

# Pricing Document

Supply and installation of new glasshouse

at

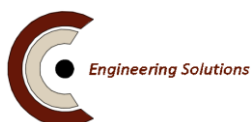
Glenveagh N. P.  
Churchill, Letterkenny,  
Co. Donegal

For

Glenveagh National Park



An Roinn Tithíochta,  
Rialtais Áitiúil agus Oidhreachta  
Department of Housing,  
Local Government and Heritage



**CARR CONSULTING**  
**E N G I N E E R S**  
*Engineering Solutions*

Unit 1 • Northern Point Business Park • Ballybofey • County Donegal  
Tel: +353 (0)74 9131060 • Fax: +353 (0)74 9130321

***Civil o Structural o Materials o Fire Engineering***

Document Approval

|                  |                                                              |           |
|------------------|--------------------------------------------------------------|-----------|
| Project          | Supply and installation of new glasshouse at Glenveagh N. P. |           |
| Client & Job No. | Department of Housing Local Government and Heritage          | CC26-5065 |
| Document Title   | Pricing Document                                             |           |

| <b><i>Issue</i></b>                                                                                                     | <b><i>Prepared by</i></b>                                               | <b><i>Checked by</i></b>           | <b><i>Approved by</i></b>          |
|-------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|------------------------------------|------------------------------------|
| 8/07/2026<br>Tender                                                                                                     | Michael Carr<br>Principal Engineer<br>Patrick Galvin<br>Senior Engineer | Michael Carr<br>Principal Engineer | Michael Carr<br>Principal Engineer |
| Carr Consulting Engineers Ltd.,<br>Unit 1, Northern Point Business Park, Ballybofey, Co., Donegal<br>Tel. (074) 9131060 |                                                                         |                                    |                                    |

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BILL OF QUANTITIES

FORM OF TENDER

## **PREAMBLE TO THE SCHEDULE OF WORKS**

This schedule of works provides an indicative tender layout to be used by the contractor in itemising out their returned tender for the proposed works. The tenderer may add to as necessary to provide a detailed and quantifiable breakdown of their tender quotation for the proposed works. The purpose of this pricing document is to enable a true and realistic comparison to be made between tenderers on a competitive and comparative basis. The work items listed in the bill of quantities have not been measured in accordance with any method of measurement and the Tenderer shall allow in his price for all the preliminary, temporary and permanent works inclusive of all the direct and indirect costs, overheads and profits in connection with the installations as detailed within the tender documents and as deemed necessary for the design, construction and satisfactory functioning of the works.

The tender shall complete the bill of quantities and sign and complete the Form of Tender and return with their tender submission.

The Form of Contract and Conditions is the model public contract for Public Works **PW CF6** Minor Building & Civil Engineering Works Contract. The Contractor will be deemed to have examined these Conditions and to have priced the items in accordance therewith, and also to have included for all of the Conditions in the Contract Documents.

Please note that all costs in this contract are fixed price and no increased costs will be allowed.

The Contractor shall be directly responsible for the following;

- a) Provision & maintenance of all plant, stand by plant & fuel supplies
- b) Loading, unloading and site positioning and sub-subsequent relocating of their own plant
- c) Loading, unloading and site positioning and sub-subsequent relocating of their own materials
- d) Complying with health & safety regulations, PPE equipment, first aid and so forth.

## **Working Hours**

Work shall be undertaken between

08:00 and 18:00 Mondays – Friday and

08:00 and 18.00 Saturdays

(by arrangement with Denis Lafferty, NPWS)

## **Summary of works envisaged**

Note: The existing glasshouse will be demolished and removed and required civil works will be carried out under a separate contract

The works envisaged under this contract consist of the following:

- Attend on-site and measure the site for the proposed new glasshouse to verify the main dimensions for manufacture.
- Design and manufacture of suitable specialist glasshouse system in accordance with the drawings and specification provided. Shop drawings and specification of proposed glasshouse system shall be forwarded to the Employers Representative two weeks prior to commencing work.

