" clause.                                                                                                                                                                                                                                                                                                                                                                               |     | item |      |        |
| C | The position of the works are indicated on the Contract drawings.                                                                                                                                                                                                                                                                                                                                                                                                  |     | item |      |        |
|   | <b>1.2c Adjacent or abutting buildings</b>                                                                                                                                                                                                                                                                                                                                                                                                                         |     |      |      |        |
| D | The proximity of adjacent buildings are shown on the Architects Drawing CCWF-CCC-ZZ-ZZ-DR-A-0020_POSSESSION OF SITE PLAN                                                                                                                                                                                                                                                                                                                                           |     | item |      |        |
|   | <b>1.2d Existing services on, under or over the site</b>                                                                                                                                                                                                                                                                                                                                                                                                           |     |      |      |        |
| E | Existing Services on, under or over the site; drainage, water or other mains or power services are known to exist on, under, or over the site and the Contractor is to include in his tender for disconnection, temporary diversion and removal of same as necessary.                                                                                                                                                                                              |     | item |      |        |
| F | The Contractor should contact the Electricity Supply Board, Eircom or any other Statutory Undertakings/Public Utilities and the Local Authority in relation to any drainage, water, gas and other mains or power services known to exist on under or over the site, in advance of any excavation or opening up work and formulate a contingency plan to ensure an immediate emergency response by the relevant bodies in the event that such services are damaged. |     | item |      |        |
| G | The Contractor should contact Eirgrid in relation to the Celtic Inter-connector which makes landfall adjacent to the site of the proposed development.                                                                                                                                                                                                                                                                                                             |     | item |      |        |

|   | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Qty | Unit | Rate | Amount |
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|   | <b>1.2e Visiting the Site - Information to facilitate visiting the site</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |     |      |      |        |
| A | Access to the site for inspection purposes will be by arrangement with Cork County Council. The Contractor is advised to visit the site and ascertain the access thereto, the supply of labour and materials the district will afford and the general convenience of working, the nature of the soil, the nature, character, dimensions, levels and other features of the site, all existing buildings thereon and all other things insofar as they may have any connection with the effect of the works as no allowance will be made for any want of description as to the nature of the site, scope or order of work, or other contract matter. The contract is to be carried out to its true intent and meaning and the Contractor's attention is drawn to the various clauses in the Pricing Document and the Preliminaries relating to the same and to the drawings and other tender documents. In addition, the Contractor is to ensure at the time of tendering that any doubt, conflict, discrepancy, ambiguity or obscurity should be raised in writing as a tender query prior to the opening of the tenders; a clear direction will be given to all tenderers on any particular query that is raised. The Contractor is to note that should any such queries arise following the award of the contract, the Contractor is deemed to have included in their tender for the more expensive option within their tender sum. The Contractor is to include here for all costs associated therewith. |     | item |      |        |
| B | The Contractor will be deemed to have taken all the above matters into account when tendering and no charge for any extra labour or materials will be allowed in consequence of the Contractor's failure to do this.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |     | item |      |        |
|   | <b>1.3 DRAWINGS AND OTHER DOCUMENTS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |     |      |      |        |
|   | <b>1.3a The drawings and other documents used for the preparation of the Pricing Document and issued to Tenderers</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |     |      |      |        |
| C | Refer to Invitation to Tender letter & Drawing Registers                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |     | item |      |        |
|   | <b>1.3b Drawings and other documents not forming part of the Contract</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |     |      |      |        |
| D | Not applicable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |     | item |      |        |
|   | <b>1.3c Inspection of drawings not issued to Tenderers</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |     |      |      |        |
| E | A full set of drawings and other documents relating to the Contract may be inspected by appointment at the offices of the Architect or Quantity Surveyor.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |     | item |      |        |

|   | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Qty | Unit | Rate | Amount |
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| A | The Main Contractor will be issued with one hard copy set of drawings at the start of the project. All additional drawings from project commencement (whether copy or revision drawings) will need to be printed directly by the Contractor at his own expense. All additional drawings and documentation during construction will be issued in ELECTRONIC FORMAT ONLY BY EMAIL FROM ALL DESIGN TEAM MEMBERS and the Contractor shall provide printing facilities on site for progress drawings and information been issued by the Design team members |     | item |      |        |
| B | Contractor to have capability of receiving, processing and printing electronically transmitted / emailed project information and keep up to date records of same on site.                                                                                                                                                                                                                                                                                                                                                                              |     | item |      |        |
|   | <b>Bill of Quantities : Method of Measurement</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |     |      |      |        |
| C | The Bill of Quantities has been measured in accordance with the Agreed Rules of Measurement (ARM4 to Supplement 1 Issue 2) 2009 as prepared by the Joint Committee established by the Construction Industry Federation and the Society of Chartered Surveyors . Notwithstanding the provision of ARM4, the drawings from which each element is measured are not listed separately with each element measured.                                                                                                                                          |     | item |      |        |
| D | Where deviations from the Ageed Rules of Measurement have been made, they are clearly indicated by a preamble or description of the deviation in the appropriate section. In certain cases the work has not been measured in detail but has been referenced to the detail Drawings; in such instances, the description given in the Bill of Quantities shall be deemed to include the additional information given on the detail Drawings as if given in full in the Bill item.                                                                        |     | item |      |        |
| E | Contractors are requested to be fully versed with the Agreed Rules of Measurement (ARM4 to Supplement 1 Issue 2) when submitting their tenders as no claim for lack of knowledge of the method of measurement will be entertained.                                                                                                                                                                                                                                                                                                                     |     | item |      |        |
| F | The measured work shall not be used for ordering materials. The Contractor is required to take his own measurements on Site and from the drawings for the quantities required for the ordering of materials                                                                                                                                                                                                                                                                                                                                            |     | item |      |        |
|   | <b>Pricing Document, Format</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |     |      |      |        |
| G | The Pricing Document set out in Elemental form in accordance with the National Standard Building Elements, third edition, 1993 and published by An Foras Forbartha.                                                                                                                                                                                                                                                                                                                                                                                    |     | note |      |        |

|   | Description                                                                                                                                                                                                                                                                                                                                                                                         | Qty | Unit | Rate | Amount |
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|   | <b>Bill of Quantities : Pricing</b>                                                                                                                                                                                                                                                                                                                                                                 |     |      |      |        |
| A | 1. The Bill of Quantities, must be submitted at the time of tendering, fully priced in ink in the currency of the European Monetary Union - the Euro (EUR).                                                                                                                                                                                                                                         |     | item |      |        |
| B | 2. Please note that the Bill of Quantities must be completed and signed by an authorised person in ink. Pricing in pencil is not acceptable.                                                                                                                                                                                                                                                        |     | item |      |        |
| C | 3. An electronic copy of this Bill of Quantities is available on request, however this printed copy is to be regarded as the "Master Document". The electronic copy is for the sole purpose of assisting the estimator compile his tender.                                                                                                                                                          |     | item |      |        |
| D | 4. The Contractor may not return his tender in electronic format. This priced Bill of Quantities (Master Document) hardcopy version, unaltered and with figures inked in must be returned on request. It is this version which supports the tender offer in contract terms, not the electronic information.                                                                                         |     | item |      |        |
| E | 5. The Employer reserves the right to open all or any Bills of Quantities.                                                                                                                                                                                                                                                                                                                          |     | item |      |        |
| F | The contractor is referred to the measurement & prices clauses in section A "General Rules" and the relevant sections of ARM4.                                                                                                                                                                                                                                                                      |     | item |      |        |
| G | The contractor will price every item that has a value and use realistic rates to facilitate accurate costings of variations and claims. Unpriced items will be deemed to have there cost included elsewhere or to be nil value. Unrealistic rates submitted in the bill of quantities will be subject to adjustment in order to achieve a fair and reasonable balance within the contract document. |     | item |      |        |
| H | Lump sum adjustment - if the Contractor makes a lump sum adjustment in the summary of his tender, this adjustment will be dealt with strictly in accordance with Clause 8.5.2.2 of the "Code of Procedure for Single Stage Selective Tendering" published with the Liaison Committee Practice Notes 1994                                                                                            |     | item |      |        |
|   | <b>Bill of Quantities : Quantities</b>                                                                                                                                                                                                                                                                                                                                                              |     |      |      |        |
| J | Quantities are rounded to the nearest whole unit except where this procedure would cause an entire item to be eliminated. In this instance such an item is given as a whole unit where the unit of billing is the metre and as one hundredth of a unit where the unit is a tonne                                                                                                                    |     | Item |      |        |

|   | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Qty | Unit | Rate | Amount |
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|   | <b>Bill of Quantities : not a "Design Document"</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |     |      |      |        |
| A | This document is not a "Design Document" within the meaning and intent of the Safety, Health and Welfare at Work (Construction) Regulations 2006 and does not purport to instruct the Contractor as to the manner and methods to be employed in the construction of this project. This information is to be ascertained from Design Drawings and Specification                                                                                                                                                                                                                                                                                         |     | note |      |        |
|   | <b>Dimensions</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |     |      |      |        |
| B | 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                                                                                       |     | item |      |        |
|   | <b>Planning Permission Conditions</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |     |      |      |        |
| C | A copy of the planning permission is included in the Tender Pack and the Contractor is deemed to have taken into account compliance with the necessary Conditions (working hours, noise, dust, waste disposal etc.).                                                                                                                                                                                                                                                                                                                                                                                                                                   |     | item |      |        |
|   | <b>Freedom of Information Act 1997</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |     |      |      |        |
| D | The Employer undertakes to use its best endeavours to hold confidential any information provided by the tenderer subject to the Employer's obligations under law, including the Freedom of Information of Act, 1997 and its amendments. Should the tenderer wish that any of the information supplied by him with the tender submission should not be disclosed because of its sensitivity he should, when providing the information, identify same and specify the reasons for its sensitivity. The Employer will consult with the tenderer about this sensitive information before making a decision on any Freedom of Information request received. |     | item |      |        |
| E | If the tenderer considers that none of the information supplied is sensitive, he shall make a statement to that effect. Such information may be released in response to a Freedom of Information request.                                                                                                                                                                                                                                                                                                                                                                                                                                              |     | item |      |        |

| Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Qty | Unit | Rate | Amount |
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| <b>2. CONTRACT</b><br><br><b>2.1 FORM, TYPE AND CONDITIONS OF CONTRACT</b><br><br><b>2.1a Form of Contract</b><br><br>The Conditions of Contract shall be the Public Works Contract for Minor Building and Civil Engineering Works designed by the Employer (Document Reference PW-CF5 v.2.10 dated 16th June 2026) issued by the Department of Public Expenditure and Reform, or that which is current at the time of tendering; available at <a href="http://www.constructionprocurement.gov.ie">www.constructionprocurement.gov.-ie</a><br><br><b>2.1b Clause and Schedule headings</b><br><br>The clause and schedule headings are set out hereunder for pricing. Unless specifically itemised elsewhere in these Preliminaries, any costs for or in connection with any contractual requirements or obligations arising from these clauses should be included under these headings.<br><br>1. THE CONTRACT<br><br>1.1 Definitions<br><br>1.2 Interpretation<br><br>1.3 Inconsistencies<br><br>1.4 Pricing Document and Works Proposals<br><br>1.5 Performance Bond<br><br>1.6 (not used)<br><br>1.7 Joint Ventures<br><br>1.8 Assignment<br><br>1.9 Miscellaneous<br><br>1.10 Background Information<br><br>2.0 THE LAW<br><br>2.1 Law Governing the Contract<br><br>2.2 Compliance with Legal Requirements<br><br>2.3 Consents<br><br>2.4 Project Supervisor |     |      |      |        |

Note

| Description                                                                                                                  | Qty | Unit | Rate | Amount |
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| 2.5 Safety, Health and Welfare at Work Act 2005 and<br>Safety, Health and Welfare at Work (Construction)<br>Regulations 2013 |     |      |      |        |
| 2.6 Ethics in Public Office                                                                                                  |     |      |      |        |
| 2.7 Data Protection                                                                                                          |     |      |      |        |
| 3.0 LOSS, DAMAGE AND INJURY                                                                                                  |     |      |      |        |
| 3.1 Employer's Risks of Loss and Damage to the Works                                                                         |     |      |      |        |
| 3.2 Care of the Works                                                                                                        |     |      |      |        |
| 3.3 Insurance of the Works and Other Risk Items                                                                              |     |      |      |        |
| 3.4 Contractor's Indemnity                                                                                                   |     |      |      |        |
| 3.5 Employer's Indemnity                                                                                                     |     |      |      |        |
| 3.6 Public Liability and Employer's Liability Insurances                                                                     |     |      |      |        |
| 3.7 Professional Indemnity Insurance                                                                                         |     |      |      |        |
| 3.8 Existing Facilities and Use or Occupation by Employer                                                                    |     |      |      |        |
| 3.9 General Requirements Concerning Insurance                                                                                |     |      |      |        |
| 3.10 Limitation of Liability                                                                                                 |     |      |      |        |
| 4.0 MANAGEMENT                                                                                                               |     |      |      |        |
| 4.1 Co-operation                                                                                                             |     |      |      |        |
| 4.2 Contractor's Representative and Supervisor                                                                               |     |      |      |        |
| 4.3 Employer's Representative                                                                                                |     |      |      |        |
| 4.4 Employer's Representative's Communications                                                                               |     |      |      |        |
| 4.5 Instructions                                                                                                             |     |      |      |        |
| 4.6 Works Proposals                                                                                                          |     |      |      |        |
| 4.7 Required Contractor Submissions                                                                                          |     |      |      |        |
| 4.8 (not used)                                                                                                               |     |      |      |        |
| 4.9 Programme                                                                                                                |     |      |      |        |
| 4.10 Progress Reports                                                                                                        |     |      |      |        |
| 4.11 Notice and Time for Employer's Obligations                                                                              |     |      |      |        |

| Description                                                      | Qty | Unit | Rate | Amount |
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| 4.12 Documents                                                   |     |      |      |        |
| 4.13 Contractor's Management                                     |     |      |      |        |
| 4.14 Communications                                              |     |      |      |        |
| 4.15 Meetings                                                    |     |      |      |        |
| 4.16 Confidentiality and Secrecy                                 |     |      |      |        |
| 4.17 Contractor's Things Not to be Removed                       |     |      |      |        |
| 4.18 Contractor's Documents                                      |     |      |      |        |
| 5.0 CONTRACTOR'S PERSONNEL                                       |     |      |      |        |
| 5.1 Contractor's Personnel to Carry Out Contractor's Obligations |     |      |      |        |
| 5.2 Qualifications and Competence                                |     |      |      |        |
| 5.3 Pay and Conditions of Employment                             |     |      |      |        |
| 5.4 Subcontractors and Specialists                               |     |      |      |        |
| 5.5 Collateral Warranties                                        |     |      |      |        |
| 5.6 Removal of Workers                                           |     |      |      |        |
| 5.7 Weekly Labour Records                                        |     |      |      |        |
| 5.8 Ancillary Certificates                                       |     |      |      |        |
| 6.0 PROPERTY                                                     |     |      |      |        |
| 6.1 Ownership of Work Items                                      |     |      |      |        |
| 6.2 Infringement of Property Rights                              |     |      |      |        |
| 6.3 Works Requirements                                           |     |      |      |        |
| 6.4 Property and Rights in Contractor's Documents                |     |      |      |        |
| 7.0 THE SITE                                                     |     |      |      |        |
| 7.1 Lands Made Available for the Works                           |     |      |      |        |
| 7.2 Trespassers                                                  |     |      |      |        |
| 7.3 Contractor Responsible for all Site Operations               |     |      |      |        |
| 7.4 Services for Employer's Facilities                           |     |      |      |        |
| 7.5 Security and Safety of the Site and Nuisance                 |     |      |      |        |

| Description                                                   | Qty | Unit | Rate | Amount |
|---------------------------------------------------------------|-----|------|------|--------|
| 7.6 Other Contractors                                         |     |      |      |        |
| 7.7 Setting Out the Works                                     |     |      |      |        |
| 7.8 Archaeological Objects and Human Remains                  |     |      |      |        |
| 7.9 Access and Facilities                                     |     |      |      |        |
| 7.10 (not used)                                               |     |      |      |        |
| 7.11 (not used)                                               |     |      |      |        |
| 7.12 Charges                                                  |     |      |      |        |
| 8.0 QUALITY, TESTING AND DEFECTS                              |     |      |      |        |
| 8.1 Standards of Workmanship and Works Items                  |     |      |      |        |
| 8.2 Quality Assurance                                         |     |      |      |        |
| 8.3 Inspection                                                |     |      |      |        |
| 8.4 Tests                                                     |     |      |      |        |
| 8.5 Defects                                                   |     |      |      |        |
| 8.6 Defects Period                                            |     |      |      |        |
| 8.7 Defects Certificate                                       |     |      |      |        |
| 9.0 TIME AND COMPLETION                                       |     |      |      |        |
| 9.1 Starting Date                                             |     |      |      |        |
| 9.2 Suspension                                                |     |      |      |        |
| 9.3 Delay and Extension of Time                               |     |      |      |        |
| 9.4 Programme Contingency                                     |     |      |      |        |
| 9.5 Omissions and Reduction of Time                           |     |      |      |        |
| 9.6 Substantial Completion                                    |     |      |      |        |
| 9.7 (not used)                                                |     |      |      |        |
| 9.8 Liquidated Damages                                        |     |      |      |        |
| 10.0 CLAIMS AND ADJUSTMENTS                                   |     |      |      |        |
| 10.1 Compensation Event                                       |     |      |      |        |
| 10.2 Contrcator to Pay Employer's Cost of Checking Quantities |     |      |      |        |

| Description                                                              | Qty | Unit | Rate | Amount |
|--------------------------------------------------------------------------|-----|------|------|--------|
| 10.3 Contractor Claims                                                   |     |      |      |        |
| 10.4 Proposed Instructions                                               |     |      |      |        |
| 10.5 Employer's Representative's Determination                           |     |      |      |        |
| 10.6 Adjustments to the Contract Sum                                     |     |      |      |        |
| 10.7 Delay Cost                                                          |     |      |      |        |
| 10.8 Price Variation                                                     |     |      |      |        |
| 10.9 Employer's Claims                                                   |     |      |      |        |
| 11.0 PAYMENT                                                             |     |      |      |        |
| 11.1 Interim Payment                                                     |     |      |      |        |
| 11.2 Unfixed Works Items                                                 |     |      |      |        |
| 11.3 Retention                                                           |     |      |      |        |
| 11.4 Full payment                                                        |     |      |      |        |
| 11.5 Final Statement                                                     |     |      |      |        |
| 11.6 Time for Payment and Interest                                       |     |      |      |        |
| 11.7 Value Added Tax                                                     |     |      |      |        |
| 11.8 Withholding Tax                                                     |     |      |      |        |
| 12.0 TERMINATION                                                         |     |      |      |        |
| 12.1 Termination on Contractor Default                                   |     |      |      |        |
| 12.2 Consequences of Default Termination                                 |     |      |      |        |
| 12.3 Suspension by the Contractor                                        |     |      |      |        |
| 12.4 Termination by the Contractor                                       |     |      |      |        |
| 12.5 Termination at Employer's Election                                  |     |      |      |        |
| 12.6 Consequences of Termination by Contractor or at Employer's Election |     |      |      |        |
| 12.7 Survival                                                            |     |      |      |        |
| 12.8 Payment                                                             |     |      |      |        |
| 12.9 Reference to Conciliation                                           |     |      |      |        |
| 13.0 DISPUTES                                                            |     |      |      |        |

