

Proposed Fabric Defects Works at SN Mhichíl Naofa

at

**Rathreagh,
Galmoy,
via Thurles,
Co. Kilkenny,
E41 TD43.**

PRICING DOCUMENT

(Volume C)

(Ref. 26/109/Volume C)

July 2026



Mary Harrington Architects.

The Pines, Ballyduff East, Kilmeaden, Co. Waterford.
Tel / Fax: 051 384847.
Mobile: 086 8940571.
E-mail: maryharrington@mharchitects.ie



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Prepared by:

**Mary Harrington Architects,
The Pines,
Ballyduff East,
Kilmeaden,
Co. Waterford.
Ph: 051 384847**



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1.1 **NOTES:**

1. Means of tender submission to be as identified on the letter enclosing the tender documents and as outlined in ITT document, no later than the deadline stipulated.
2. The submission of a tender implies the agreement of the Contractor to enter into a formal contract with the Employer.
3. The Contractors attention is drawn to the fact that the form of building contract shall be the current standard Dept. of Finance prepared "Short Public Works Form of Contract (PW-CF6)" published on the date 10 days before the latest date for submission of tenders (disregarding any amendments posted on that date). The quantities are to be assessed by the Contractor and are at his sole risk. The quantities given below are for guidance purposes only for the Pricing Document. The Contractor is advised that they shall satisfy themselves as to the accuracy and correctness of the quantities given prior to submission of their Tender. Should any difference arise between the quantities given in the Pricing Document and those that the Contractor has established, then the cost adjustment (using the below rates) is to be included in the cost adjustment item at the end of each Pricing Document section / in the "General" section at the end of the Tender Breakdown Summary.
4. Any item or items indicated on the drawings and or included in the specifications or other such tender documents and which is or are not specifically identified and included by an item within the Pricing Document shall be included by the Tenderer in the cost adjustment item provided at the end of each Pricing Document section, entitled - "Specified or inferred works omitted above" or in the "General" section at the end of the Tender Breakdown Summary.
5. All other works deemed necessary, whether or not shown on the drawings or stated in the specification and other tender documents, but which can be reasonably inferred therefrom and which are not specifically identified and included by an item within the Pricing Document shall be included by the Tenderer in the cost adjustment item provided at the end of each Pricing Document section, entitled - "Specified or inferred works omitted above" or in the "General" section at the end of the Tender Breakdown Summary.
6. The Contractors attention is drawn to the fact that this is a fixed price Tender.
7. The lowest or any tender submitted will not necessarily be accepted by the Contracting Authority. No Contractor will be remunerated for any cost or expense which he may have incurred in the making up of his tender.
8. The priced Schedule of Work as priced by the tenderer must accompany this Form of Tender.
9. Time will be of the essence of the Contract, and the Contractor must complete the works within the time stated, subject to the Conditions of Contract.
10. The contract duration of the project is 40 calendar days.
11. The estimated start on site will be early to mid-August 2026.
12. The tenderer's offer must remain open for acceptance for a period of 90 days from the date set for the receipt of tender.
13. Please note that Tenders are to be priced in EUROS (€).
14. Failure to fully complete this form of tender may invalidate your tender.
15. Any unauthorised amendments or qualifications to the Form of Tender or any other Tender Document such as Specification changes, changes to the Conditions of Contract or qualifying

slips/notes attached to the Form of Tender or any other Tender Document must be withdrawn – failure to do so may result in the Tender being disqualified.

16. Where qualifications have been attached to all or some of the Tenders submitted and the Tenderers have refused to withdraw their qualifications, the Client, in order to secure the most economically advantageous price, reserves the right to deal with the most acceptable offer submitted.
17. Should there be any doubt as to the meaning of any clause or description, in the Specification or Form of Tender or as to anything shown or described in the drawings or tender package the Contractor should refer same in writing to the Architect not later than five working days before the latest date of lodgement of the tenders. All queries received, together with an official ruling on the points raised, will be circulated to all Contractors tendering.
18. It should be noted that there is no contingency sum for these works and that any items which the Contractor deems to be necessary to complete the works as described are to be included. Any additional items which the Contractor feels have been omitted from the documentation are to be notified to the Architect during the tender stage.
19. The following will not be considered:
 - Tenders received after the date and time stipulated
 - Tenders qualified by the addition of slips or alterations of any of the tender documentation.