- Complete all necessary preparation works on-site and erect the new glasshouse structure, glazing gutters/downspouts, blinds and automated ventilation systems together with the cold frame glazing units. All structures to be adequately tied down and stable.
- Check erected glasshouse structure for stability and that all door and windows open & close, gutters and downspouts and commissioning of automated ventilation system.

Works to be commenced September 2026 and to be substantially complete by 23<sup>th</sup> October 2026. Weekend work may be required as agreed with Employers Representative. Programme for works shall be provided.

#### **Site Visit**

The tenderer shall visit the site and familiarise themselves with the scope of works required prior to submitting their tender. The site visit may be arranged with Denis Lafferty. (Mobile 087 945 7558).

#### **Health & Safety**

Contractor shall have due regard to Safety & Health risks associated with these works and shall adopt safe systems of work. Risk assessments shall be completed for all aspects of the works taking into account that the Castle will remain open to the public during the works. Contractor shall provide a copy of Risk Assessments and Method Statements (RAMS) to the Project Supervisor Construction Stage prior to commencing works on-site.

#### **Insurances**

Contractor shall provide evidence insurance to meet the requirements of the contract to the Employers Representative.

#### **Tax Clearance**

The contractor shall provide evidence of Tax Clearance in the Republic of Ireland.

#### **Certification and submittals by the contractor**

The contractor shall submit their proposed glasshouse design, specification together with CE Marks and data sheets for all materials and products to be used for these works to the Employers Representative. Contractor to supply manufacturer backed warranty for the glasshouse system for a duration 10 years after the date of Substantial Completion. At the end of the works the Contractor shall provide to the Engineer a written confirmation of compliance with the design requirements, together with a signed warranties as follows:

- Minimum **25-year warranty** on aluminium frame.
- Minimum **15-year warranty** on powder coating.
- Minimum **5-year warranty** on automatic vent mechanisms.

**BILL OF QUANTITIES**

| Item No.          | Item Description                                                                                                                                                                                                                                          | Unit | Qty | Rate | Amount |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-----|------|--------|
|                   |                                                                                                                                                                                                                                                           |      |     |      | €      |
| <b>1.0</b>        | <b>PRELIMINARIES</b>                                                                                                                                                                                                                                      |      |     |      |        |
| <b>1.1</b>        | <b>Site &amp; contract administration;</b><br>provide for all on and off site management and administration including cost of Foreman and Project Manager in charge.                                                                                      | sum  |     |      |        |
| <b>1.2</b>        | <b>Temporary hoarding to secure site</b><br>To be provided by civils contractor                                                                                                                                                                           | Note |     |      |        |
| <b>1.3</b>        | <b>Insurance of works</b><br>Public Liability           €2.6million,<br>Employers Liability,       €13million<br>Contractors all-risk       €200,000                                                                                                      | sum  |     |      |        |
| <b>1.4</b>        | <b>Warranty</b><br>Provision of a manufacturers backed warranty for 10 years for completed roofing system.                                                                                                                                                | sum  |     |      |        |
| <b>1.6</b>        | <b>Health &amp; Safety (Works)</b><br>Compliance with all current health & safety requirements including provisions required for management of risks of contracting                                                                                       | sum  |     |      |        |
| <b>1.7</b>        | <b>Welfare Facilities &amp; Compound</b><br>Set-up contractors compound and provide suitable Site Hut/Office/Sanitary accommodation for the duration of the works and remove at the completion of the works.                                              | sum  |     |      |        |
| <b>1.8</b>        | <b>Submittals</b><br>Shop drawings for glasshouse and structural calculations. Plus CE Marks for materials and products; powder coated certification; glass certification. Certificate of Completion and O & M Manuals including maintenance requirements | sum  |     |      |        |
| <b>1.9</b>        | <b>Warranty</b><br>Minimum <b>25-year warranty</b> on aluminium frame and powder coating.<br><br>Minimum <b>15-year warranty</b> on powder coating.<br><br>Minimum <b>5-year warranty</b> on automatic vent mechanisms.                                   | sum  |     |      |        |
|                   | <b>MODIFY, ADD TO ABOVE ITEMS AS PER CONTRACTORS MEASURE</b>                                                                                                                                                                                              |      |     |      |        |
| <b>Page Total</b> |                                                                                                                                                                                                                                                           |      |     |      |        |

| Item No.   | Item Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Unit | Qty               | Rate | Amount |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-------------------|------|--------|
|            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |      |                   |      | €      |
| <b>2.0</b> | <b>GLASSHOUSE MANUFACTURE AND SUPPLY TO SITE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                    |      |                   |      |        |
| <b>2.1</b> | <b>Site visit and assessment</b><br>Conduct a site visit a competent person to review conditions for site erection and take measurements for the manufacture of the proposed glasshouse                                                                                                                                                                                                                                                                                                             | sum  | 1                 |      |        |
| <b>2.2</b> | <b>Design of glasshouse structure</b><br>Design and supply of glasshouse framing with a primary structure of powder coated aluminium sections suitable for external use. Powder coating to be <i>Qualicoat-approved polyester powder coating</i> , 60–80 µm DFT, colour to be confirmed. Include for all fixings in grade 316 stainless steel.<br><br>Glasshouse structure to be designed in accordance with EuroCodes with a minimum design life of 25 years in accordance with the specification. | sum  | 1                 |      |        |
| <b>2.3</b> | <b>Glazing</b><br>Supply Roof and wall glazing: 4 mm toughened safety glass. All glazing to be toughened glass.<br>Glass to be bedded in proprietary glazing gaskets compatible with aluminium.<br>Glazing bars to provide continuous support and restraint. All edges to be polished or arrissed. All in accordance with the specification.                                                                                                                                                        | m2   | 102<br>(net area) |      |        |
| <b>2.4</b> | <b>Doors</b><br>Supply 3 no. single hinged door set with glazed door, frame and stainless steel hardware. Doors to match glazing system with powder coated finish to frame. Minimum clear opening to be 800mm.                                                                                                                                                                                                                                                                                      | no.  | 3                 |      |        |
| <b>2.5</b> | <b>Ventilation</b><br>Supply <b>automatic opening roof vents</b> , as required by manufacturer to achieve adequate natural ventilation.<br>Include for automatic openers to be <b>thermally actuated</b> , no electrical supply required unless otherwise specified. Provide manual override.                                                                                                                                                                                                       | no.  | 12                |      |        |
| <b>2.6</b> | <b>Sun Blind</b><br>Supply retractable roller blind system under roof glazing over work area as shown in the drawings                                                                                                                                                                                                                                                                                                                                                                               | m2   | 13                |      |        |
| <b>2.7</b> | <b>Manual Window Ventilation</b><br>Supply single hinged manual windows to front wall with                                                                                                                                                                                                                                                                                                                                                                                                          | no.  | 6                 |      |        |

| Item No. | Item Description                                                                                                                                                                                                                                                                         | Unit | Qty | Rate | Amount |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-----|------|--------|
|          |                                                                                                                                                                                                                                                                                          |      |     |      | €      |
|          | glazing and framing to match.                                                                                                                                                                                                                                                            |      |     |      |        |
| 2.8      | <b>Gutters</b><br>Supply Integrated <b>aluminium gutters</b> and all supports, fittings to downspouts and stop ends along eaves.<br>All components powder-coated to match frame.                                                                                                         | m    | 18  |      |        |
| 2.9      | <b>Downspouts &amp; connection to rainwater butt</b><br>Supply aluminium downpipes with all fittings and discharge spout to existing drainage and/or to internal rainwater butt as shown.<br>All components powder-coated to match frame.                                                | No.  | 4   |      |        |
| 2.10     | <b>Cold Frame glazed lids</b><br>Supply cold frame lids which are hinged at back with stays and are easily removable. Lids shall be capable of spanning 1.8m without side support. Frame shall be powder coated aluminium frame to match glasshouse and glass to be 4mm toughened glass. | No.  | 9   |      |        |
|          | <b>MODIFY, ADD TO ABOVE ITEMS AS PER CONTRACTORS MEASURE</b>                                                                                                                                                                                                                             |      |     |      |        |
| Total    |                                                                                                                                                                                                                                                                                          |      |     |      |        |



| Item No.   | Item Description                                                                                                                                                             | Unit | Qty        | Rate | Amount |
|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|------------|------|--------|
|            |                                                                                                                                                                              |      |            |      | €      |
| <b>3.0</b> | <b>GLASSHOUSE ERECTION</b>                                                                                                                                                   |      |            |      |        |
| <b>3.1</b> | <b>Stanchion Support and anchor bolts</b><br>Prepare support locations for main columns including installation of anchor bolts and holding down bolts.                       | Sum  |            |      |        |
| <b>3.2</b> | <b>Main rafter support</b><br>Fixing of main rafters to 150 x 50 oak plate bolted to back wall by main contractor.                                                           |      |            |      |        |
| <b>3.3</b> | <b>Tie-in to lead flashings</b><br>Prepare lead flashings to receive new glasshouse gutter.                                                                                  | m    | 18         |      |        |
| <b>3.4</b> | <b>Erection of glasshouse framing</b><br>Erect aluminium frame consisting of stanchions, rafters ties, trims and bracing elements complete with all door and window framing. | sum  |            |      |        |
| <b>3.5</b> | <b>Glazing</b><br>Erect glazing units bedded in proprietary glazing gaskets compatible with aluminium. Glazing bars to provide continuous support and restraint.             | m2   | 102 (nett) |      |        |
| <b>3.6</b> | <b>Ventilation</b><br>Install and commission automatic opening roof vents.                                                                                                   | no.  | 12         |      |        |
| <b>3.7</b> | <b>Doors</b><br><b>Install door frame, door and stainless steel hardware</b>                                                                                                 | no.  | 3          |      |        |
| <b>3.8</b> | <b>Manual Window Ventilation</b><br>Install single hinged manual windows.                                                                                                    | no.  | 9          |      |        |
|            | <b>MODIFY, ADD TO ABOVE ITEMS AS PER CONTRACTORS MEASURE</b>                                                                                                                 |      |            |      |        |
| Page Total |                                                                                                                                                                              |      |            |      |        |

| Item No.      | Item Description                                        | Unit | Qty | Rate                      | Amount |
|---------------|---------------------------------------------------------|------|-----|---------------------------|--------|
|               |                                                         |      |     |                           | €      |
|               | SCHEDULE OF WORKS SUMMARY PAGE                          |      |     |                           |        |
|               |                                                         |      |     |                           |        |
|               | COLLECTION PAGE                                         |      |     |                           |        |
|               | Page No. 4<br>PRELIMINARIES                             |      |     |                           |        |
|               | Page No. 5<br>GLASSHOUSE MANUFACTURE AND SUPPLY TO SITE |      |     |                           |        |
|               | Page No. 6<br>GLASSHOUSE ERECTION                       |      |     |                           |        |
|               |                                                         |      |     |                           |        |
|               |                                                         |      |     |                           |        |
|               |                                                         |      |     |                           |        |
|               |                                                         |      |     |                           |        |
|               | SUB-TOTAL                                               |      |     |                           |        |
|               |                                                         |      |     |                           |        |
|               | VAT                                                     |      |     | 13.5%                     |        |
|               |                                                         |      |     |                           |        |
|               |                                                         |      |     |                           |        |
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|               |                                                         |      |     |                           |        |
|               |                                                         |      |     |                           |        |
|               |                                                         |      |     |                           |        |
| GRAND SUMMARY |                                                         |      |     | Carried to Form of Tender |        |