| Description                                                                             | Qty | Unit | Rate | Amount |
|-----------------------------------------------------------------------------------------|-----|------|------|--------|
| 13.1 Conciliation                                                                       |     |      |      |        |
| 13.2 Adjudication                                                                       |     |      |      |        |
| 13.3 Arbitration                                                                        |     |      |      |        |
| 13.4 Jurisdiction                                                                       |     |      |      |        |
| 13.5 Agent for Service                                                                  |     |      |      |        |
| 13.6 Continuing Obligations                                                             |     |      |      |        |
| 14.0 COVID-19 MANDATORY CLOSURE                                                         |     |      |      |        |
| 14.1 Covid-19 Definitions                                                               |     |      |      |        |
| 14.2 Covid-19 General Provisions                                                        |     |      |      |        |
| 14.3 Covid-19 Costs                                                                     |     |      |      |        |
| 15.0 PRICE VARIATION                                                                    |     |      |      |        |
| Definitions                                                                             |     |      |      |        |
| Contract Sum Adjustments                                                                |     |      |      |        |
| Proportions                                                                             |     |      |      |        |
| Change in Law                                                                           |     |      |      |        |
| Failure to Commence by the Start Date                                                   |     |      |      |        |
| Failure to Complete on Time                                                             |     |      |      |        |
| Excluded Amounts                                                                        |     |      |      |        |
| Revisions to the Index Figures                                                          |     |      |      |        |
| Permitted Increases and Permitted Decreases for Material Categories and Fuel Categories |     |      |      |        |
| Adjustments for Labour                                                                  |     |      |      |        |
| Efficiency                                                                              |     |      |      |        |
| Appendices to Clause 15                                                                 |     |      |      |        |
| Appendix 1 Definitions                                                                  |     |      |      |        |
| Appendix 2 Permitted Increases and Permitted Decreases for Materials and Fuel           |     |      |      |        |
| Appendix 3 Labour                                                                       |     |      |      |        |

| Description                                                                          | Qty | Unit | Rate | Amount |
|--------------------------------------------------------------------------------------|-----|------|------|--------|
| <b>Schedule Part 1</b>                                                               |     |      |      |        |
| A Employer's Representative and Communications                                       |     |      |      |        |
| B Documents                                                                          |     |      |      |        |
| C Project Supervisor                                                                 |     |      |      |        |
| D Insurance                                                                          |     |      |      |        |
| E Performance Bond                                                                   |     |      |      |        |
| F(i) Collateral Warranties                                                           |     |      |      |        |
| F(ii) Ancillary Certificates                                                         |     |      |      |        |
| F(iii) Named Specialists                                                             |     |      |      |        |
| G Dates for Substantial Completion, Sections, Liquidated Damages, Retention          |     |      |      |        |
| H Early Completion                                                                   |     |      |      |        |
| I Defects Period                                                                     |     |      |      |        |
| J Random Checks for Employment Records                                               |     |      |      |        |
| K Delay Events, Compensation Events, Programme Contingency, Delay Costs, Adjustments |     |      |      |        |
| L Payment Particulars                                                                |     |      |      |        |
| M Cap on Liability                                                                   |     |      |      |        |
| N Conciliation, Adjudication and Arbitration                                         |     |      |      |        |
| O Rights in Contractor's Documents                                                   |     |      |      |        |
| P Material Categories                                                                |     |      |      |        |
| <b>Schedule Part 2</b>                                                               |     |      |      |        |
| A Communications                                                                     |     |      |      |        |
| B (not used)                                                                         |     |      |      |        |
| C Dates for Substantial Completion                                                   |     |      |      |        |
| D Adjustments to the Contract Sum including Delay Costs                              |     |      |      |        |
| <b>Schedule Part 3</b>                                                               |     |      |      |        |
| A Not Used                                                                           |     |      |      |        |

| Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Qty | Unit                                | Rate | Amount |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-------------------------------------|------|--------|
| <p>B Named Specialists</p> <p><b>Pricing Document Rates</b></p> <p>Contractor to note that all Pricing Document rates are deemed to include establishment charges, overhead charges, profit and attendances as per ARM and the contract conditions, if compensation event requires additional, substituted or omitted work, new works similar to work for which there are rates in the Pricing Document, to be executed under similar conditions, the determination shall use those rates', as such there is no entitlement to an additional mark-up on those rates.</p> <p><b>Performance Bond (to be Priced in the Grand Summary)</b></p> <p>The Contractor shall obtain from an approved Company or Society registered within the state a Guarantee Bond for the due and proper completion of the Contract and shall pay all premiums and fees required for same. The amount of the Guarantee Bond shall cover a sum equal to 12.5% of the estimated total value of the work up to Substantial Completion and 6.25% for 450 days after. This Guarantee Bond must be completed within TEN days of notice being given by the Employer's Representative that a Bond is required. No work may be commenced before the Bond is completed. If a delay in completing the Bond results in a delay in the signing of the Contract, the time for completion will not be extended as a result of such delay. The expiry date of the Bond is a minimum of eighteen months after the date of the issue of the Certificate of Substantial Completion. If a Bond is not required the amount included in the tender for this item will be deducted to determine the Contract Sum. It is essential that the amount included for the Bond be shown separately (Amount to be included for Bond to be inserted in the Grand Summary of the Pricing Document).</p> <p><b>Statutory Obligations: (Building Control Regulations BC(A)R, SI No. 9 of 2014)</b></p> <p>Compliance</p> <p>A It is a requirement that the works are constructed in compliance with the Building Regulations.</p> <p>B As per the requirements set out in SI No. 9 of 2014, The Contractor shall provide a signed undertaking to construct the works, to co-operate with the Assigned Certifier and to sign the Certificate of Compliance on completion as required under the Building Control Regulations.</p> |     | <p>Note</p> <p>Item</p> <p>Item</p> |      |        |

|   | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Qty | Unit | Rate | Amount |
|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------|------|--------|
| A | A Building Commencement Notice must be submitted by the Assigned Certifier to Fingal County Council Building Control Department via the Building Control Management System Portal prior to works commencing. The contractor shall note the statutory timescales involved in this process, liaise with the Assigned Certifier and provide any necessary documentation, support, etc., as required by the Assigned Certifier including the relevant key dates for this process in the outline project programme as issued for Tender. |     | Item |      |        |
| B | All the obligations of the Builder as set out in this document are deemed to form part of the Works Requirements / Building Contract and are to be included in the Builders tender costs.                                                                                                                                                                                                                                                                                                                                           |     | Item |      |        |
| C | Comply with the role of Builder as set out in Section 3.3 of the Building Control Regulations - Code of Practice for Inspecting and Certifying Building Works 2014.                                                                                                                                                                                                                                                                                                                                                                 |     | Item |      |        |
| D | The Contractor shall co-operate and co-ordinate with the Assigned Certifier at all times. The Contractor shall comply with the following during the course of the works:                                                                                                                                                                                                                                                                                                                                                            |     | Item |      |        |
| E | (a). accept from the Building Owner the assignment to build and supervise the building of works in compliance with the Building Regulations as outlined in the Commencement Notice.                                                                                                                                                                                                                                                                                                                                                 |     | Item |      |        |
| F | (b). take careful note of the drawings, specifications and documents lodged with the Commencement Notice or as subsequently uploaded onto the on-line system as the works proceed.                                                                                                                                                                                                                                                                                                                                                  |     | Item |      |        |
| G | (c). plan and agree the execution, inspection milestones, sequence and programme of works with the Assigned Certifier in advance of the commencement of the works.                                                                                                                                                                                                                                                                                                                                                                  |     | Item |      |        |
| H | (d). ensure competent person(s) are assigned to oversee the general construction works and / or specialist works. The specialist works and associated Assigned Certifiers which the builder is responsible for are identified on a preliminary basis the Inspection Notification Framework issued at tender.                                                                                                                                                                                                                        |     | Item |      |        |
| J | (e). co-operate at all times with the Employer's Representative, Design Team, the Assigned Certifier and other Ancillary Certifiers.                                                                                                                                                                                                                                                                                                                                                                                                |     | Item |      |        |
| K | (f). ensure that the workmanship complies with the requirements of the Building Regulations.                                                                                                                                                                                                                                                                                                                                                                                                                                        |     | Item |      |        |
| L | (g). ensure that materials which they select and for which they are responsible comply with the requirements of the Building Regulations.                                                                                                                                                                                                                                                                                                                                                                                           |     | Item |      |        |

|   | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Qty | Unit | Rate | Amount |
|---|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------|------|--------|
| A | (h). Ensure that all products incorporated into the works are properly CE Marked where required in accordance with the Construction Products Regulations 2013 (the CPR 2013). Contractor to ensure compliance with performance criteria specified under the CPR 2013 by the Employers Representative. At all times contractor to make available on request copy of Declaration of Performance supplied by the manufacturer for CE Marked products incorporated into the works, Where National Annex requires minimum standards under CPR 2013 Contractor is required to comply with these standards. [A list of these standards is available on <a href="http://www.nsai.ie/NSAI/files/b5/b5373a09-08d5-4e44-963b-1f86adc1-a558.pdf">http://www.nsai.ie/NSAI/files/b5/b5373a09-08d5-4e44-963b-1f86adc1-a558.pdf</a> ] |     | Item |      |        |
| B | (i). provide written confirmations and supporting documentation at interim payment stages when requested to do so by the Employers Representative.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |     | Item |      |        |
| C | (j). The Contractor shall co-operate with the Assigned Certifier and shall sign the Certificate of Compliance on Completion of the Works, supported by Ancillary Certificates from all designers and subcontractors. Completion of this document is required prior to Substantial Completion.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |     | Item |      |        |
| D | (k). promptly provide to the Assigned Certifier, all documents requested by the Assigned Certifier to enable the Assigned Certifier to collate particulars for the purposes of handover and certification and / or for further submissions to the Building Control Authority.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |     | Item |      |        |
| E | (l). ensure the co-ordination and provision of all test certificates and confirmations to the satisfaction of the Assigned Certifier or other designated inspectors or certifiers providing ancillary certificates.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |     | Item |      |        |
| F | (m). The Contractor shall co-ordinate the works of all specialist subcontractors and ancillary designers employed by the Contractor and shall ensure that Ancillary Certificates of Compliance are provided from all such parties set out in the Inspection Notification Framework and included in the Certification Process Documents.                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |     | Item |      |        |
| G | (n). Maintain adequate records pertinent to all Building Regulations, Tests, Materials and Certifications.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |     | Item |      |        |
| H | (o). comply with the detailed requirements of the Preliminary Inspection Plan and Inspection Notification Framework and the detailed requirements of the updated Preliminary Inspection Plan and Inspection Notification Framework as co-ordinated and agreed with the Assigned Certifier prior to the commencement of the works, and as amended during the course of the works.                                                                                                                                                                                                                                                                                                                                                                                                                                      |     | Item |      |        |

|   | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Qty | Unit | Rate | Amount |
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| A | (p). provide / furnish Ancillary Completion Certificates to the Assigned Certifier for specialist works with design, using the form of Ancillary Completion Certificate in the format required by the ancillary certifier for specialist subcontract work as identified in the Preliminary Inspection Plan and Inspection Plan.                                                                                                                              |     | Item |      |        |
| B | (q).provide full access to the Assigned Certifier access to the Works throughout the construction process and provide facilities for the Assigned Certifier as described in the Certification Process Documents.                                                                                                                                                                                                                                             |     | Item |      |        |
| C | (r). The Inspection Notification Framework is included in the Certification Process Documents. The Preliminary Inspection Plan is included in the Certification Process Document. These documents set out the framework for inspections by the Assigned Certifier and the other parties nominated to undertake the necessary inspection in completion with the Building Control Regulations.                                                                 |     | Item |      |        |
| D | (s). The Certificate of Substantial Completion will not be issued by the Employers Representative until the project is placed on the register by the Building Control Authority and a complete Safety File handed over and approved.                                                                                                                                                                                                                         |     | Item |      |        |
| E | (t). The Contractor shall include for this 3 or 5 week period in their outline and contract programme.                                                                                                                                                                                                                                                                                                                                                       |     | Item |      |        |
| F | (u). The Contractor shall include for the provision of adequate documentary evidence of Compliance for all Materials with the Building Regulations, including schedules, Test Certificates, Test Results, Installation Certificates, Completion Certificates, Compliance Certificates, Commissioning Certificates, Manufacturers Warranties, Quality Marks etc, as set out in relevant Codes of Practice and in any of the Works Requirements Documentation. |     | Item |      |        |
| G | (v).Sign the Certificate of Compliance (completion)                                                                                                                                                                                                                                                                                                                                                                                                          |     | Item |      |        |
| H | (w). allow the Assigned Certifier access to the Works at all times and provide facilities for the Assigned Certifier as outlined in the Architectural Specification.                                                                                                                                                                                                                                                                                         |     | Item |      |        |
| J | Include for all other items associated with the Building Control Regulations BC(A)R, SI No. 9 of 2014.                                                                                                                                                                                                                                                                                                                                                       |     | Item |      |        |

|   | Description                                                                                                                                                                                                                                                                                    | Qty | Unit | Rate | Amount |
|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------|------|--------|
|   | <b>2.2 CONTRACTOR'S LIABILITY</b>                                                                                                                                                                                                                                                              |     |      |      |        |
|   | <b>2.2a Contractor's liability for risk or injury to persons and property and for damage to the Works &amp; 2.2b Requirement of Contractor to effect insurance</b>                                                                                                                             |     |      |      |        |
| A | The Contractor shall include for all costs for, and in connection with, complying with all insurance and Contractor's indemnity requirements to cover loss, damage and injury, as set out in the Contract and Schedule.                                                                        |     | item |      |        |
| B | Prior to commencing on site the Contractor will be required to provide a letter from the appropriate insurer certifying that all the required insurances referred to in the general conditions have been effected and that the Employer will be notified if any of these are allowed to lapse. |     | item |      |        |
|   | <b>2.3 INSURANCE LIABILITY OF EMPLOYER</b>                                                                                                                                                                                                                                                     |     |      |      |        |
| C | N/A.                                                                                                                                                                                                                                                                                           |     | item |      |        |
|   | <b>2.4 LOCAL AUTHORITIES FEES AND CHARGES</b>                                                                                                                                                                                                                                                  |     |      |      |        |
|   | <b>2.4a Consents, notices, fees and charges</b>                                                                                                                                                                                                                                                |     |      |      |        |
| D | The contractor shall include here for all costs in connection with obtaining all consents / licences other than the consents/licences that the Works Requirements say that the Employer is to obtain.                                                                                          |     | item |      |        |
|   | <b>Rates on Temporary Buildings</b>                                                                                                                                                                                                                                                            |     |      |      |        |
| E | Provide for the payment of rates, if any, on temporary buildings.                                                                                                                                                                                                                              |     | item |      |        |
|   | <b>2.5 OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE EMPLOYER</b>                                                                                                                                                                                                                                |     |      |      |        |
|   | <b>2.5 a. Access to and Possession or Use of the Site</b>                                                                                                                                                                                                                                      |     |      |      |        |
| F | Means of access during the works shall be as indicated on Architects Drawing CCWF-CCC-ZZ-ZZ-DR-A-0020_POSESSION OF SITE PLAN                                                                                                                                                                   |     | item |      |        |
| G | The site must not be used for any purpose other than carrying out the works                                                                                                                                                                                                                    |     | item |      |        |
| H | The Contractor shall take all necessary precautions to minimise the dust within the work area, and should ensure that no dust spreads outside into areas outside the control of the Contractor.                                                                                                |     | item |      |        |

|   | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Qty | Unit | Rate | Amount |
|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------|------|--------|
| A | The Contractor shall take all necessary precautions to ensure no run off to adjacent green areas, dunes, water bodies or water courses.                                                                                                                                                                                                                                                                                                                            |     | item |      |        |
| B | All items of plant, which have a potential to create excess noise when being used, are to be fitted with proper noise attenuaters.                                                                                                                                                                                                                                                                                                                                 |     | item |      |        |
| C | The Contractor shall consult the convenience of anybody who may be affected by the Works with regard to the approaches to be used, suitable times for making deliveries and all other matters affecting them.                                                                                                                                                                                                                                                      |     | item |      |        |
| D | The Contractor must maintain at all times clear and safe access and egress for construction personnel using the site and members of the public using the public road or in a visiting capacity to site.                                                                                                                                                                                                                                                            |     | item |      |        |
| E | The Contractor is to note the location of the site compound, outlined on the drawings.                                                                                                                                                                                                                                                                                                                                                                             |     | item |      |        |
|   | <b>Access for Employer's Representative and Workshops</b>                                                                                                                                                                                                                                                                                                                                                                                                          |     |      |      |        |
| F | The Employer's Representative and any person authorised by him shall at all reasonable times have access to the works and to the site and to all workshops and places where work is being prepared or whence materials, manufactured articles and machinery are being obtained for the works and the Contractor shall afford every facility for and every assistance in or in obtaining the right to such access                                                   |     | Item |      |        |
|   | <b>Notice to Employer's Representative for Inspection</b>                                                                                                                                                                                                                                                                                                                                                                                                          |     |      |      |        |
| G | Before placing foundations, laying drains, filling trenches, pouring reinforced concrete and otherwise proceeding with work that will cover and conceal previous work, the Contractor shall give early notice in writing to the Employer's Representative and shall afford him an opportunity of inspecting the previous work. Approvals given at such inspections will not relieve the Contractor for full responsibility for the quality of the work throughout. |     | Item |      |        |
|   | <b>Commencement of Work</b>                                                                                                                                                                                                                                                                                                                                                                                                                                        |     |      |      |        |
| H | Inform the Employer's Representative at least five working days before the proposed date for commencement of work on site                                                                                                                                                                                                                                                                                                                                          |     | Item |      |        |
|   | <b>2.5 b. Limitations of working space</b>                                                                                                                                                                                                                                                                                                                                                                                                                         |     |      |      |        |
| J | Provide for complying with the limitations of site area and working space described previously                                                                                                                                                                                                                                                                                                                                                                     |     | item |      |        |

|   | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Qty | Unit | Rate | Amount |
|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------|------|--------|
| A | Provide for the keeping of all plant, equipment, vehicles, materials etc., within the site area (no parking or storing of vehicles, plant or materials will be allowed beyond the boundary of the site).                                                                                                                                                                                                                                                                                 |     | item |      |        |
|   | <b>2.5 c. Limitations of working hours</b>                                                                                                                                                                                                                                                                                                                                                                                                                                               |     |      |      |        |
| B | Working hours will be restricted to Monday to Friday 8:00am to 5:00pm. Works on Saturdays are subject to prior arrangement with the ER and Cork County Council                                                                                                                                                                                                                                                                                                                           |     | item |      |        |
| C | No work to be carried out on Sundays or Public Holidays                                                                                                                                                                                                                                                                                                                                                                                                                                  |     | item |      |        |
| D | The contractor is advised that works which are likely to cause a nuisance to residential areas and school buildings; such as works which generate a high level of Noise, Dust, or Vibrations, shall be restricted to time to be agreed in writing, by the contractor, with the client / ER                                                                                                                                                                                               |     | item |      |        |
| E | The contractor is required to make provision for using construction methods and equipment which will reduce the levels of noise, dust and vibration to a minimum                                                                                                                                                                                                                                                                                                                         |     | item |      |        |
| F | Interruption of services (power, gas, water, foul water, or other services) to the existing adjoining properties shall be confined to a times agreed with the Design Team and Cork County Council. Such works will be required method statement and permit approval. The contractor is to include for performing such works on an "out of hours basis". The contractor is at all times to be cognisant of adjoining live areas and the requirement for uninterrupted service provisions. |     | item |      |        |
|   | <b>2.5d Limitations on the operation of plant with respect to adjoining property</b>                                                                                                                                                                                                                                                                                                                                                                                                     |     |      |      |        |
| G | Provide for performing the work in such a manner as to cause the minimum interference with the occupants of the properties and lands adjoining the site which shall remain occupied and functioning during the execution of the work. The Contractor shall therefore take necessary precautions to protect the buildings and occupants from dust, excessive noise and other interference arising from the work.                                                                          |     | item |      |        |

|   | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Qty | Unit | Rate | Amount |
|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------|------|--------|
|   | <b>2.5e Use of disposal of any material found on site</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |     |      |      |        |
| A | No sand, ballast, gravel or other useful material which may be found on the site shall be removed from the site, nor shall it become the property of the Contractor, nor be incorporated into the works except upon the express instructions of the Employer's Representative, 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.                                                                                                  |     | item |      |        |
|   | <b>Disposal of Demolition / Excavated Material Found on Site</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                               |     |      |      |        |
| B | It may be a condition of Planning Permission that the destination of the demolition and excavated material be agreed with the Local Authority in advance of any disposal off site. Tenderers are advised that they will have to liaise directly with the Local Authority to discuss and agree on the proposed destination of excavated material. The Contractor's rate for disposal is deemed to have provided for this requirement.                                                                                           |     | item |      |        |
|   | <b>Historical finds</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |     |      |      |        |
| C | The Employer's Representative shall be immediately advised of any discoveries of historical importance. Any object of antiquarian, geological or other interest discovered during the progress of the works shall be handed over to the Employer's Representative.                                                                                                                                                                                                                                                             |     | item |      |        |
|   | <b>2.5f Hoardings, fences, screens, temporary roofs, temporary name boards and advertising rights</b>                                                                                                                                                                                                                                                                                                                                                                                                                          |     |      |      |        |
|   | <b>Hoardings etc.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |     |      |      |        |
| D | Provide temporary fencing, hoardings, dust screens, fans, planked footways, guard rails, and the like as may be necessary for protecting the public for the proper execution of the works and for effectively enclosing and protecting the site against trespass and interference. Include for all alterations, modifications and maintenance as necessary during the work. Obtain approval from the Employer's Representative for all temporary hoardings and fences and comply with the requirements of the Local Authority. |     | item |      |        |

|   | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Qty | Unit | Rate | Amount |
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|   | <b>Site Sign Board</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                     |     |      |      |        |
| A | Provide for the erection of 3 Nr. project sign boards incorporating a digital coloured image of the project / site the name of the project, the contractor, the design team and the client; include for erecting the project board within the month; project board to be fixed to and include for WBP plywood backing, with steel supporting framework; include for design, supply, installation and removal upon completion of the works; Board Size approx. 3.00 x 3.00m |     | item |      |        |
| B | The Contractor is to allow in his tender for the cost of maintaining and keeping the site sign board in a clean and presentable condition throughout the contract period. Include for dismantling same on completion of contract; returning Employer and Consultants' name boards in a good and clean condition; making good all work disturbed to the satisfaction of the Employer's Representative                                                                       |     | item |      |        |
|   | <b>Advertisements</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                      |     |      |      |        |
| C | No temporary or permanent advertisements will be permitted on the Works.                                                                                                                                                                                                                                                                                                                                                                                                   |     | item |      |        |
|   | <b>2.5g Maintenance and protection of existing services on, under or over the site</b>                                                                                                                                                                                                                                                                                                                                                                                     |     |      |      |        |
| D | The Contractor shall do everything necessary to avoid damage to any services on, under or over the site, which are put at risk by the execution of the works.                                                                                                                                                                                                                                                                                                              |     | item |      |        |
| E | The Contractor shall protect and maintain all overground and underground services encountered during the execution of the works. The Contractor is to make good any damage at their own expense or pay any costs and charges in connection therewith to the satisfaction of the Employer, Employer's Representative, Statutory Authorities or Private Owners.                                                                                                              |     | item |      |        |
| F | The Contractor shall formulate a contingency plan to ensure an immediate emergency response by the relevant bodies in the event that any services are damaged. The contingency plan must be approved in advance by the Employer's Representative and will include the names and contact numbers to effect immediate responses to restore and maintain services.                                                                                                            |     | item |      |        |
| G | The Contractor will advise the relevant bodies, in advance of commencing excavation or opening up work, of the dates on which such service may be at risk. Where deemed necessary the Services Engineer, a representative of the relevant authority or an emergency crew as appropriate will be in attendance where any particular service is at risk.                                                                                                                     |     | item |      |        |

|   | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Qty | Unit | Rate | Amount |
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| A | <p>Provide for completing cat scan of the site prior to commencement including records of all services located.</p> <p><b>2.5h. Execution or completion of the work in any specific order or in sections or phases</b></p> <p>Works to be phased to include:</p> <p>1. Main Works</p> <p>2. site services outside the compound</p> <p>3. Site works outside the compound e.g new path to south of compound</p> <p><b>2.5i Maintenance of specific temperature and humidity levels</b></p> |     | item |      |        |
| B | <p>The Contractor shall control the temperature and humidity of the Works sufficiently to preserve the fabric of the existing building (see also item for 'Drying the Works', sub-section 4w below).</p> <p><b>2.5j Temporary Accommodation and Facilities for the use of the Employer including Heating, Lighting, Furnishing and Attendance</b></p> <p>Meeting Room</p>                                                                                                                 |     | item |      |        |
| C | <p>Provide a dedicated meeting room c/w suitable chairs and a table sufficient in size to accommodate 12 persons, for the exclusive use of the Employer's personnel and Site Meetings.</p> <p><b>2.5k Temporary voice and data communications for the use of the Employer</b></p>                                                                                                                                                                                                         |     | item |      |        |
| D | <p>N/A.</p> <p><b>2.5l Charges on voice and data communications for the use of the Employer</b></p>                                                                                                                                                                                                                                                                                                                                                                                       |     | item |      |        |
| E | N/A.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |     | item |      |        |

| Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Qty | Unit | Rate | Amount |
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| <p><b>2.5m Provision of Project Supervisor Construction Stage (PSCS), by the Contractor under the Safety, Health &amp; Welfare at Work (Construction) Regulations 2013 (to be priced in the Grand Summary)</b></p> <p>The Contractor shall note the content of the Preliminary Safety and Health Plan contained in Works Requirements Documents. The Contractor shall include here for all costs associated with the full compliance with the requirements of this Preliminary Safety and Health Plan, including the carrying out of temporary and permanent works as required, the preparation of appropriate Method Statements; and administration etc.</p> <p>Provide for all costs in respect of complying fully with the Safety Health and Welfare at Work (Construction) Regulations 2013 and the contractor shall include for complying with the Safety Health and Welfare at Work Acts and Regulations current at date of tender.</p> <p>The Contractor shall include for being appointed by the client under a collateral agreement to the main contract as Project Supervisor for the Construction Stage. Include for all costs associated with the provision of such services to fulfill the function and perform on behalf of the Employer the duties of the PSCS as set out in the Safety Health and Welfare at Work (Construction) Regulations 2013, including any insurance costs.</p> <p>The term "temporary works" shall mean all temporary works of every kind required in or about the construction, completion, and maintenance of the works; it shall include temporary works to support and ensure the stability of the partially completed permanent works and of adjoining structures and lands, as well as such matters as trench shoring, scaffolding, propping, working platforms, gangways, access stairs and landings.</p> <p>The Contractor shall appoint an approved, competent Temporary Works Designer who shall take overall design responsibility for the stability of the partially completed permanent works and of adjoining structures and lands during the envisaged construction process and, further, the maincontractor shall employ suitably qualified site engineer; both shall liase with each other and the with the Project Supervisors, all in accordance with the HSA Guidelines to Safety, Health and Welfare at Work (Construction) Regulations 2013. Subject to the Employer's Representative consent, (a) on small routine projects the site engineer need not be permanently on site; an/or (b) it may be permissible for one person to fulfill both of these roles</p> |     | Note |      |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |     | Note |      |        |
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| Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Qty | Unit | Rate | Amount |
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| The Contractor shall in consideration of the acceptance of his/her tender and by way of Collateral Agreement to the Main Contract, provide the services of Project Supervisor Construction Process within the meaning of the Safety, Health and Welfare at Work (Construction) Regulations 2013. The cost of the provision of this service shall be deemed to be included in the Contract Sum.                                                                                                                                                                                                                                                                                                       |     | Note |      |        |
| The Contractor shall ensure that safe practices and methods of work are adopted at all times. The contractor in that capacity or in his capacity as project Supervisor Construction Process shall notify the Employer's Representative in writing prior to the submission of his tender if he considers any requirement relating to the time for carrying out the works or any part of the works or the design of the work or specification of materials render work methods or procedures necessarily hazardous or in any way prevent the works from being safely carried out. The Contractor shall bear all costs arising out of his failure to give notice of foreseeable matters in this regard. |     | Note |      |        |
| The Contractor shall include for procuring that the insurance cover required to be obtained and maintained by the contractor pursuant to the Clauses of the main contract 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 Process of the project.                                                                                                                                                                                                                                                                                      |     | Note |      |        |
| The Contractor shall coordinate arrangements between all contractors to ensure the provision, in writing, of such information as is necessary for the Project Supervisor Design Process to complete the safety file, and shall monitor the implementation of the arrangements and take any necessary corrective action as set out in the Regulations.                                                                                                                                                                                                                                                                                                                                                |     | Note |      |        |
| The Contractor shall include for providing all necessary information by electronic and hardcopy as requested by the Project Supervisor for the Construction 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. The contractor shall allow for all costs associated with preparing four hard copies of the Safety File.                                                                                                                                                                                                                     |     | Note |      |        |
| Provide for all costs in respect of complying fully with the European Communities (Protection of Workers) (Exposure to Asbestos) Regulations, 1989 to 2000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |     | Note |      |        |
| The contractor shall include for providing assistance to the appropriate member of the design team in providing the latest issue of construction drawings for inclusion in the Safety File.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |     | Note |      |        |

| Description                                                                                                                                                                                                                    |                                                                                                                                                                                | Qty | Unit | Rate | Amount |
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| Th minimum information required from the Main Contractor for completion of the Safety File includes the following:                                                                                                             |                                                                                                                                                                                |     | Note |      |        |
| (a) Details of services, plant, and the project equipment, which comprise part of the structure, from specialist supply and installation contractors, as well as from statutory bodies and local authorities where appropriate |                                                                                                                                                                                |     | Note |      |        |
| (b) Manuals, and where appropriate certificates, produced by the specialist contractors and suppliers which outline operating and maintenance procedures and schedules for all plant and equipment                             |                                                                                                                                                                                |     | Note |      |        |
| (c) Accurate site survey drawings of the as-constructed location and layout of all utilities and services, including drainage, water mains and emergency and fire-fighting systems                                             |                                                                                                                                                                                |     | Note |      |        |
| <b>2.5n Quality Assurance Procedures</b>                                                                                                                                                                                       |                                                                                                                                                                                |     |      |      |        |
| The Contractor shall include for any costs for or in connection with the following, as required by the Works Requirements:                                                                                                     |                                                                                                                                                                                |     |      |      |        |
| A                                                                                                                                                                                                                              | inspections                                                                                                                                                                    |     | item |      |        |
| B                                                                                                                                                                                                                              | following quality assurance procedures                                                                                                                                         |     | item |      |        |
| C                                                                                                                                                                                                                              | items to be inspected or tested before delivery to the site                                                                                                                    |     | item |      |        |
| D                                                                                                                                                                                                                              | tests to be carried out                                                                                                                                                        |     | item |      |        |
| E                                                                                                                                                                                                                              | supplying and erecting samples                                                                                                                                                 |     | item |      |        |
| F                                                                                                                                                                                                                              | The Contractor must operate an approved quality system and a quality plan for the project must be submitted to the Architect.                                                  |     | item |      |        |
| The Contractot must comply with the following minimum requirements:                                                                                                                                                            |                                                                                                                                                                                |     |      |      |        |
| G                                                                                                                                                                                                                              | (a) Identify the personnel responsible for the project management, site management, safety and for inspection and testing of the works and for the verification of such tests. |     | item |      |        |
| H                                                                                                                                                                                                                              | (b) Ensure that an adequate documentation control procedure is in place for the project which will ensure that:                                                                |     | item |      |        |
| J                                                                                                                                                                                                                              | (i) A drawing register is maintained to record details of all drawings recieved relating to the project including revision status and circulation record.                      |     | item |      |        |

|   | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Qty | Unit | Rate | Amount |
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| A | (ii) All documents are date stamped and identified with the project.                                                                                                                                                                                                                                                                                                                                                                                                                                         |     | item |      |        |
| B | (iii) Superseded drawings are marked "Superseded" and removed from use.                                                                                                                                                                                                                                                                                                                                                                                                                                      |     | item |      |        |
| C | (iv) All documentation is safely filed and easily retrievable.                                                                                                                                                                                                                                                                                                                                                                                                                                               |     | item |      |        |
| D | (c) Have clear purchasing procedures which will document individual orders for all materials to be incorporated in the project. Such documentation or purchase order should incorporate the project number and date of order, the supplier's name, address and telephone number, description of materials ordered including requirements to conform to international standards and / or references to drawings or specifications. The date for delivery should also be clearly stated on the purchase order. |     | item |      |        |
| E | (d) All deliveries to site must be checked by a designated person and materials not meeting specifications to be identified, segregated where practical and details of non-confirming product and the remedial action to be taken recorded.                                                                                                                                                                                                                                                                  |     | item |      |        |
| F | (e) Provide evidence to the Architect if required of specialised training of site personnel.                                                                                                                                                                                                                                                                                                                                                                                                                 |     | item |      |        |
| G | (f) Provide schedule of inspection and tests to the Architect which will list the relevant tests, the persons responsible for carrying out the tests and the personnel responsible for verifying that the tests have been carried out.                                                                                                                                                                                                                                                                       |     | item |      |        |
| H | Ensure that all change orders are authorised by the Architect and recorded.                                                                                                                                                                                                                                                                                                                                                                                                                                  |     | item |      |        |
|   | <b>2.5 p Security Clearance</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |     |      |      |        |
| J | Maintain a register of all visitors to site and inspect Safe-pass identity cards prior to granting access to the site                                                                                                                                                                                                                                                                                                                                                                                        |     | item |      |        |

| Description                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                        | Qty | Unit | Rate | Amount |
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| <b>2.5 q Any other obligations and restrictions imposed by the Employer</b>                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                        |     |      |      |        |
| <b>Safety of Occupants</b>                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                        |     |      |      |        |
| A                                                                                                                                                                                       | The existing adjacent lands, properties, paths and roads will remain occupied or usable during the execution of the Contract and the Contractor shall therefore take necessary precautions to protect all from dust, excessive noise and other interference arising from the work.                                                                                                                     |     | Item |      |        |
| B                                                                                                                                                                                       | The Contractor shall consult the convenience of anybody who may be affected by the Works with regard to suitable times for carrying out works, making deliveries, etc.                                                                                                                                                                                                                                 |     | Item |      |        |
| <b>Site Records</b>                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                        |     |      |      |        |
| The Contractor shall provide site records in hardcopy and electronic format each week for the Employer's Representative and Quantity Surveyor. Site records to comprise the following:- |                                                                                                                                                                                                                                                                                                                                                                                                        |     |      |      |        |
| C                                                                                                                                                                                       | (a) A daily record of the number and description of tradesmen and labour employed on the works                                                                                                                                                                                                                                                                                                         |     | item |      |        |
| D                                                                                                                                                                                       | (b) A daily record of all plant, i.e. number, type and capacity                                                                                                                                                                                                                                                                                                                                        |     | item |      |        |
| E                                                                                                                                                                                       | (b) A daily record of all materials and goods including name of supplier, delivery docket number etc.                                                                                                                                                                                                                                                                                                  |     | item |      |        |
| F                                                                                                                                                                                       | (c) A daily record of wet hours, during which time work was prevented by bad weather                                                                                                                                                                                                                                                                                                                   |     | item |      |        |
| <b>Quantity Surveying Services of the Main Contractor</b>                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                        |     |      |      |        |
| G                                                                                                                                                                                       | In order to comply with the full requirements of the Employer's Representative Change Order Register and requests for information / instructions, the Contractor shall make due allowance in his tender for providing adequate Quantity Surveying Services for the duration of the works. The time contributed by this staff must be sufficient to meet the cost reporting procedures on this project. |     | item |      |        |
| <b>Use of Radio by Contractor</b>                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                        |     |      |      |        |
| H                                                                                                                                                                                       | The Contractor may with the approval of the Architect, use a proper licensed radio for communications on or off the site. He must pay all charges and expenses in connection therewith.                                                                                                                                                                                                                |     |      |      |        |

| Description                                                            |                                                                                                                                                                                                                                                                                                                                                                                  | Qty | Unit | Rate | Amount |
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| <b>Control of Noise, Pollution and all other Statutory Obligations</b> |                                                                                                                                                                                                                                                                                                                                                                                  |     |      |      |        |
| A                                                                      | The Contractor is obliged to comply with the British Standard 5228 Noise Control on construction and open sites Part 1, Part 2 and Part 4 and Code of Practice for basic information and procedures for noise control.                                                                                                                                                           |     | item |      |        |
| B                                                                      | The Contractor is required to comply with British Standard 6187 Code of Practice for Demolition.                                                                                                                                                                                                                                                                                 |     | item |      |        |
| <b>Car Parking for Contractor's Employees</b>                          |                                                                                                                                                                                                                                                                                                                                                                                  |     |      |      |        |
| C                                                                      | Location of proposed car parking facilities to be agreed in advance with the Architect.                                                                                                                                                                                                                                                                                          |     | item |      |        |
| D                                                                      | Due to the nature of the site the above facilities may be unavailable within the site boundaries. Accordingly, the Contractor will have to avail of parking facilities in the region (and agree in writing with respective owners). The Contractor is prohibited to illegally park on public or private roadways. All costs associated with car parking should be included here. |     | item |      |        |
| E                                                                      | Contractors employees are not permitted to park in the public car park.                                                                                                                                                                                                                                                                                                          |     | item |      |        |
| F                                                                      | The contractor is to include for remarking and provision of two new temporary Part M compliant disabled parking spaces adjacent to the western end of the contractors compound.                                                                                                                                                                                                  |     | item |      |        |
| <b>Protection of Work and Existing Finishes</b>                        |                                                                                                                                                                                                                                                                                                                                                                                  |     |      |      |        |
| G                                                                      | The Contractor is to case up and protect the work done and be responsible for the making good or paying for the making good of any work which may suffer from want of such casing and protection. The Contractor shall protect all existing finishes to be retained. Protection to the works includes works carried out by the Contractor's own workforce and Sub-Contractors.   |     | item |      |        |
| <b>Submission of Samples</b>                                           |                                                                                                                                                                                                                                                                                                                                                                                  |     |      |      |        |
| H                                                                      | Refer to Architects Document - CCWF-CCC-ZZ-ZZ-SC-A-8110_List of Sample Panels                                                                                                                                                                                                                                                                                                    |     | Note |      |        |

|   | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Qty | Unit | Rate | Amount |
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| A | The Contractor is to provide samples of all materials proposed as included in the List of Sample Panels to be used for the works shall be submitted to the Employers Representative, 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 approval prior to the delivery of the materials to the site. All materials delivered to and used upon the works must be at least equal in quantity to the same, and the Contractor shall ensure that he complies with all manufacturer's instructions and recommendation. Any materials condemned by the Employer's Representative as unfit for use in the works shall be immediately removed from the site at the Contractor's expense. |     | 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.                                                                                                                                                                                                                                                                                                                                                                                                                             |     | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |     | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |     | item |      |        |
| E | Where applicable, materials and prefabricated items shall be obtained from the Suppliers and Manufacturers who have been assessed by an independent certification authority accredited by the National Accreditation Council for Certification Bodies.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |     | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |     | item |      |        |
| G | Transportation, handling and storage of materials and prefabricated items shall be controlled to prevent mis-use, damage or deterioration.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |     | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |     | item |      |        |

|   | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Qty | Unit | Rate | Amount |
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| A | Works test certificate shall include, whenever applicable, the location in the works or the delivery or batch which the sample represents.<br><br><b>Standard Tests</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |     | item |      |        |
| B | The Contractor shall make such standard tests of concrete, blockwork, mortar, steelwork and other materials as the Engineer may direct.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |     | item |      |        |
| C | The cost of all on and off site tests, all testing fees and charges and any apparatus required, or the use of such shall be borne by the Contractor. The Contractor shall also bear the cost of forming concrete test tubes and transporting the cubes for testing.<br><br><b>Programme, Bar Chart</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |     | item |      |        |
| D | The time frame for construction is 12 calendar months, including programme contingency, from start of contract as per the schedule to the form of tender, Volume B at tender stage.<br><br>The contractor must provide a programme, incorporating the constraints stated or implied in the contract in the form of a Gant / Bar chart and clearly indicate;<br><br>- The activities in all work packages and constraints for each stage of works<br><br>- All activities / events shall be numbered and annotated with earliest and latest event dates.<br><br>- The critical path must be clearly shown on the programme.<br><br>- A schedule of outputs and resources to support the activities must also be included in the submission.<br><br>- The earliest and latest start and finish dated for every activity in each workpackage. Activities shall include all scope activities and any activities or time durations expected in addition to the scope activities.<br><br>- Access dated for each phase or section<br><br>- The earliest and latest start and finish dates for each phase or section, including date when the contractor plans to complete works to allow for the Employer and others to do their works.<br><br>- Milestone and key dates<br><br>- Holiday periods |     | Item |      |        |

| Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Qty | Unit | Rate | Amount |
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| <ul style="list-style-type: none"> <li>- Dates by which design works or drawings to be produced by the contractor or sub-contractor or supplier will be submitted to the Employers Representative for acceptance and dates by which acceptance of such design works or drawings will be required by the contractor, allowing time for submittals, re-submittals and review.</li> <li>- Dates by which samples for approval by the Employers Representative and dates by which approval of such samples will be required by the contractor, allowing time for submittals, re-submittals and reviews.</li> <li>- Procurement periods and delivery dated for items of goods, plant, materials, labour, works specialists for specialist areas of work, etc.</li> <li>- Date by which works will be ready for testing by the Employers Representative / Employer</li> <li>- Details and dates of any information required from the Employers Representative/ Employer</li> <li>- Commissioning periods</li> <li>- Provision of float, time risk allowances, quality control procedures, health and safety requirement, programme contingency, and any other requirement at set out in the contract.</li> <li>- Clearly identify named specialists works activities</li> </ul> <p><b>Method Statement</b></p> <p>A The Contractor is required to submit, post tender and pre-construction stage, a properly prepared method statement in a standard format. The method statement must clearly demonstrate the contractor's proposed sequence and method of working together with the planned resources required to execute the works.</p> <p><b>Setting Out</b></p> <p>B The Contractor shall set out the Works and keep them correct. Opening up and excavation shall not be commenced until the Engineer/ Employer's Representative has inspected the setting out. The checking of any setting out or of any line or level by the Employer's Representative or the Clerk of works (if any) shall not relieve the Contractor of his responsibility for the correctness thereof.</p> |     |      |      |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |     | item |      |        |
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|   | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Qty | Unit | Rate | Amount |
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|   | <b>Notice of Completion</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |     |      |      |        |
| A | Give the Employer's Representative at least three weeks notice of the anticipated dates of Substantial Completion of the whole or parts of the works                                                                                                                                                                                                                                                                                                                                                                                                                             |     | item |      |        |
|   | <b>Notice to the Quantity Surveyor</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |     |      |      |        |
| B | Give reasonable notice to the Quantity Surveyor before covering up any work which the Quantity Surveyor may require to be measured.                                                                                                                                                                                                                                                                                                                                                                                                                                              |     | item |      |        |
| C | The Contractor is to produce photographic record of any work, prior to being covered up, which may lead to the instruction of a Change Order by the Employer's Representative. The use of digital photographs will NOT be permitted for the use of recording variations, all photographs are to be date and time recorded.                                                                                                                                                                                                                                                       |     | item |      |        |
|   | <b>Pipe course</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |     |      |      |        |
| D | Pipe, cable and wire courses shall be laid out by the Contractor as early as practicable for approval by the Employer's Representative and laying or fixing shall not be commenced without such approval.                                                                                                                                                                                                                                                                                                                                                                        |     | item |      |        |
| E | Existing pipe, cable or wire courses interfered with during the execution of the work shall be reinstated if, when and as required to the Employer's Representative satisfaction.                                                                                                                                                                                                                                                                                                                                                                                                |     | item |      |        |
|   | <b>Temporary Works</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |     |      |      |        |
| F | The Contractor shall be solely responsible for designing and carrying out all necessary temporary works, including falsework, earthwork support, temporary supports and for taking all necessary steps to ensure the continuous stability for the duration of the contract of the existing buildings and adjacent structures and of all new work under construction including both in-situ and precast concrete, steelwork and masonry. All work to be carried out in strict accordance with the Safety, Health & Welfare at Work Act 2005 for Contractor's duties as designers. |     | item |      |        |
| G | The Contractor's attention is drawn to the fact that he must comply with all current Safety, Health and Welfare at Work Regulations in relation to temporary works, scaffolding etc.                                                                                                                                                                                                                                                                                                                                                                                             |     | item |      |        |

|   | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Qty | Unit | Rate | Amount |
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| A | A Chartered Engineer, or other suitably qualified and experienced person as the Structural Engineer, shall on behalf of the Contractor carry out a detailed structural survey and appraisal of the existing buildings and adjoining structures, and shall design and prepare detailed drawings for all the temporary works in accordance with the recommendations of the relevant British Standards. These proposals shall incorporate any and all amounts of temporary works indicated on the Architect's or Engineer's drawings but such temporary works shall not be assumed by the Contractor to be sufficient in themselves for any purpose.                                                                                                                                                                                                 |     | item |      |        |
| B | The Contractor, who is responsible for providing the specified materials and the required standard of workmanship and who has responsibility to decide his own detailed method of construction and to maintain the stability of the building while it is under his control, must recognise the need to employ properly qualified and experienced supervisors on site. (The Contractor's attention is drawn to the Engineer's specification and to the publication "Stability of Buildings" by the Institution of Structural Engineers - in particular to the section "Construction Stage" and to the Appendix). On complex structures or in circumstances where a full understanding of engineering principles is required to execute the work safely, the Contractor shall employ a Chartered Engineer to direct and supervise the construction. |     | item |      |        |
|   | <b>Trade Union Membership</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |     |      |      |        |
| C | All workers employed by the Contractor and his Sub-Contractors shall be members of a recognised Trade Union. The Contractor must pay the standard rate of wages current in the district and observe the customary hours and conditions of employment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |     | item |      |        |
|   | <b>Local labour</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |     |      |      |        |
| D | Persons engaged upon the works should insofar as practicable and without affecting the efficiency of the work, be recruited from the local offices of FAS or such other agency to the extent that the total labour requirement of the Contract exceeds the Contractor's core work force.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |     | item |      |        |
|   | <b>Registered Employment Agreement (Construction Industry Pensions Assurance and Sick Pay)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |     |      |      |        |
| E | Under the aforementioned Registered Employment Agreement, the provision of Pension, Mortality and Sick Pay cover is a legal requirement for all contractors working in the construction industry, and it applies to all manual employees between the ages of 20 and 65 years.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |     | item |      |        |

|   | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Qty | Unit | Rate | Amount |
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| A | It will be a condition precedent to the award of this Contract that the lowest acceptable tenderer shall be registered with the Construction Workers Pension Scheme (CWPS), and contributions are paid up to date for all employees registered in CWPS.<br><br><b>Tax Clearance Certificates</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |     | item |      |        |
| B | It will be a condition precedent to 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).<br><br><b>Connections to Public mains</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |     | item |      |        |
| C | The Contractor must obtain permission from the relevant Local Authority to enable him to make connections to the public mains. Pay all costs and charges in connection with same and make good all work disturbed to the satisfaction of the Local Authority Engineers<br><br><b>Deliveries</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |     | Item |      |        |
| D | The Contractor shall consult the convenience of anybody who may be affected by the Works with regard to suitable times for carrying out the works, making deliveries, etc.<br><br><b>Works beyond the Boundary of the Site</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |     | Item |      |        |
| E | The contractor is to note that the connection of Eircom (Eir), ESB, Watermain, Foul water drainage and Surface water drainage utilities, as well as construction of boundary walls / fences will entail 'works outside the site boundary'. These works and all necessary connections are to be performed on a strict 'permit' basis with prior approval from ER / Cork County Council / Adjoining property owners. The contractor will be required to develop a method statement to ensure that the works are properly planned and coordinated. The contractor is to include for properly securing such works areas, traffic management, hoarding, fencing, signage and all necessary Health & Safety procedures; the contractor is to include for protecting and making good any damage caused to existing surrounding surfaces when completing these works. |     | Item |      |        |
| F | Safe access shall be maintained for users of the existing adjacent facilities. All statutory consultees are to be advised about any such works and their requirements met with in full.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |     | Item |      |        |

|   | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Qty | Unit | Rate | Amount |
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| A | A detailed Traffic Management Plan is to be compiled by the contractor in accordance with the Department of the Environment, Traffic Signs Manual, Chapter 8, and submitted to the design team for their review and comment, in advance of the works commencing. The Contractor is to take account of the impact the site traffic will have on the local environment, and devise and implement a suitable traffic and pedestrian management system, taking particular care at the entrance to the site and at the entrances to adjacent properties. The Contractor is to monitor and control materials delivery to site, and waste removal from site, in order to ensure that the roads surrounding the site, all of which are fire tender access routes, are maintained free flowing at all times. No reversing of vehicles onto the access roadways will be permitted. Pedestrian routes need to be carefully planned and clearly identified so as to direct pedestrians away from construction works. |     | Item |      |        |
| B | Include for ensuring a Banksman will be present when construction vehicles are exiting the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |     | Item |      |        |
| C | Adequate sightlines must be provided. No reversing manoeuvres are permitted at the construction entrance and a site operative must be present for vehicular movements within the complex. Pedestrian routes need to be clearly identified and be planned so as to direct pedestrians away from construction works. The contractor is to assess available site lighting and is to put in place supplementary lighting to ensure that the site is well lit for the construction period. The contractor must ensure that emergency vehicles can gain access to the site at all time.                                                                                                                                                                                                                                                                                                                                                                                                                        |     | Item |      |        |
| D | The Contractor shall carry out a precondition survey of the existing public road including existing finished road levels. The Contractor shall be responsible for making good any damage caused to the existing public roadway including full reinstatement as required on completion of the works as instructed by Cork County Councils Local Area Roads Engineer.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |     | Item |      |        |
| E | The Contractor shall ensure that the existing roadways and footpaths are maintained in a clean condition at all times. The Contractor is to ensure that all plant and equipment as necessary, including use of road sweeper, is available to ensure that all debris and earth is removed from all site traffic existing onto the footpaths and roadways for the duration of the works.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |     | Item |      |        |

| Description                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Qty | Unit | Rate | Amount |
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| <b>Vesting Certificates</b>        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |     |      |      |        |
| A                                  | Within 21 days of acceptance of his/her tender the Contractor shall send to the Employer's Representative a list of the Suppliers from whom the Contractor intends to obtain goods or materials to be embodied in the works and (if not direct Suppliers) the manufacturers of each item of plant to be embodied in the works. The Contractor shall also notify the Employer's Representative promptly in writing of any addition to the list during the course of the works. The list and any additions to the list shall be accompanied by a vesting certificate from each Supplier and manufacturer named. A vesting certificate shall certify that the full ownership (free of any lien or charge) in all goods and materials delivered by or with the authority of the Supplier or manufacturer to the Contractor (whether on the Site of the Works or elsewhere) shall pass irrevocably to the Contractor not later than such delivery notwithstanding any terms of contract of the Supplier or manufacturer and whether or not the Supplier or manufacturer has been paid for the goods and materials. The Contractor shall include with every progress application written evidence that any goods or materials in respect of which payment is requested are the subject of a vesting certificate furnished to the Employer's Representative by the Supplier and (where relevant) manufacturer in accordance with the previous sub-clause. In the absence of such evidence no payment shall be certified in respect of goods or materials |     | item |      |        |
| <b>Patent Rights and Royalties</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |     |      |      |        |
| B                                  | The contractor shall save harmless and indemnify the Employer for and against all claims and proceedings for or on account of infringement of any patent rights, design, trademark or name or other protected rights in respect of any constructional plant, machine, work or material used or in connection with the Works.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |     | Item |      |        |
| <b>Measurements</b>                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |     |      |      |        |
| C                                  | Notwithstanding anything shown on the drawings, the Contractor shall check all dimensions on site before putting work in hand, and shall be responsible for the dimensional coordination of all parts of the work.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |     | Item |      |        |

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|   | <b>Sub-Contractors/Suppliers - Design and Production Information</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |     |      |      |        |
| A | <p>Certain Sub-Contractors/Suppliers will be required to provide design and production drawings and other information: The Contractor shall make reasonable allowance for the time taken in completing such information, checking, inspection by the Employer's Representative. The Contractor shall take appropriate action to obtain all information which the Sub-Contractors/Suppliers are required to provide. The Contractor shall thoroughly check on the basis of information available, note any comments, discrepancies and divergences and submit to the Employer's Representative. Ensure that any necessary amendments to the information are made in accordance with any comments of the Employer's Representative, and re-submit unless the Employer's Representative so confirms that this is not necessary. If submitted information differs from the Sub-Contract documents, each such difference must be the subject of a request for substitution or Change Order. Should any amendment required by the Employer's Representative be considered to involve a variation, the Contractor shall notify the Employer's Representative without delay and shall not proceed until sub-sequentially instructed. Claims for the extra over cost of such work, if made after it has been carried out, may not be allowed. Obtain final version of all information and submit to the Employer's Representative the number of copies required by him. Distribute additional copies to all affected Sub-Contractors and Suppliers, retain copies for your the Contractors own use and keep at least one copy on site. Ensure that the work is carried out in accordance with this final version</p> |     | Item |      |        |
|   | <b>All statutory obligations</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |     |      |      |        |
| B | <p>The Contractor shall comply in all respects with all statutory obligations or regulations in carrying out the works.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |     | Item |      |        |
|   | <b>Building Energy Rating</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |     |      |      |        |
| C | <p>The Contractor shall complete and issue a BER Cert and Part L compliance Report on completion including registering the BER Certificate for each unit (1 Nr). The BER Assessment shall be carried out by Sustainable Energy Ireland (SEI) Registered BER Assessors</p> <p>The contractor is to include for all items and requirements associated with the Building Energy Rating; as defined within the works requirement documents; in particular the contractors is to,</p> <p>(a) Produce a Log Book which will include details of the building</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |     | Item |      |        |

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| <p>(b) Include for completing Building Energy Rating (BER), by a registered SEAI assessor for each unit [BER Certs]</p> <p>(c) Contractor to include for photographs of concealed services and insulation</p> <p>Progress Photographs</p> <p>A Provide progress photographs of the Works taken from locations on or about the site as directed. Take min. 30 photographs at weekly intervals. Provide 2 prints of each photograph for the Architects, one conventional and one digital.</p> <p><b>Discrepancies</b></p> <p>The priority of tender documents is as listed in the Tender</p> <p>Should the tenderers become aware of any discrepancy in the documents, they should immediately bring to the attention of the Employer's Representative.</p> <ol style="list-style-type: none"> <li>1. Architects Drawings</li> <li>2. Architects Specification</li> <li>3. Engineers Drawings</li> <li>4. Engineers Specification</li> <li>5. Works Requirement Preliminaries</li> <li>6. Cork County Council Consulting Engineers Drawings (except on matters relating to services where these have priority over architectural and structural matters)</li> <li>7. Cork County Council Consulting Engineers Specification (except on matters relating to services where these have priority over architectural and structural matters)</li> </ol> |     | Item |      |        |

| Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Qty | Unit                                                                                                                                                        | Rate | Amount |
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| <p><b>Community Benefit Clause</b></p> <p>Cork County Council has prepared a Local Economic and Community Plan. One Objective of the Plan states that the Council will work in partnership with communities to provide social inclusion, tackle poverty and disadvantage and promote participation, empowerment and social change. In light of the objective the Council has undertaken an Initiative known as the Community Benefit Clause in Construction Works Contracts. a copy of which is included in Appendix 3: Information Pack of the Instruction to Tenderers. This Initiative is a mandatory requirement of this Contract and the Contractor is to comply in full with the requirements outlined in the Social Benefit Clause. The Contractors obligations are outlined in the Social Benefit Clause under the following headings:-</p> <ol style="list-style-type: none"> <li>1. Background</li> <li>2. Scope</li> <li>3. Community Benefit Clause</li> <li>4. Employment Co - Ordinator</li> <li>5. Contractor's Liason Officer</li> <li>6. Meetings</li> <li>7. Duties of the Parties</li> <li>8. Monitoring</li> <li>9. Training and Development</li> <li>10. Contract Documentation</li> <li>11. Procurement</li> <li>12. Dispute Resolution</li> <li>13. Severability</li> </ol> <p>A The Contractor is to include in their tender for all costs associated with the Community Benefit Clause in Construction Works Initiative.</p> |     | <p>Note</p> <p>Note</p> <p>Note</p> <p>Note</p> <p>Note</p> <p>Note</p> <p>Note</p> <p>Note</p> <p>Note</p> <p>Note</p> <p>Note</p> <p>Note</p> <p>item</p> |      |        |

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| <b>TENDERING DETAILS</b>                    |                                                                                                                                                                                                                                                                                                                                                                                                 |     |      |      |        |
| <b>Expense and Acceptance of Tender</b>     |                                                                                                                                                                                                                                                                                                                                                                                                 |     |      |      |        |
| A                                           | 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.                                                                                                                                                     |     | item |      |        |
| <b>Award of Contract</b>                    |                                                                                                                                                                                                                                                                                                                                                                                                 |     |      |      |        |
| B                                           | The Contract will be awarded based on the award criteria set out in the Instructions to Tenderers.                                                                                                                                                                                                                                                                                              |     | item |      |        |
| <b>Errors in Priced Bills of Quantities</b> |                                                                                                                                                                                                                                                                                                                                                                                                 |     |      |      |        |
| C                                           | On examination of the priced Bill of Quantities if it is discovered that errors have been made, they shall be dealt with in accordance with the "Code of Procedure" for Single Stage Selective Tendering" as published by the Liaison Committee of the Construction Federation, the Royal Institute of Architects of Ireland and the Society of Chartered Surveyors in the Republic of Ireland. |     | item |      |        |
| <b>Tender Qualifications</b>                |                                                                                                                                                                                                                                                                                                                                                                                                 |     |      |      |        |
| D                                           | Tenders shall be strictly in accordance with the Bill of Quantities, Drawings, Contractor's obligations pursuant to the Conditions of Contract and shall not be qualified in any way. Any such qualification may result in the tender not being considered.                                                                                                                                     |     | item |      |        |
| <b>Inadequacy of Description</b>            |                                                                                                                                                                                                                                                                                                                                                                                                 |     |      |      |        |
| E                                           | The Contractors price shall be the full inclusive cost of completing the works in accordance with the drawings and specification. The Contractor shall state with his tender any additional items for which he requires payment as no claim on the ground of inadequacy of description will be entertained.                                                                                     |     | item |      |        |
| <b>Provide Everything Necessary</b>         |                                                                                                                                                                                                                                                                                                                                                                                                 |     |      |      |        |
| F                                           | The Contractor shall provide everything necessary for the proper execution of the Contract according to the true intent and meaning of the documents, whether same may or may not be particularly described, provided same is reasonably inferred therefrom.                                                                                                                                    |     | item |      |        |

| Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Qty | Unit | Rate | Amount |
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| <p><b>Definitions and Interpretations</b></p> <p>CA: means the person nominated in the Contract as Architect or Project Manager or his authorised representative.</p> <p>IN WRITING: When required to advise, notify, inform, instruct, agree, confirm, obtain information, obtain approval or obtain instructions do so in writing.</p> <p>APPROVAL: (and words derived therefrom) means the approval in writing of the CA unless specified otherwise.</p> <p>PRODUCTS: means materials (including naturally occurring materials) and goods (including components, equipment and accessories) intended for permanent incorporation in the Works.</p> <p><b>CROSS REFERENCES TO THE SPECIFICATION:</b></p> <p>Where a numerical cross-reference to a specification or clause is given on drawings or in any other document the Contractor must verify its accuracy by checking the remainder of the annotation or item description against the terminology used in the referred to section or clause.</p> <p>Where a numerical cross-reference is not given the relevant section(s) and clause(s) of the specification will apply, cross-reference thereto being by means of related terminology.</p> <p>Where a cross reference for a particular type of work, feature, material or product is given, relevant clause(s) elsewhere in the referred to specification section dealing with general matters, ancillary products and workmanship also apply.</p> <p>The Contractor must, before proceeding, obtain clarification or instructions in relation to any discrepancy or ambiguity, which he may discover.</p> <p><b>EQUIVALENT PRODUCTS:</b></p> <p>Where the specification permits substitution of a product of different manufacturer to that specified and such substitution is desired, before ordering the product notify the Employer's Representative and, when requested, submit for verification documentary evidence that the alternative product is equivalent in respect of material, safety, reliability, function, compatibility with adjacent construction, availability of compatible accessories and, where relevant, appearance. Submit certified English translations of any foreign language documents.</p> |     |      |      |        |

| Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Qty | Unit | Rate | Amount |
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| <p>Any proposal for use of an alternative product must also include proposals for substitution of compatible accessory products and variation of details as necessary, with evidence of equivalent durability, function and appearance of the construction as a whole. If such substitution is sanctioned, and before ordering products, provide revised drawings, specification and manufacturer's guarantees as required by CA.</p> <p>EQUIVALENT PRODUCTS: Wherever products are specified by proprietary name and the phrase "or equivalent" is not included, it is to be deemed included.</p> <p>SIZES: Unless otherwise stated:</p> <p>Products are specified by their co-ordinating sizes.</p> <p>Cross-section dimensions of timber shown on drawings are nominal sizes before any required planing.</p> <p>FIX ONLY: means all labours in unloading, handling, storing and fixing in position, including use of all plant.</p> <p>SUPPLY AND FIX: Unless stated otherwise all items given in the Bill of Quantities are to be supplied and fixed complete.</p> <p><b>Terms used in Refurbishment / Alterations</b></p> <p>REMOVE: means disconnect, dismantle as necessary and remove the stated element, work or component and all associated accessories, fastenings, supports, linings and bedding materials, and dispose of unwanted materials. It does not include removing associated pipework, wiring, ductwork or other services.</p> <p>KEEP FOR USE OR SET ASIDE FOR RE-USE: means:</p> <p>During removal prevent damage to the stated component or material, and clean off bedding and jointing materials.</p> <p>Stacking neatly, adequately protect and store until required by the Employer for re-use in the Works as instructed.</p> <p>REPLACE: means:</p> <p>Remove the stated existing components, features and finishes.</p> <p>Provide and fit in lieu new components, features or finishes which, unless specified otherwise, must match those which have been removed.</p> |     |      |      |        |

| Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Qty | Unit | Rate | Amount |
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| <p>Make good as necessary.</p> <p>REPAIR: means carry out local remedial work to components, features and finishes as found in the existing building. Re-secure or refix as necessary and leave in a sound and neat condition. It does not include:</p> <p>Replacement of components or parts of components,</p> <p>Redecoration.</p> <p>The meaning of the term shall not be limited by this definition where used in connection with the defects liability provisions of the Contract.</p> <p>EASE: means make minor adjustments to moving parts of the stated components to achieve good fit in both open and closed positions and ensures free movement in relation to fixed surrounds. Make good as necessary.</p> <p>TO MATCH EXISTING: means use products, materials and methods to match closely all visual characteristics and features of the existing work, with joints between existing and new work as inconspicuous as possible, all to approval of appearance.</p> <p><b>3. WORK BY SPECIALISTS, NOVATED SPECIALISTS, WORK BY UTILITY PROVIDERS AND WORK BY OTHERS ENGAGED DIRECTLY BY THE EMPLOYER</b></p> <p><b>3.1 WORK TO BE CARRIED OUT BY SPECIALISTS</b></p> <p>A N/A</p> |     | item |      |        |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Qty | Unit                                | Rate | Amount |
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| <p><b>3.2 WORK BY UTILITY PROVIDERS</b></p> <p><b>3.2 a. Work by Statutory Authority, Public Undertaking or Public or Private Utility Provider</b></p> <p><b>All drainage and watermain works outside the private road extensive line are to be undertaken by an Uisce Eireann accredited contractor</b></p> <p>A The main contractor will be obliged to provide Irish Water with a Self-Lay Surety in the amount of €15,000.00 (the Self-Lay Surety) (Cost to be confirmed). The Self-Lay Surety can be made in the form of a cash bond or, alternatively, in any of the forms outlined in Irish Water's Financial Security Policy (available at <a href="http://www.water.ie/connections">www.water.ie/connections</a>). Payment of the Self-Lay Surety can be made by EFT. NOTE: The figure of €15,00.00 is valid for 90 days from tender submission. Main contractor to revert to Irish Water to confirm that amount for the surety has not increased or decreased. Main contractor will be required to pay the most current surety amount required from Irish Water. The final figure will be adjusted based on the final amount to be confirmed by Irish Water.</p> <p>B The Self-Lay Surety is a form of financial security to be retained by Irish Water to secure the execution of any works of accommodation or works of repair, reconstruction, rectification and making good of defects imperfections, shrinkages or other faults in respect of the Water &amp; Wastewater Services Infrastructure.</p> <p>C Irish Water shall undertake inspections, surveys, investigations to assess the continued adequacy of the Water &amp; Wastewater Services infrastructure during the Defects Liability Period. When required, Irish Water will notify the Main Contractor in writing of the need for repair, reconstruction or rectification works in relation to the Water &amp; Wastewater Infrastructure. The Main Contractor shall execute or secure the execution of all works of accommodation or works of repair, reconstruction, rectification and making good of defects imperfections, shrinkages or other faults in respect of the Water &amp; Wastewater Services infrastructure, as may be required of the Main Contractor in writing by Irish Water during the Defects Liability Period. All such works shall be carried out at the Main Contractor's expense. If the Main Contractor shall fail to execute or secure the execution of works as aforesaid Irish Water shall be entitled to carry out such works and shall be entitled to recover from the Main Contractor the costs and expenses reasonably incurred by Irish Water in so doing by way of a deduction from the Self-Lay Surety.</p> |     | <p>Note</p> <p>Note</p> <p>Note</p> |      |        |

|   | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Qty | Unit | Rate | Amount |
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| A | The Self-Lay Surety shall be returned to the Main Contractor by Irish Water within twenty eight (28) days of the expiry of the Defects Liability Period or the issue of the Completion Certificate, whichever is later subject to any deductions made as per item BQ/46C and subject to the Irish Water & Wastewater Services Infrastructure being deemed by Irish Water to be in compliance with the connection agreement.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |     | Note |      |        |
| B | Upon expiry of the Defects Liability Period and subject to the completion of the works specified in the Schedule of Corrections (as appended to the Conformance Certificate, or otherwise issued to the Main Contractor) to the satisfaction of Irish Water, Irish Water shall issue a Completion Certificate to the Main Contractor. The Main Contractor hereby acknowledges and agrees that it will reimburse Irish Water for any costs occurred: A) In undertaking any works referred to in BQ/46C or any other works of construction, reconstruction, maintenance, rectification or repair or making good of defects imperfections, shrinkages or other faults by reason of the Main Contractor failing to complete in a good and workmanlike manner and in accordance with the Connection Agreement the entirety of the Water & wastewater Services Infrastructure; and B) towards invoices or sums payable by virtue of any actions, claims or demands made against Irish Water by any third Party as a result of any act of default by the Main Contractor. |     | Note |      |        |
| C | The Main Contractor shall be required to acknowledge and agree that, in the event that the Main Contractor fails to reimburse Irish Water for its reasonable costs as referred to in BQ/46C & BQ/47A, Irish Water shall be entitled to seek a deduction of the relevant amount(s) from the Self-Lay Surety.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |     | Note |      |        |
| D | The rights and obligations of the Parties in relation to the Defects Liability Period shall survive the termination or expiry of the Connection Agreement.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |     | Note |      |        |
| E | The Self-Lay Surety is a separate cost outside of the main contract between Cork County Council and the main contractor. The agreement and payment of the Self-Lay Surety will be between the Main Contractor and Irish Water. Cork County Council will not be reimbursing the Main Contractor for the cost of the surety at any stage.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |     | Note |      |        |
| F | The main contractor should include here for all costs associated with engaging with Irish Water, completion of applications and the execution and payment of the Self-Lay Surety to Irish Water; administration costs, financing costs etc. associated with putting the surety in place.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |     | Item |      |        |

|   | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Qty | Unit | Rate | Amount |
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| A | The main contractor is required to pay Irish Water for the Self-Lay Surety within 3 weeks of the signing of the Letter of Acceptance for the Main Contract and forward evidence of payment to Cork County Council once paid. The payment of the surety should not negatively impact the construction programme.                                                                                                                                                                                                                                                                                                                      |     | Note |      |        |
| B | The Self-Lay Contractor is to include for entering into a Collateral Agreement, with the employer                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |     | Item |      |        |
|   | <b>3.3 WORK BY OTHERS ENGAGED DIRECTLY BY THE EMPLOYER</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |     |      |      |        |
|   | <b>3.3 a. Others directly engaged by the Employer</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |     |      |      |        |
|   | <u>The following works will be carried out by others directly engaged by the Employer</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |     |      |      |        |
| C | The supply & installation of Door Access Control system                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |     | Note |      |        |
| D | The supply & installation of various signage                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |     | Note |      |        |
| E | The supply & installation of various IT equipment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |     | Note |      |        |
| F | The Contractor shall provide here for all necessary general attendance on Independent Contractors who will be undertaking works on site at the same time as these works. General attendance on Independent Contractors shall be deemed to include the use of Contractors temporary roads, pavings and patch, standing scaffolding, standing power operated hoisting plant, provision of temporary lighting and water supplies, clearing away rubbish, provision of space for the sub-contractors own offices and for the storage of his plant and materials and the use of messrooms, sanitary accommodation and welfare facilities. |     | Note |      |        |

| Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Qty | Unit | Rate | Amount |
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| <p><b>4. GENERAL FACILITIES AND OBLIGATIONS</b></p> <p><b>4 a. Supervision and Co-Ordination of the Works</b></p> <p><b>Contracts Manager</b></p> <p>A The Contractor shall immediately on appointment assign a Contracts Manager who shall have full authority to act on the Contractors behalf in connection with the Contract. The Contractor shall notify the Employers Representative of the name of the person so appointed and of his normal place of work. The Contractor may from time to time by further written notice to the Employers Representative remove any person from his appointment as the Contracts Manager and appoint another person of equal experience and seniority, in his place with effect from a date to be specified in the notice. The Contractor shall at all times until the end of the Defects Liability Period ensure that a person is appointed to act as the Contracts Manager.</p> |     | item |      |        |

| Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Qty | Unit | Rate | Amount |
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| <b>Site Manager</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |     |      |      |        |
| <p>A The Contractor shall provide proper and competent supervision at all times during the progress of the works to ensure that the works are carried out properly in accordance with the Contract. The level and type of supervision shall be in accordance with a Works Proposal in accordance with Clause 4.2 of the Conditions of Contract and clauses referred to therein. The Contractor shall in particular appoint a Representative to the works with full authority to act on the contractors behalf in all matters affecting the contract in accordance with Clause 4.2.1.(1) of the Conditions of Contract and clauses referred to therein. Should it become necessary at any time before Substantial completion to transfer this appointment, the Contractor shall notify the Employer's Representative in writing in advance, giving the name, experience and qualifications of such person. From the commencement of work at the site until the works have been certified as Substantially complete, the Contractor shall ensure that some suitable person is employed by him at the site as Supervisor pursuant to Clause 4.2.1 (2). The Supervisor shall supervise all work carried out on the site by the Contractor and receive all instructions given by or on behalf of the Employer's Representative to the Contractor at the site. The Supervisor shall be present at the site throughout normal working hours except when on leave, sick, or absent for reasons in connection with the proper performance of this Contract. Whenever the Supervisor is absent from the site during normal working hours, a suitable person shall be appointed to act as his deputy. The Supervisor shall not be employed by the Contractor to do work other than works specifically related to the Contract. The Contractor shall notify the Employer's Representative of the person appointed as Site Manger and shall not change such appointment without the prior written consent of the ER. The Contractor shall ensure that there are at all times on the site sufficient suitably qualified and experienced staff to supervise all work carried out by the Contractor in accordance with Clause 5.2 of the Conditions of Contract.</p> |     | item |      |        |
| <b>Co Ordination of the Whole of the Works</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |     |      |      |        |
| <p>B Pursuant to Clause 4.13 of the Conditions. the Contractor shall be responsible for the co-ordination of the whole of the Works including sub-contract installations and shall organise the whole of the works including all sub-contractor's installations to ensure their proper progress in accordance with the Programme.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |     | item |      |        |

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| A | The Contractor shall be responsible for the co-ordination of all contractors and sub-contractors engaged by the Employer or the Contractor to ensure efficient synchronization and operation of access control systems with all other building systems and building fabric e.g joinery                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |     | item |      |        |
| B | The Contractor shall obtain from each Specialist Sub-Contractor details in respect of his requirements sufficiently early to allow the Contractor to incorporate such requirements in the works and to coordinate the whole of the works including the sub-contract works to be undertaken by Specialist sub-contractors. The Contractor shall provide all information necessary to Specialist Sub-Contractors to enable them to detail their installations accurately. The Contractor shall coordinate the installation of all Specialist Sub-Contracts with the Main Contract works and shall prepare and maintain accurate co-ordination drawings for this purpose for as long as may be necessary for the proper execution of the whole of the works. The Contractor shall appoint or nominate a suitably qualified person or persons with specific responsibility for the co-ordination of the works that shall propose a programme for the co-ordination of the works and shall attend all management meetings in respect of the same. |     | item |      |        |
| C | The Contractor shall bear the expense of any failure to satisfy this requirement. Any loss or delay arising out of failure to effect the provisions of this Clause shall be the sole responsibility of the Contractor.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |     | item |      |        |
|   | <b>Services Coordinator</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |     |      |      |        |
| D | The Contractor shall be fully responsible for the coordination of services on site and shall appoint a suitable qualified Services Coordinator. The Services coordinator shall be responsible for all issues relating to services and services specialists and shall attend project site meetings. The Services coordinator shall be responsible for the preparation of a set of coordinated services drawings for consideration by the Design Team, to enable all elements of the works to be carried out with due regard to each other and in such a manner that satisfactory construction and performance results. Such drawings shall be prepared sufficiently in advance of services work being carried out to enable discussion of routes and consideration of alternatives.                                                                                                                                                                                                                                                           |     | item |      |        |

|   | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Qty | Unit | Rate | Amount |
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|   | <b>4 b. Plant, Tools and Vehicles</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |     |      |      |        |
|   | Provide all necessary plant, tools, equipment and vehicles necessary for the proper execution and completion of the work.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |     |      |      |        |
| A | a) bringing to site and removing on completion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |     | item |      |        |
| B | b) maintaining for the duration of the works                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |     | item |      |        |
|   | <b>Cranage</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |     |      |      |        |
| C | The Main Contractor shall provide all cranage required. All costs associated with the provision of cranage 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 cranage as required upon examination under the Tender Documents. Special cranage requirements for Nominated Sub-Contractors are measured as special attendances within the Bill of Quantities.                                                                               |     | item |      |        |
| D | Should the Contractor choose to use a tower Crane, it shall be located in a position, which meets the Employer's Representative approval. Additionally, the Contractor should liaise with adjoining landowners and statutory authorities for permission to erect the crane(s) in a particular location. All issues of over-sailing and agreements, fees, etc., are deemed included in the Contractors price against this heading.                                                                                                                                                                                                                               |     | item |      |        |
| E | Should the Contractor choose to use a temporary hoist or hoists, it/they shall be located in location(s) to be agreed with the Employer's Representative.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |     | item |      |        |
|   | <b>4 c. Scaffolding</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |     |      |      |        |
| F | a) bringing to site, erecting and removing on completion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |     | item |      |        |
| G | b) maintaining on site for the duration of the works                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |     | item |      |        |
| H | Provide all necessary scaffolding and other apparatus 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. The Contractor is required to give a written undertaking to the Employer's Representative that only qualified, experienced and competent Scaffolders will be employed upon the works. The Contractor must furnish the necessary evidence to the Employer's Representative prior to the carrying out of scaffolding works. Include for ensuring all inspection certificates in respect of the scaffolding are issued and held on site. |     | item |      |        |

|   | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Qty | Unit | Rate | Amount |
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| A | Provide as necessary all general scaffolding required for the execution of the works. Include for protective dust proof and water proof sheeting on all scaffolding. The Contractor shall also make provision for properly constructed access points within the said scaffolding to facilitate inspection of the Works by the consultants. The scaffolding and the erection of same must comply with BS 5973 or the latest British Standard and all other associated construction regulations and the like. |     | item |      |        |
| B | The Contractor shall ensure that all scaffolding uprights and the like are encased with foam insulation/uPVC pipes to a height not less than 2.0m.                                                                                                                                                                                                                                                                                                                                                          |     | item |      |        |
|   | <b>4 d. Site administration including the provision and keeping of all statutory records</b>                                                                                                                                                                                                                                                                                                                                                                                                                |     |      |      |        |
|   | <b>Site Administration</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |     |      |      |        |
| C | The Contractor shall ensure that there are at all times on this project sufficient suitably qualified and experienced staff to administer all work carried out by the Contractor.                                                                                                                                                                                                                                                                                                                           |     | item |      |        |
| D | The Contractor shall ensure that systems and procedures are in place with regard to the provision and maintenance of records in compliance with statutory requirements.                                                                                                                                                                                                                                                                                                                                     |     | item |      |        |
|   | <b>Site Meetings</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |     |      |      |        |
| E | The successful tenderer will be required to attend regular co-ordination meetings with and the Consultants to ensure the proper co-ordination, sequencing and quality of the work. The Contractor shall provide for a meeting room capable of accommodating 10 persons and shall provide adequate heating and lighting thereto.                                                                                                                                                                             |     | item |      |        |

| Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Qty | Unit | Rate | Amount |
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| <p>The Contractor shall furnish</p> <ol style="list-style-type: none"> <li>1. Updated progress reports vis a vie programme</li> <li>2. Schedule of information required</li> <li>3. Schedule of equipment/plant lead-ins</li> <li>4. Delivery Schedules</li> <li>5. Decanting Schedules</li> <li>6. Staff induction schedule</li> <li>7. Resource levels support</li> </ol> <p>In addition the Contractor's Quantity Surveyor shall be available to meet with Karl Slyne Quantity Surveyors Ltd. as required to review:</p> <ul style="list-style-type: none"> <li>&gt; Cost effect of drawings issued in the previous 14 days</li> <li>&gt; Any change orders / scope changes</li> <li>&gt; Any potential scope changes</li> <li>&gt; On a monthly basis the Contractors Quantity Surveyor shall furnish a projected final account to Karl Slyne Quantity Surveyors Ltd.</li> </ul> <p><b>Existing Levels</b></p> |     |      |      |        |
| <p>A 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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |     | item |      |        |
| <p>B 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 Employer's Representative. 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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                     |     | item |      |        |

|  | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Qty | Unit                                                                                     | Rate | Amount |
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|  | <b>4e. Security</b><br><br>The Contractor is responsible for the security of the site for the duration of the works. All reasonable precautions will be taken to prevent unauthorised access to the site, the works and adjoining property. Adequate safeguards shall be put in place to protect the site, the works, products / materials, plant and any existing buildings affected by the construction works from damage, theft and trespass.<br><br>As part of their site security responsibilities, the contractor is required to provide:<br><br><u>Site Hoarding with Controlled Access and Egress Points</u><br><br>A install and maintain adequate site hoarding to the site boundaries with adequate controlled access and egress points as outlined in section 4x.<br><br><u>Site Security</u><br><br>B provide site security and surveillance as required by the Contractor.<br><br><u>CCTV Monitoring</u><br><br>C provide and maintain CCTV monitoring of site perimeters and enclosures, as required by the Contractor.<br><br><u>Restricted Access</u><br><br>D ensure restricted access is maintained to the works. At a minimum ensure all operatives, personnel, agents, consultants and other visitors must sign in before being admitted to the site and in turn must sign out upon departure. A full copy of this log shall be maintained on site.<br><br><b>4f. Provision of clearly identifiable site perimeters and surroundings</b><br><br>E The boundaries of the site are outlined in red on the Architects Site Layout Plan, drawing no. B-010.<br><br>F Provide clearly identifiable site perimeters and surroundings as outlined in section 4e and 4x. |     | Note<br><br>Note<br><br>item<br><br>item<br><br>item<br><br>item<br><br>item<br><br>item |      |        |

|   | Description                                                                                                                                                                                                                                                                                                                                                                                                | Qty | Unit | Rate | Amount |
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|   | <b>4g. Provisions for protection of the public from site operations and arrangements for protection of third parties and visitors to the site in accordance with all statutory requirements</b>                                                                                                                                                                                                            |     |      |      |        |
|   | Construction management plan for proposed works to be submitted prior to commencement to include:                                                                                                                                                                                                                                                                                                          |     | Note |      |        |
| A | hoarding and scaffold arrangements                                                                                                                                                                                                                                                                                                                                                                         |     | item |      |        |
| B | traffic management including pedestrian management                                                                                                                                                                                                                                                                                                                                                         |     | item |      |        |
| C | construction access and egress arrangements                                                                                                                                                                                                                                                                                                                                                                |     | item |      |        |
| D | utilities and services co-ordination                                                                                                                                                                                                                                                                                                                                                                       |     | item |      |        |
|   | <b>4 h. Transport for Workpeople</b>                                                                                                                                                                                                                                                                                                                                                                       |     |      |      |        |
| E | Provide for all necessary transport for work people including those of sub-contractors to and from site including compliance with Road Traffic Acts and other regulations in this regard, payment of all fees, charges and the like.                                                                                                                                                                       |     | item |      |        |
|   | <b>4 i. Protection of the Works against Inclement Weather</b>                                                                                                                                                                                                                                                                                                                                              |     |      |      |        |
| F | Protect the works, materials and plant from the weather and make good any damage caused.                                                                                                                                                                                                                                                                                                                   |     | item |      |        |
|   | <b>4 j. Water for the Works</b>                                                                                                                                                                                                                                                                                                                                                                            |     |      |      |        |
| G | Provide clean, fresh water for use on the works, pay all charges in connection therewith, provide all temporary storage, plumbing services, pipes, connections, taps, hoses, valves, stand pipes etc. and clean away and make good on completion.                                                                                                                                                          |     | item |      |        |
|   | <b>4 k. Temporary Lighting and Power for the Works</b>                                                                                                                                                                                                                                                                                                                                                     |     |      |      |        |
| H | Provide a separately metered electricity supply and provide all equipment for lighting and power for the works and make temporary arrangements for distributing about the site. Ascertain independently the available voltage, type of supply, location of supply point(s) and pay all costs. No generators / noisy plant or equipment are to be used on site due to close proximity of nearby residences. |     | Item |      |        |
| J | Provide all necessary power and fuel for the Contractor's plant and include for all connections, installation and running costs.                                                                                                                                                                                                                                                                           |     | Item |      |        |

|   | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Qty | Unit | Rate | Amount |
|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------|------|--------|
|   | <b>Payment by the Contractor for Temporary Utilities</b>                                                                                                                                                                                                                                                                                                                                                                                                                                   |     |      |      |        |
| A | The Contractor shall be permitted to connect into existing utility services subject to each utility being metered individually and the metering system proposed being approved in writing by the Employer's representative in consultation with the Building Services Engineer. The metering system, connections etc. proposed must also be in accordance with all current regulations, legislation and Health and Safety requirements.                                                    |     | item |      |        |
| B | The meter reading for the appropriate utility should be jointly read, recorded and agreed by the Contractor and the Client not later than 5 days before an application for payment by the Contractor. The amount due from the Contractor to the Client (on presentation of invoice by the Client) should be the number of units consumed in the billing period multiplied by the full cost per unit of the particular utility including VAT to be paid within 5 days.                      |     | item |      |        |
|   | <b>4 l. Temporary roads, hard standings, crossing and similar items</b>                                                                                                                                                                                                                                                                                                                                                                                                                    |     |      |      |        |
| C | N/A.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |     | Item |      |        |
|   | <b>4 m. Temporary accommodation for the use of the Contractor</b>                                                                                                                                                                                                                                                                                                                                                                                                                          |     |      |      |        |
| D | Provide suitable temporary sheds, offices, mess rooms, sanitary accommodation and other buildings required                                                                                                                                                                                                                                                                                                                                                                                 |     | item |      |        |
| E | Provide suitable dedicated room for first aid, including necessary equipment and fittings as necessary                                                                                                                                                                                                                                                                                                                                                                                     |     | item |      |        |
|   | Hereunder is set out the Joint Industrial Council for the Construction Industry guidelines on site conditions:                                                                                                                                                                                                                                                                                                                                                                             |     |      |      |        |
| F | Toilet facilities. There shall be provided at least one sanitary convenience for every 20 workers on site. Each convenience shall be connected with an effective flushing system and shall be situated in an enclosed structure which conforms to paragraph 4 of the J.I.C. Each sanitary convenience shall be sufficiently ventilated and so positioned as to secure privacy and fitted with a door fastening on the inside                                                               |     | item |      |        |
| G | Washing facilities. There shall be provided in each toilet (which conforms with the provision of paragraph 4 of the J.I.C.) one wash hand basin for every 20 workers on site. Each wash hand basin shall be permanently secured to the wall of the structure in which it is situated and shall be permanently connected with a water supply of hot and cold water. There shall also be provided an adequate supply of soap and towels or other suitable materials for cleaning and drying. |     | item |      |        |

|   | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Qty | Unit | Rate | Amount |
|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------|------|--------|
| A | Drying room. A separate facility shall be provided for the storage of clothing when not in use, having adequate facilities for drying such clothing when wet. The area of drying room space provided shall not be less than 2 square feet for each worker on site and the drying room shall be adequately heated and ventilated.                                                                                                                                                                                                                                                                                                                                                                                                                                    |     | item |      |        |
| B | Canteen. A canteen or a number of canteens shall be provided which can comfortably accommodate the entire work force on site. In no case shall the total floor area of canteen space available to the work force be less than ten square feet for every worker on site. The canteen facilities shall allow adequate means of escape in the event of fire for the number of people accommodated therein. It shall have sufficient number of windows so as to provide adequate supply of daylight, and shall have adequate heating and ventilation. Effective fluorescent lighting which can be switched on from the inside shall also be fitted. It shall also be fitted with sufficient number of tables and chairs having regard to the number of workers on site. |     | item |      |        |
| C | Design and construction of toilet, wash room, drying room and canteen. Every toilet, wash room and drying room shall be properly constructed of sound and suitable materials so as to exclude draughts and the seepage of rain and dampness to the buildings. The floor level of every such structure shall be as to prevent the inflow of water. The inside walls and floors of every such structure shall be constructed of, or finished in a smooth (non slip as required) impervious material and shall be so designed as to facilitate thorough and effective cleaning and maintenance of the structure in a clean and hygienic condition.                                                                                                                     |     | item |      |        |
|   | <b>Maintenance of temporary accommodation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |     |      |      |        |
| D | 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 as stated.                                                                                                                                                                                                                                                                                                                                                 |     | item |      |        |
|   | <b>4 n. Temporary storage areas including suitable and seperate storage for dangerous materials or substances</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |     |      |      |        |
| E | Suitable sheds for the use of the workpeople and the storage of materials shall be provided by the Contractor, maintained during the progress of the Works and removed on completion, the site thereof being made good.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |     | Item |      |        |
| F | Stores for cement and plaster are to be watertight and are to have raised floors to the approval of the Employer's Representative                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |     | Item |      |        |

|   | Description                                                                                                                                                                                                                                                                                                                                                                                                                 | Qty | Unit | Rate | Amount |
|---|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------|------|--------|
| A | The Contractor's storage huts and the like are to be positioned within the site.<br><br><b>4 o. Temporary telephones and fax for the use of the Contractor</b>                                                                                                                                                                                                                                                              |     | Item |      |        |
| B | Provide for the installation of a telephone and fax and pay all fees, charges and bills in connection therewith.<br><br><b>4 p. Traffic regulations</b>                                                                                                                                                                                                                                                                     |     | item |      |        |
| C | Provide for complying with all road traffic regulations affecting the works.<br><br><b>4 q. Welfare facilities for work people to be in compliance with the fourth schedule of the Safety Health and Welfare at Work (Construction) Regulations</b>                                                                                                                                                                         |     | item |      |        |
| D | The Contractor is to provide temporary toilet, wash room and canteen facilities and the like during the course of the works and these must be kept clean at all times and maintained in a proper manner.<br><br><b>4 r. Safety Health and Welfare at Work provisions including items for the following:-</b><br><br><b>The operation of the requirements of the Safe Pass and Constructions Skills Certificates Schemes</b> |     | item |      |        |
| E | The Contractor shall comply in all respects with the operation of the "Safe Pass" and "Construction Skills Certificates Schemes".<br><br><b>Safety Officers and all safety supervisors, first aiders, inspectors and certifiers required</b>                                                                                                                                                                                |     | item |      |        |
| F | The Contractor shall include for a competent person or persons to carry out the duties of Safety Officers and all safety supervisors and first aiders required.                                                                                                                                                                                                                                                             |     | item |      |        |
| G | The Contractor shall provide everything necessary to comply in all respects with the requirements of the Health and Safety Inspectors and Certifiers.<br><br><b>Tests and certificates on plant and equipment</b>                                                                                                                                                                                                           |     | item |      |        |
| H | The Contractor shall include for providing all tests and certificates necessary for plant and equipment operating on the site.                                                                                                                                                                                                                                                                                              |     | Item |      |        |

| Description                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Qty | Unit | Rate | Amount |
|------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------|------|--------|
| <b>Safety signs and signals</b>                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |     |      |      |        |
| A                                                                                                                            | The Contractor is to ensure that sufficient supplies of safety signs and signals are present on site. The Contractor shall include for maintaining and keeping these sign and signals in a clean and operable condition throughout the contract period.                                                                                                                                                                                          |     | Item |      |        |
| <b>Provision of Personal Protective Clothing and Personal Protective Equipment</b>                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |     |      |      |        |
| B                                                                                                                            | The Contractor is to ensure that sufficient supplies of personal protective equipment, e.g. safety helmets, steel toe-cap boots and personal protective clothing, e.g. reflective vests/visibility jackets and the like are available for the use of visiting Consultants to the site. The Contractor must ensure that such PPC and PPE is kept clean and in a hygienic condition at all times in readiness for use by the visiting consultants. |     | Item |      |        |
| C                                                                                                                            | Operatives shall be required at all times to wear personal protective clothing and personal protective equipment appropriate for the task at hand and to carry out such tasks with the appropriate equipment and procedures required to the Health and Safety Regulations and the safety of others.                                                                                                                                              |     | Item |      |        |
| <b>Provision and maintenance of Emergency routes and exits and designated personnel responsible for emergency procedures</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |     |      |      |        |
| D                                                                                                                            | The Contractor is to ensure that operatives and other personnel are made aware of the location of Emergency routes and exits from the site and associated buildings, and the Contractor is required to provide designated personnel responsible for emergency procedures.                                                                                                                                                                        |     | Item |      |        |
| <b>Energy distribution installations</b>                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |     |      |      |        |
| E                                                                                                                            | The Contractor is to provide for ensuring that all temporary lighting and power for the works is installed and maintained in a safe manner.                                                                                                                                                                                                                                                                                                      |     | Item |      |        |
| <b>Temporary Fire detection and fire fighting systems</b>                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |     |      |      |        |
| F                                                                                                                            | The Contractor is to provide necessary fire detection and fire fighting systems, including maintaining in a safe manner and removal upon completion of the works.                                                                                                                                                                                                                                                                                |     | Item |      |        |