1.2 TENDER SUMMARY BREAKDOWN:

Ref	Description	Qty	Unit	Rate €	Amount €
	TENDER SUMMARY BREAKDOWN <i>GENERAL RULES</i> THE FOLLOWING BREAKDOWN IS INTENDED AS A GUIDE ONLY. THE BREAKDOWN BELOW MAY NOT EXACTLY REFLECT THE SCOPE OF WORK REQUIRED FOR THE PROPOSED WORKS HOWEVER IT IS EXPECTED THAT ALLOWANCE AND PROVISION FOR ALL WORKS DETAILED ON THE DRAWINGS AND SPECIFICATION(S), BE INCLUDED WITHIN THE TENDERING CONTRACTORS SUBMITTED PRICE; WHERE A HEADING LISTED BELOW IS LEFT BLANK WORKS IN THIS CATAGORY ARE DEEMED TO BE INCLUDED: The Tenderer shall insert hereunder all items he considers necessary to complete the Works to the satisfaction of the Employer				
1.	<u>General</u> 1.1 Allow for removal of all loose and fixed furniture, fixtures and fittings, fixed notice boards, white boards, window blinds, loose and fixed book shelves, coat hooks and allow for the covering and secure sealing of all the overhead projectors, interactive white boards and interactive flat screens etc. to all areas coloured green on the drawings and for the reinstatement of same to match existing arrangement upon completion of the works 1.2 Allow to cover and protect all existing floor finishes, fixed furniture, electrics and suchlike throughout the currency of the works		Item Item		
2.	<u>Cross Flow Ventilation to Habitable Rooms</u> 2.1 Allow for the installation of 'Rytons AAC125hpwh Super Acoustic Controllable Wall Vents' with fly screen backing to inside and outside face of the c/w sleeve and Sikacryl-625 Fire+ or equal fire stopping to cavity, make good all walls internally and externally to match existing, all necessary coring 127mm dia. 2.2 Ditto, but to replace existing hit and miss wall vents with new as above and enlarge enlarge ope as necessary	15 3	No. No.		
				C/F €	

Ref	Description	Qty	Unit	Rate €	Amount €
				B/F €	
3.	<u>Bonded Bead Cavity Wall Insulation</u>				
3.1	Bonded bead cavity wall insulation, 100mm thick, to existing cavity walls comprising Kingspan Ecobead Platinum 35 or equivalent Expanded Polystyrene (EPS) pumped cavity wall insulation, manufactured in accordance with the requirements of EN 16809-1: 2019 and under an ISO certified management system and installed by a certified installer of such product incl. pre-installation survey and report, make good and repair all works disturbed to match existing:				
	- North Elevation (approx. area (36 m ²))		Item		
	- West Elevation (approx. area (95 m ²))		Item		
	- South Elevation (approx. area (36 m ²))		Item		
	- East Elevation (approx. area (95 m ²))		Item		
4.	<u>Painting and Decorating Works</u>				
4.1	Mould treatment to existing walls to comprise all necessary preparation and sanding of all surfaces to remove all loose debris and any flaking paint, clean and degrease all surfaces with 'Zinsser' or equivalent universal degreaser and cleaner, rinse all areas upon completion, apply 1no. coat of 'Zinsser' or equivalent mould killer and remover directly to all surfaces, apply 1 no. coat of 'Zinsser B-I-N Aqua' primer or equivalent, prepare and apply 2 no. coats of 'Zinsser Permawhite' or equivalent mould resistant paint (approx. area 375m ²)		Item		
4.2	Painting works to existing walls to comprise all necessary preparation and mould treatment works and application of 3 no. coats of 'Dulux' or equivalent satin sheen breathable emulsion to selected colours (approx. area 400m ²)		Item		
4.3	Painting works to existing ceilings to comprise all necessary preparation, touch-up and application of 1 no. coats of 'Dulux' or equivalent matt breathable emulsion to selected colour (approx. area 220m ²)		Item		
				C/F €	