|   | Description                                                                                                                                                                                                                                                                                                                                     | Qty | Unit | Rate | Amount |
|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------|------|--------|
|   | <b>Maintenance of appropriate working conditions and work stations</b>                                                                                                                                                                                                                                                                          |     |      |      |        |
| A | Provide for daily maintenance to ensure that temporary offices, workstations, messrooms and sanitary accommodation for the use of the Contractor are kept hygienic, clean and in a tidy manner.                                                                                                                                                 |     | Item |      |        |
|   | <b>Provision and maintenance of on site traffic routes</b>                                                                                                                                                                                                                                                                                      |     |      |      |        |
| B | Provide for the identification and maintenance of on-site traffic routes including the provision of adequate watching and lighting; temporary barricades, walking platforms and warning notices sufficient to ensure the safety of all persons and removing same on completion                                                                  |     | Item |      |        |
|   | <b>Provision of first aid equipment and first aid room as appropriate</b>                                                                                                                                                                                                                                                                       |     |      |      |        |
| C | Provide for first aid equipment and a first-aid room to be located in either separate temporary accommodation or in temporary accommodation already deemed necessary, as appropriate, for the Contractor's own use and for use by sub-contractors or others on site.                                                                            |     | Item |      |        |
|   | <b>Safety, Health and Welfare of Workpeople</b>                                                                                                                                                                                                                                                                                                 |     |      |      |        |
| D | The Contractor shall comply in all respects with the Safety, Health and Welfare at Work Act 2006, and with any relevant Statutory provisions as defined under that Act.                                                                                                                                                                         |     | Item |      |        |
| E | The Contractor shall comply in all respects with the Factories and Safety in Industry Acts and any other Acts amending those Acts and with any Statutory Instruments or Regulations issued thereunder. In particular, the Contractor shall comply in all respects with the Safety, Health and Welfare at Work (Construction) Regulations, 2013. |     | Item |      |        |
| F | The Contractor shall include for the Project Supervisor for the Construction Stage giving Notice to the National Authority for Occupational Safety & Health prior to commencement of work on site in accordance with the first schedule of the Safety, Health and Welfare at Work (Construction) Regulations, 2013.                             |     | Item |      |        |
| G | The Contractor is required to identify in his tender any aspect of the project which he considers, as a competent Contractor, to be incapable of being constructed in a reasonably safe way.                                                                                                                                                    |     | Item |      |        |
| H | Further information about safety requirements may be obtained from the National Authority for Occupational Safety and Health                                                                                                                                                                                                                    |     | Note |      |        |

|   | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Qty | Unit | Rate | Amount |
|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------|------|--------|
| A | <p>The Contractor shall include for procuring all necessary, "As built" drawings for inclusion in the safety files</p> <p><b>4 s. Disbursements Arising from the Employment of Workpeople</b></p> <p>Provide for all costs in respect of all workmen including:</p> <ol style="list-style-type: none"> <li>1. Social Welfare Insurance Contributions</li> <li>2. Pensions</li> <li>3. Annual and Public Holidays</li> <li>4. Travelling time, expenses, fares and transport</li> <li>5. Guaranteed time</li> <li>6. Non-Productive overtime and other expenses in connection with overtime</li> <li>7. Incentive and bonus payments</li> <li>8. Sick Pay Disbursements</li> <li>9. Country Money</li> <li>10. Redundancy Scheme</li> <li>11. Fas Levy/Grant</li> <li>12. Pay-Related benefit scheme</li> <li>13. Any other disbursements arising from the employment of labour on the site</li> </ol> <p><b>4 t. Maintenance of Public and Private Roads</b></p> |     | Item |      |        |
| B | Maintain and keep clean all public and private road (including temporary roads), footpaths, kerbs, etc. and keep the approaches to the site clear of mud. The Contractor is to make good any damage caused by his own or any Sub-Contractor's or Supplier's transport at his own expense and pays all costs and charges in connection therewith.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |     | item |      |        |
| C | The Contractor shall clean by brushing and hosing all walkways and roadways used by his crews and vehicles (or those of Sub-Contractors or Suppliers) at least once per day and / or as often as necessary to keep the roadways free of dirt, dust and mud. The Contractor will supply his own hoses and connections to water supply points approved by the Local Authority / Employer.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |     | item |      |        |

|   | Description                                                                                                                                                                                                                                                                                                                                                                                                                             | Qty | Unit | Rate | Amount |
|---|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------|------|--------|
| A | The Contractor shall provide a wheelwash facility near the exit to the public highway, maintain for the contract duration, remove and make good on completion                                                                                                                                                                                                                                                                           |     | item |      |        |
| B | The Contractor shall ensure that no damage is caused to roadways adjacent to the job site due to the delivery of materials, the execution of the works, or the removal of rubbish. All vehicles entering or leaving the site carrying loads which constitute a potential dust or dirt nuisance such as aggregate, sand, gravel, soil or the like shall be secured so that no materials shall leave the vehicle.                         |     | item |      |        |
| C | The Contractor shall be responsible for keeping all roadways adjacent to the job site free from dirt, dust or other materials, which are due to his own, and all other operations and safeguard the Employer from any liability resulting therefrom. The Contractor is expected to take reasonable care to ensure that all vehicles entering or leaving the job site are free of mud on the wheels or tracks, and the loads are secure. |     | item |      |        |
|   | <b>4 u. Removing rubbish, protective casings and coverings and cleaning the works on completion</b>                                                                                                                                                                                                                                                                                                                                     |     |      |      |        |
|   | Removing rubbish etc.                                                                                                                                                                                                                                                                                                                                                                                                                   |     |      |      |        |
| D | The Contractor shall keep the site clean and tidy and make arrangements for the regular removal from the site of all rubbish, protective casings and coverings etc. arising from his own or any of his Sub-Contractors operations both as it accumulates from time to time and on completion.                                                                                                                                           |     | item |      |        |
|   | Cleaning the works on completion                                                                                                                                                                                                                                                                                                                                                                                                        |     |      |      |        |
| E | Provide for clearing the building on completion, inside and out, removing stains and touching up paintwork and polished work, washing all floors and glass and leaving the whole of the works clean and fit for immediate occupation to the satisfaction of the Employer's Representative.                                                                                                                                              |     | item |      |        |
|   | <b>4 v. Compliance with waste managements statutory requirements</b>                                                                                                                                                                                                                                                                                                                                                                    |     |      |      |        |
| F | The Contractor shall include for complying with all waste management statutory requirements and shall include for all levies and charges in connection therewith.                                                                                                                                                                                                                                                                       |     | item |      |        |

|   | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Qty | Unit | Rate | Amount |
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| A | Prior to commencement on site, the Contractor shall submit a Waste Management Plan for removal, disposal and management of all waste arising from demolitions, for the written approval of the Employer's Representative. Such plan shall include, inter alia: list of wastes and quantities likely to arise as a result of the demolition works, into the following categories: (1) Non-hazardous, non re-usable wastes, (2) Hazardous wastes, including asbestos, (3) Non-hazardous, recyclable / re-usable waste. The Contractor shall supply the following (a) Details, including name and address of all proposed waste removal contractors, including a copy of each contractor's waste collection permit (b) Details (address) of disposal / recovery locations, authorised in accordance with the Waste Management Acts (c) A method statement for the removal and disposal of asbestos-containing materials, if any. |     | item |      |        |
| B | Producers and suppliers of all electrical equipment, fittings and accessories must be WEEE registered for handling and disposal of waste electrical materials. An up-to-date list of all such may be found on the website <a href="http://www.weeeregister.ie/">www.weeeregister.ie/</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |     | Item |      |        |
|   | <b>4 w. Drying the works</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |     |      |      |        |
| C | The Contractor shall provide for all equipment and fuel for drying and controlling the humidity of the building. The heating plant may be used for this purpose but if so used the Contractor shall pay for all fuel used and have the installation tested and recommissioned and shall hand it over in perfect condition on Substantial Completion of the work.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |     | item |      |        |
|   | Maintenance of specific temperature and humidity levels                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |     |      |      |        |
| D | Provide for all necessary equipment, fuel and attendance for controlling and maintaining the specific temperature and humidity level of the works as and when required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |     | item |      |        |
|   | Contractors use of permanent heating system                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |     |      |      |        |
| E | On completion the Employer's Representative may allow the Contractor to arrange with the Mechanical Sub-Contractor for use of the permanent heating system to dry out and control humidity; the Contractor shall meet all costs and maintain, repair and make good damage, disturbance and wear and tear caused by its use to the Architects satisfaction; use of the system does not affect or diminish the Contractors obligation to maintain suitable temperature and humidity levels.                                                                                                                                                                                                                                                                                                                                                                                                                                     |     | item |      |        |

# Water Sports Activities Centre Claycastle, Youghal, Co. Cork Volume A - Project Particulars

|   | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Qty | Unit | Rate | Amount |
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| A | The Contractor shall comply with all statutory regulations to ensure the safety and protection of all employees, subcontractors, suppliers, consultants and all other third parties involved in or likely to be connected with the Works any way whatsoever.<br><br><b>4 y. Control of noise, pollution and compliance with statutory obligations</b>                                                                                                                                                                                                                                                                                                                                   |     | item |      |        |
| B | The Contractor shall comply with all statutory regulations governing the control of noise and pollution.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |     | item |      |        |
| C | The Contractor is obliged to comply with the British Standard 5228 Noise Control on construction and open sites Part 1, Part 2 and Part 4 and Code of Practice for basic information and procedures for noise control.                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |     | item |      |        |
| D | The Contractor is obliged to comply with British Standard 6187 Code of Practice for Demolition.<br><br><b>4 z. Protection of the works</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |     | item |      |        |
| E | Provide for protecting the completed works from any damage whatsoever including providing, maintaining and subsequently removing any necessary protective casings or the like sufficient to leave the works clean, undamaged and fit for immediate use to the satisfaction of the Architect. The Contractor shall make good or pay for the making good of any work which may suffer from want of such casing and protection.<br><br><b>Brexit - Implications for Economic Operators - Construction Products Regulation</b>                                                                                                                                                              |     | Item |      |        |
| F | On 01 February 2019, the European Commission published QUESTIONS AND ANSWERS RELATED TO THE UK's WITHDRAWAL FROM THE EUROPEAN UNION WITH REGARD TO INDUSTRIAL PRODUCTS. The document gives guidance in relation to Industrial Products in the event of the UK leaving the European Union without a ratified withdrawal agreement or ordered transition period. It relates to construction products covered by the Construction Products Regulation (EU) No 305/2011. Manufacturers, distributors, importers and authorised representatives must comply with their obligations and responsibilities under Regulation (EU) 305/2011 when placing a construction product on the EU market. |     | item |      |        |
| G | The Commission's previous publication NOTICE TO STAKEHOLDERS - WITHDRAWAL OF THE UNITED KINGDOM AND EU RULES IN THE FIELD OF INDUSTRIAL PRODUCTS, dated 10 January 2018, confirmed that UK Notified Bodies will lose their status as EU Notified bodies when the UK leaves the EU.                                                                                                                                                                                                                                                                                                                                                                                                      |     | item |      |        |

|   | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Qty | Unit | Rate | Amount |
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| A | That Notice stated that manufacturers, distributors, importers and authorised representatives of construction products will need to take the necessary steps to ensure that they hold certificates under the responsibility of an EU27 Notified Body to demonstrate compliance for products placed on the EU market post-Brexit. In practice, this means either arranging for a transfer of certificates from a UK notified body to an EU27 Notified Body, or applying for a new certificate with an EU27 Notified Body. The Commission's latest publication, the Questions and Answers document, provides further guidance and clarification on the rules.                                           |     | item |      |        |
| B | Builders, specifiers, designers, certifiers etc., should be aware of the changes above. They should ensure that the CE Marking/ Declaration of Performance and relevant product-related documentation is appropriate to demonstrate and ensure compliance with the Building Regulations. Further information on the compliance with the Construction Products Regulation is available at the following address: <a href="https://www.housing.gov.ie/housing/building-standards/construction-products-regulation/construction-products-regulation">https://www.housing.gov.ie/housing/building-standards/construction-products-regulation/construction-products-regulation</a>                         |     | item |      |        |
| C | The Department of Housing, Planning and Local Government is responsible for policy and regulation of building standards, including implementation of the Construction Production Regulation. The Department is the Notifying Authority for construction products covered by Construction Products Regulation (EU) No 305/2011 and in this respect, is actively assessing applications from bodies seeking to become Notified Bodies in Ireland. The 'Nando' EU commission web site provides the full listing of all current European wide Notified Bodies at the following address: <a href="http://ec.europa.eu/growth/tools-databases/nando/">http://ec.europa.eu/growth/tools-databases/nando/</a> |     | item |      |        |
| D | The National Standards Authority of Ireland, NSAI, has run a number of brexit briefings in relation to products and is planning on a series of additional Brexit construction events in March. Details are at the following address: <a href="https://www.nsai.ie/brexit">https://www.nsai.ie/brexit</a>                                                                                                                                                                                                                                                                                                                                                                                              |     | item |      |        |

| Description                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Qty | Unit | Rate | Amount |
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| <b>OPERATION / MAINTENANCE OF THE FINISHED BUILDING/S</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |     |      |      |        |
| <b>The Building Manual</b>                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |     |      |      |        |
| A                                                         | The Building Manual (incorporating the Health and Safety File and subtitled accordingly) is to be a comprehensive source and guide for the Employer and end users providing a complete understanding of the building and its systems and enabling it to be operated and maintained efficiently and safely. The Contractor is required to obtain or prepare all the information to be included in the Manual, produce the required number of copies of the Manual and submit them to the Employer's Representative for checking and for delivery to the Employer. |     | item |      |        |
| B                                                         | Notwithstanding the provisions of the Contract in respect of the release of the first moiety of the retention balance upon the issue of the Certificate of Practical Completion, no such release of retention shall be made until the Building Manual has been prepared to the satisfaction of the Employer's Representative and is in the possession of the Employer.                                                                                                                                                                                           |     | item |      |        |
| C                                                         | The Manual is to consist of the following three parts, subsectioned as appropriate:                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |     | item |      |        |

| Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Qty | Unit | Rate | Amount |
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| <p>Part 1 : GENERAL INFORMATION : The information being provided to the Contractor by the Design Team</p> <p>Part 2 : BUILDING FABRIC INFORMATION : Plus certain as-built drawings and other information provided to the Contractor by the Design Team</p> <p>Part 3 : BUILDING SERVICES INFORMATION :</p> <p>A complete draft of the Manual must be submitted not less than two weeks before the date for submission of the final copies of the Manual. Amend the draft Manual in the light of any comments and resubmit to the Architect. Do not proceed with production of the final copies of the Manual until authorised to do so by the Architect.</p> <p>Final copies of the Manual. Two hard copies of Building Manual are to be presented to the Architect together with two complete copies on computer disk in a format approved by the Architect and Employer not less than one week before Practical Completion.</p> <p>As-built drawings : Provide two copies on A1 size paper together with two complete copies on computer disk in a format approved by the Employer's Representative and Employer not less than one week before Practical Completion.</p> <p><b>The Health and Safety File</b></p> <p>The Health and Safety File is an information source and guide for the Employer and end users providing an understanding of the Building and its systems and enabling it to be operated and maintained safely. Provide the Architect, with two copies of the information required below not less than two weeks before Practical Completion.</p> <p>- Notwithstanding the provisions of the Contract in respect of the release of the first moiety of the retention balance upon the issue of the Certificate of Practical Completion, no such release of retention shall be made until the Health and Safety File has been prepared to the satisfaction of the Architect and is in the possession of the Employer.</p> <p>- Details of construction methods and materials which may present significant residual hazards with respect to cleaning, maintenance or demolition for all Contractors designed and performance specified work.</p> <p>- A full description of each of the Building Services Systems installed, written to ensure that the Employer's staff fully understand the scope and facilities provided.</p> |     |      |      |        |

| Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Qty | Unit | Rate | Amount |
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| <p>- Operating and maintenance instructions for all equipment and systems installed. Copies of Manufacturer's current technical literature and COSHH dated data sheets for all materials, plant and equipment selected by the Contractor.</p> <p>General maintenance instructions for all items of Contractor designed or performance specified work. As-built drawings recording details of construction for all Contractors designed and performance specified work.</p> <p><b>The Building Manual Part 1 : General Information</b></p> <p>The Building Manual Part 1 : General Information must include :-</p> <ul style="list-style-type: none"> <li>- A description of the Buildings.</li> <li>- Details of ownership and all Consultants and Designers.</li> <li>- Details of all Authorities plus copies of all consents and approvals obtained</li> <li>- Names, addresses, telephone and fax numbers of all Contractors, Suppliers and Manufacturer's.</li> <li>- Any operational requirements and constraints of a general nature which are not relevant to other parts of the Building Manual.</li> <li>- The fire safety strategy for the building(s) including drawings showing emergency escape routes, location of emergency and fire fighting systems, services shut off valves, switches, etc.</li> </ul> <p><b>The Building Manual Part 2 : Building Fabric Information</b></p> <p>Provide such information as is reasonably required by the Employer's Representative including :-</p> <ul style="list-style-type: none"> <li>- Details of construction methods and materials which may present significant residual hazards with respect to cleaning, maintenance or demolition for all Contractors designed work and performance specified work.</li> <li>- As-built drawings recording details of construction for all Contractor designed work and performance specified work.</li> <li>- Copies of Manufacturer's current literature for all products for which the particular proprietary brand has been chosen by the Contractor, including COSHH dated data sheets and Manufacturer's recommendations for cleaning and maintenance.</li> </ul> |     |      |      |        |

| Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Qty | Unit | Rate | Amount |
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| <ul style="list-style-type: none"> <li>- Copies of all guarantees, warranties and maintenance agreements offered by Sub-Contractors and Manufacturer's.</li> <li>- Copies of all test certificates and reports required in the specification.</li> </ul> <p><b>The Building Manual Part 3 : Building Services Information</b></p> <p>The Building Manual Part 3 : Building Services Information must include :-</p> <ul style="list-style-type: none"> <li>- A full description of each of the systems installed, written to ensure that the Employer's staff fully understand the scope and facilities provided.</li> <li>- A description of the mode of operation of all systems including services capacity and restrictions.</li> <li>- Diagrammatic drawings of each system indicating principal itmes of plant, equipment, valves etc.</li> <li>- A photo-reduction of all record drawings to A3 size togehter with an index.</li> <li>- Legend for all colour-coded services.</li> <li>- Schedules (system by system) of plant, equipment, valves etc., stating their locations, duties and performance figures. Each item must have a unique number cross-referenced to the record and diagrammatic drawings and schedules.</li> <li>- The name, address and telephone number of the Manufacturer of every item of plant and equipment together with catalogue list numbers.</li> <li>- Manufacturer's technical literature for all items of plant and equipment, assembled specifically for the project, excluding irrelevant matter and including detailed drawings, electrical circuit details and operating and maintenance instructions.</li> <li>- A copy of all Test Certificates (including but not limited to electrical circuit tests, corrosion tests, work tests, start and commissioning tests) for the installations and plant, equipment, valves etc., used in the installations.</li> <li>- A copy of all Manufacturer's gaurantees, warranties and maintenance agreements offered by Sub-Contractors and Manufacturere's</li> <li>- Stating up, operating and shutting down instructions for all equipment and systems installed.</li> </ul> |     |      |      |        |

| Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Qty | Unit | Rate | Amount |
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| <ul style="list-style-type: none"> <li>- Control sequences for all systems installed.</li> <li>- Schedules of all fixed and variable equipment settings established during commissioning.</li> <li>- Procedures for seasonal changeovers.</li> <li>- Recommendations as to the preventative frequency and procedures to be adopted to ensure the most efficient operation of the systems.</li> <li>- Lubrication schedules for all lubricated items.</li> <li>- A list of normal consumable items.</li> <li>- A list of recommended spares to be kept in stock by the Employer, being those items subject to wear or deterioration and which may involve the Employer in extended deliveries when replacements are required at some further date.</li> <li>- Procedures for fault finding.</li> <li>- Emergency procedures, including telephone numbers for emergency services.</li> </ul> |     |      |      |        |
| <p><b>Presentation of Building Manual</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |     |      |      |        |
| <p>A The Manual (2 complete copies) is to be contained in a series of A4 size, plastic covered, loose leaf, four ring binders with hard covers, each indexed, divided and appropriately cover titled. Selected drawings needed to illustrate or locate items mentioned in the Manual, where larger than A4, are to be folded and accommodated in the binders so they may be unfolded without being detached from the rings. The main set(s) of as-built drawings may form an annex(es) to the Manual. The Contractor shall also provide a full digital copy of the documents on CD/USB in PDF format.</p>                                                                                                                                                                                                                                                                                  |     | item |      |        |
| <p><b>Pricing of Preliminary Items &amp; Interim Valuations</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |     |      |      |        |
| <p>The items listed in this separate Preliminaries document are deemed to be followed by the word "Item" in the quantity column. In pricing Preliminaries, the Contractor must price each "Item" individually as appropriate in reaching the total cost of the Preliminary Items.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |     |      |      |        |

| Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Qty | Unit | Rate | Amount |
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| <p>Works priced in Preliminaries section will be valued for interim valuation purposes on the basis of; (a) Erection and removal of temporary works such as temporary buildings, hoardings, etc., to be valued as and when they occur, (ie. fixed preliminaries). (b) All other items and running costs of all items in (a) ie, time related preliminaries to be valued as a percentage related to the total value of the work properly executed. The contractor shall submit a schedule of fixed and time related preliminaries costs based on the contractors programme as part of the tender submission.</p> <p><b>Works proposals</b></p> <p>A The contractor is to submit the following Works Proposals for approval when requested;</p> <p>Tenderers programme of the works</p> <p>Proposed Equipment: Details of the proposed equipment (type &amp; quantity of plant, resources, etc., proposed for the works, taking into account the site location and soft wet ground conditions.</p> <p>Environmental Controls: Details of the proposed dust, air, noise, vibration, surface &amp; ground water management to minimize impact and damage to the surrounding areas.</p> <p>Traffic Management Plan; Detailed proposals to ensure that all roadways are maintained clean and free from the accumulation of dirt / mud / waste from all plant / equipment / site traffic, etc., details relating to the management of site traffic entering the suite, existing the site, traversing through the site to delivering materials, removal of spoil, etc.</p> <p>Excavation methodology; intended to be utilised on site, including a detailed description of the sequence of works, ground water and surface water controls proposed to be employed during with works, taking into account the existing ground conditions and location of the works.</p> <p>Specific Health &amp; Safety Plan; proposals taking into account the requirements and specifics set down in the Preliminary Health &amp; Safety Plan.</p> <p>Construction Environmental Method Statement; The detailed Construction Environmental Method Statement Plan shall be developed (including preparing method statements) taking into account the requirements and specifics set down in the Works Requirements and the Construction Environmental Management Plan.</p> |     | Note |      |        |

| Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Qty | Unit | Rate | Amount |
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| <p>Schedule of Hours of Operation; the contractor shall prepare and submit a schedule of hours of operation for all work activities and shall submit this to and agree in writing with the Employers Representative prior to the commencement of works on site.</p> <p>Method Statements &amp; Temporary Works; the contractor shall submit to the Employers Representative (ER) for its acceptance a general description of the arrangements and methods of construction and temporary works designs the contractor proposes to adopt for carrying out the works ("the Method Statement"). The Method Statement should be fully cross-referenced to the activities in the programme.</p> <p>The contractor shall submit to the ER sufficient information as may be considered reasonably necessary by the ER to interpret, evaluate and give acceptance of the Method Statement.</p> <p>The contractor shall, wherever required by the ER, furnish for its information further and more detailed particulars of the Contractors Method Statement. Should the contractor wish to change a Method Statement or should the ER subsequently consider it necessary to change a Method Statement to which acceptance has previously been given, then the contractor shall submit a revised Method Statement for the ER for its acceptance.</p> <p>Acceptance by the ER of the contractor's Method Statement does not make the Method Statement a contract document, the contractor is responsible for the construction of the works in accordance with the condition of contract.</p> <p><b>Concrete Works / Pouring of Concrete</b></p> |     |      |      |        |
| <p>A Due to the nature of the site where the works are located above the intertidal habitats with no buffer area to prevent spillages reaching the intertidal habitats, the contractor shall provide a method statement for all works involving concrete mixing, pouring, transfer, etc, including detailed specification for the measures that will be carried out to prevent concrete leakages through the shuttering, prevent contamination from shutter oils, concrete pours / spillages, etc reaching the intertidal habitats, details of protective decking required, tidal constraints (high tide water levels), etc., the method statement will need to be agreed with the Employers Representative before works commence on site.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |     | Item |      |        |

|   | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Qty | Unit | Rate | Amount |
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|   | <b>Waste Management Plan</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |     |      |      |        |
| A | The contractor shall prepare and submit his Waste Management Plan (WMP), detailing the controls and procedures which will be utilized during construction for the prevention of contamination to the surface water, measures to prevent the spread of invasive plant species, disposal of all construction waste (including waste contaminated with invasive plant species).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |     | Item |      |        |
|   | <b>Pollution Protection Plan</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |     |      |      |        |
| B | The contractor shall prepare and submit his Pollution Protection Plan (PPP), detailing the controls and procedures which be utilized during construction for the prevention of pollution on site, the PPP shall include for but not be limited to the following, nomination of a site based staff member responsible for pollution prevention during construction, carrying out daily inspections, collation of a daily monitoring log, checking plant / equipment daily for oil / fuel leaks, no refueling will take place on site. The Incident Response Plan detailing the actions to be taken in the event of a spillage or leakage, location of staff facilities / toilets, removal of waste generated on site from these facilities and construction activities, etc., the method statement will need to be agreed with the Employers Representative prior to works commencing on site. |     | Item |      |        |
|   | <b>Construction Environmental Method Statement</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |     |      |      |        |
| C | Prior to works commencing on site, the contractor will be required to submit to the Employers Representative for approval his Construction Environmental Method Statement (CEMS) for the proposed works.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |     | Item |      |        |
|   | The CEMS should also detailing their policy and procedures for the prevention of pollution of all types (i.e. to the saltwater environment, air, noise, etc.,)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |     |      |      |        |
|   | The following shall be addressed in their proposal for water quality protection measures during construction;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |     |      |      |        |
|   | All design, construction and operation shall be carried out in accordance with Control of water pollution from construction sites - Guidance for Consultants and Contractors (latest edition).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |     |      |      |        |
|   | All machinery and plant used will be regularly maintained and serviced and will comply with appropriate standards to ensure that leakage of diesel, oil and lubricants is minimised. Such maintenance will be carried out in areas remote from watercourses.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |     |      |      |        |

| Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Qty | Unit | Rate | Amount |
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| <p>Foul drainage from site compounds, etc., will be removed to a suitable treatment facility or discharged to a septic tank constructed in accordance with EPA guidelines.</p> <p>Fuels, lubricants and hydraulic fluids for equipment used on the construction site, as well as any solvents and oils, should be carefully handled to avoid spillage, properly secured against unauthorised access or vandalism and provided with spill containment according to codes of practice.</p> <p>Any spillage of fuels, lubricants or hydraulic oils should be immediately contained and the contaminated soil removed from site and properly disposed of.</p> <p>Waste oils and hydraulic fluids should be collected in leak-proof containers and removed from the site for disposal or re-cycling.</p> <p>Procedure for prevention of contamination / pollution from construction materials / activities of the adjoining water course.</p> <p>Procedure for prevention of contamination / pollution from piling works and removal of waste materials/ spoil from the piling process.</p> <p>Soil storage areas will be sited away from drains and appropriate measures put in place to ensure siltation does not enter the drainage networks</p> <p>A site specific method statement shall be provided for the execution and completion of all works activities where there shall be or may be a risk of environmental damage including the following;</p> <p>1. Detail how the proposed methods of execution and completion shall reduce impacts and how contingency plans and emergency procedures shall limit damage caused by accidents, spillages or other unforeseen events and</p> <p>2. Shall ensure that such method statements shall include notification procedures for the relevant Authorities, Utilities and Service Provider.</p> |     |      |      |        |

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| <div>COLLECTION</div> <div>Page No. BQ73</div> <div>Page No. BQ74</div> <div>Page No. BQ75</div> <div>Page No. BQ76</div> <div>(06-07) PRELIMINARIES &amp; CONTRACT CONDITIONS</div> <div>Carried to Summary</div> |     |      |      |        |

## **- List of Drawings - Registers**

|                                 |                                             |               |                                                                                   |                                                     |             |                                                                                     |
|---------------------------------|---------------------------------------------|---------------|-----------------------------------------------------------------------------------|-----------------------------------------------------|-------------|-------------------------------------------------------------------------------------|
| Proj Name                       | <b>Facility For Water Sports Activities</b> |               |  | Cork County Council                                 |             |  |
| Proj Address                    | <b>Claycastle, Co. Cork</b>                 |               |                                                                                   | Architect's Department, County Hall, Cork           |             |                                                                                     |
| Proj No.                        | <b>ATS1_S_2021_025</b>                      |               |                                                                                   | County Architect - Mark Collins                     |             |                                                                                     |
| Document No.                    | <b>CCWF-CCC-ZZ-ZG-A-0000</b>                |               |                                                                                   | tel - 353 21 4385430 fax - 353 21 4348164           |             |                                                                                     |
| Proj Status                     | <b>Detail Design</b>                        |               |                                                                                   | email - architect@corkcoco.ie web - www.corkcoco.ie |             |                                                                                     |
| <b>Drawings</b>                 |                                             |               |                                                                                   |                                                     |             |                                                                                     |
| Proj Arch                       | Architects Department                       |               | DSD                                                                               |                                                     |             |                                                                                     |
| Proj Tech                       |                                             |               | day                                                                               | <b>19</b>                                           | <b>30</b>   |                                                                                     |
| Proj QS                         |                                             |               | month                                                                             | <b>2</b>                                            | <b>3</b>    |                                                                                     |
|                                 |                                             |               | year                                                                              | <b>2026</b>                                         | <b>2026</b> |                                                                                     |
| Drg No                          | Drawing Title                               | Scale         | Sheet                                                                             |                                                     |             |                                                                                     |
| <b>CCWF-CCC-ZZ-ZZ-DR-A-0001</b> | SITE LOCATION MAP                           | 1:1250        | A3                                                                                | <b>P1</b>                                           | <b>P2</b>   |                                                                                     |
| <b>CCWF-CCC-ZZ-ZZ-DR-A-0002</b> | EXISTING SITE LAYOUT                        | 1:500         | A3                                                                                | <b>P1</b>                                           | <b>P2</b>   |                                                                                     |
| <b>CCWF-CCC-ZZ-ZZ-DR-A-0010</b> | PROPOSED SITE PLAN                          | 1:250         | A3                                                                                | <b>P1</b>                                           | <b>P2</b>   |                                                                                     |
| <b>CCWF-CCC-ZZ-ZZ-DR-A-0020</b> | POSSESSION OF SITE PLAN                     | 1:250         | A3                                                                                | <b>P1</b>                                           | <b>P2</b>   |                                                                                     |
| <b>CCWF-CCC-ZZ-00-DR-A-1000</b> | PROPOSED GROUND FLOOR PLAN                  | 1:50          | A1                                                                                | <b>P1</b>                                           | <b>P2</b>   |                                                                                     |
| <b>CCWF-CCC-ZZ-ZZ-DR-A-1001</b> | PROPOSED ROOF PLAN                          | 1:50          | A1                                                                                | <b>P1</b>                                           | <b>P2</b>   |                                                                                     |
| <b>CCWF-CCC-ZZ-00-DR-A-1020</b> | FITOUT PLAN, WALL & FLOOR FINISHES          | 1:50          | A1                                                                                |                                                     | <b>P1</b>   |                                                                                     |
| <b>CCWF-CCC-ZZ-00-DR-A-1030</b> | WALL TYPES                                  | 1:50          | A1                                                                                |                                                     | <b>P1</b>   |                                                                                     |
| <b>CCWF-CCC-ZZ-ZZ-DR-A-2000</b> | PROPOSED ELEVATIONS                         | 1:50          | A1                                                                                | <b>P1</b>                                           | <b>P2</b>   |                                                                                     |
| <b>CCWF-CCC-ZZ-ZZ-DR-A-2010</b> | SECTIONAL ELEVATIONS, WC BLOCK              | 1:50          | A1                                                                                | <b>P1</b>                                           | <b>P2</b>   |                                                                                     |
| <b>CCWF-CCC-ZZ-ZZ-DR-A-3000</b> | PROPOSED SECTIONS                           | 1:25          | A1                                                                                | <b>P1</b>                                           | <b>P2</b>   |                                                                                     |
| <b>CCWF-CCC-ZZ-ZZ-DR-A-3001</b> | PROPOSED SECTIONS                           | 1:25          | A1                                                                                | <b>P1</b>                                           | <b>P2</b>   |                                                                                     |
| <b>CCWF-CCC-ZZ-ZZ-DR-A-3002</b> | PROPOSED WALL SECTIONS                      | 1:25          | A1                                                                                |                                                     | <b>P1</b>   |                                                                                     |
| <b>CCWF-CCC-ZZ-ZZ-DR-A-4000</b> | REFLECTED CEILING PLAN                      | 1:50          | A1                                                                                |                                                     | <b>P1</b>   |                                                                                     |
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|                                 |                                             |               |                                                                                   |                                                     |             |                                                                                     |
|                                 |                                             |               |                                                                                   |                                                     |             |                                                                                     |
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|                                 |                                             |               |                                                                                   |                                                     |             |                                                                                     |
| <b>Purpose Of Issue</b>         |                                             |               |                                                                                   |                                                     |             |                                                                                     |
|                                 |                                             | Comment       |                                                                                   |                                                     |             |                                                                                     |
|                                 |                                             | Approval      |                                                                                   |                                                     |             |                                                                                     |
|                                 |                                             | Cost          |                                                                                   |                                                     |             |                                                                                     |
|                                 |                                             | Part 8        | <b>X</b>                                                                          |                                                     |             |                                                                                     |
|                                 |                                             | Tender        |                                                                                   | <b>X</b>                                            |             |                                                                                     |
|                                 |                                             | Construction  |                                                                                   |                                                     |             |                                                                                     |
| <b>Distribution</b>             |                                             |               |                                                                                   |                                                     |             |                                                                                     |
| <b>Name</b>                     | <b>Company/Individual</b>                   | <b>copies</b> |                                                                                   |                                                     |             |                                                                                     |
| Design Team                     | <b>X</b>                                    |               |                                                                                   |                                                     |             |                                                                                     |
| Contractors                     |                                             | Print         |                                                                                   |                                                     |             |                                                                                     |
| Quantity Surveyor               |                                             | Print         |                                                                                   |                                                     |             |                                                                                     |
| Engineer - Services             |                                             | email         |                                                                                   |                                                     |             |                                                                                     |
| Engineer - Structural           |                                             | DWG           | <b>X</b>                                                                          | <b>X</b>                                            |             |                                                                                     |
| Main Contractor                 |                                             | PDF           |                                                                                   | <b>X</b>                                            |             |                                                                                     |
| Planning Department             |                                             | Print         |                                                                                   |                                                     |             |                                                                                     |

|              |          |                                                                   |  |               |          |
|--------------|----------|-------------------------------------------------------------------|--|---------------|----------|
| Project Name |          | <b>Claycastle Watersports Facility,<br/>at Youghal, Co. Cork.</b> |  |               |          |
| Project No.  |          | <b>572</b>                                                        |  | Status        | Page No. |
|              |          |                                                                   |  | <b>Tender</b> | <b>1</b> |
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# TRANSMITTAL SHEET

|                       |                              |  |          |           |    |    |    |    |    |  |  |  |  |  |  |  |  |
|-----------------------|------------------------------|--|----------|-----------|----|----|----|----|----|--|--|--|--|--|--|--|--|
| Key                   |                              |  | DAY      | 17        | 24 | 25 | 29 | 12 | 18 |  |  |  |  |  |  |  |  |
| A = Preliminary Issue | T = Tender Issue             |  | MONTH    | 04        | 04 | 05 | 05 | 06 | 06 |  |  |  |  |  |  |  |  |
| PL = Planning Issue   | 0,1,etc = Construction Issue |  | YEAR     | 26        | 26 | 26 | 26 | 26 | 26 |  |  |  |  |  |  |  |  |
| DRAWING TITLE         |                              |  | DRG. No. | REVISIONS |    |    |    |    |    |  |  |  |  |  |  |  |  |

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ISSUED BY:



Document status : # Draft / for-review, G General information, P Planning, S Scheme / concept design, D Detail design, T Tender, C Construction, A As-build , ≡ : Report   □ : Drawing  
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