Ref	Description	Qty	Unit	Rate €	Amount €
5.	<u>General</u> Include here for: 1. Any works deemed necessary and or identified to complete the work as indicated on the Volume A Drawings & Specifications and other such tender documents issued but which are not specifically identified and scheduled above. 2. All other works deemed necessary, whether or not shown on the drawings or stated in the specification and other tender documents, but which can be reasonably inferred therefrom. Any costs entered here will be requested to be identified fully (that is rates, quantities and extensions) during the tender assessment stage.			B/F €	
Total for Tender Summary Breakdown To General Summary €					

1.3 GENERAL SUMMARY:

				€	
	<u>GENERAL SUMMARY</u>				
	<u>Amount for</u>				
A	TOTAL FROM TENDER SUMMARY BREAKDOWN ABOVE (Section 1.2).....			€	
B	Preliminaries: Include here for all 'Preliminaries' type items deemed necessary by the Contractor for the execution of the works in compliance with the tender documents.	Item			
C	Contractor's Site Set-Up: Provide here for Contractor's site set-up to facilitate the works, including accesses, site compound, welfare facilities, temporary hoardings and fencing, reinstatement of site to 'as-found' conditions, etc. and all other such costs associated with Contractor's site set-up, all related works throughout the currency of the project, removal of Contractor's site set-up upon completion of the works and reinstatement of all areas disturbed to 'as-found' conditions	Item			
D	Contract: Provide for complying in all respects with the "Short Public Works Form of Contract (PW-CF6)" published on the date 10 days before the latest date for submission of tenders (disregarding any amendments posted on that date), details as follows:	Item			
E	Obligations and restrictions imposed by the Employer: Provide for complying in all respects with the Obligations and restrictions imposed by the Employer for this project and as outlined throughout the tender documents, details as follows:	Item			
				C/F €	

				B/F €		
A	General Facilities and Obligations: Provide for the provision of and complying in all respects with the General Facilities and Obligations for this project and as outlined throughout the tender documents, details as follows:					
	INSURANCES		Item			
	Provide for the following:					
B	taking out and maintaining Public Liability and Employers Liability Insurances against injury to persons and property as required in Schedule Part 1		Item			
C	taking out and maintaining All Risks Insurance for the full value of the works and ancillary items required in Schedule Part 1		Item			
	LABOUR ON-COSTS					
	Provide for all costs in respect of all workmen for:					
D	insurance under Workmen's Compensation, Employer's Liability, National Health, Unemployment, Conditions of Employment, Widows and Orphans Pensions and Fatal Accidents Acts and other Statutory Acts in force affecting the Works at the date of tender		Item			
E	pensions		Item			
F	annual and public holidays		Item			
G	industrial training levies		Item			
H	travelling time, expenses, fares and transport		Item			
I	guaranteed time		Item			
J	non-productive time and other expenses in connection with overtime		Item			
K	incentive and bonus payments		Item			
L	any other item not mentioned above		Item			
	HEALTH AND SAFETY					
	Provide for the following:					
M	Health and Safety Compliance: Provide for complying with the Health, Safety and Welfare Acts and Regulations current at the time of tendering		Item			
				C/F €		

A Project Supervisor Construction Stage (PSCS): Provide for all costs for the provision of the services of Project Supervisor for the Construction Stage in respect of the project pursuant to the Safety Health and Welfare at Work (Construction) Regulations 2013 VALUE ADDED TAX Add for F Value Added Tax @ 23% (This is the standard rate of VAT and applies to all supplies / items not chargeable at other rates and/or subject to reverse charge arrangement (see note below); it is up to the Contractor to determine what, if any, of his submitted tender price is liable to attract VAT at this rate) Note: The amount of Value Added Tax to be included in the final adjustment of the Contract Sum shall be calculated at such rate as may be properly decided by the Revenue Commissioners under the powers vested in them by the Value Added Tax Act 1972 (amended) but shall exclude any overpayment made or penalties incurred under the Act by the Contractor. The “Principal Contractor” for this Contract is the CLIENT. <u>NO VAT IS TO BE INCLUDED IN THIS TENDER @ 13.5% AS THIS WILL BE ACCOUNTED FOR BY THE PRINCIPLE CONTRACTOR (The CLIENT)</u>			Item Item	B/F €		
AMOUNT OF TENDER FORWARD TO FORM OF TENDER					€	



This Pricing Schedule document contains pages Nos. 1 - 12
Please ensure that no page is missing or duplicated

Signature:

Contractor's Name:

Address:

.....

.....

Date: