

Architect's Specification

Project:- Internal alterations and new youth hub at Ballyconnell Community Centre, Ballyconnell, Co.Cavan (H14AY24)

For:- Ballyconnell Community Centre

Architect: - Micheal Maguire Architects Ltd,
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**A PROJECT SUPPORTED BY PEACEPLUS; A PROGRAMME MANAGED
BY THE SPECIAL EU PROGRAMMES BODY (SEUPB)**

Description of Project:

The Project comprises of consists of alterations and new youth hub along with breakout rooms, moveable partition wall, cabin lift, floor finishes, stairs nosings and handrails and landing with balustrades at Ballyconnell Community Centre, Ballyconnell, Co. Cavan.

Detailed notes and specifications for fittings and finishes are indicated on the drawings and in the description of works. Contract type CF6- Contract for Small Works Designed by the Employer.

Employer: Ballyconnell Community Centre,
Ballyconnell, Co. Cavan.

Architects: Micheal Maguire Architects Ltd,
The Conall Building,
Main Street,
Ballyconnell,
Co. Cavan.

Visit Site

Tenderers are advised to visit site and ascertain the facilities of access thereto, the supply of labour and materials and the general convenience of working.

They shall have taken to have made themselves acquainted with the nature of the soil and other features on site, all existing buildings on or adjacent to the site, and all other things in so far as they may have connection with or affect the works. They must take all the above matters into account when tendering and no charge for any extra labour or materials will be allowed in consequence of their failure to do this.

Staging of works

The contractor is to ensure that he causes the minimum inconvenience to adjoining property's owners. The contractor will be responsible for securing & confining himself to the site outlined in blue on the site plan included in this specification.

Access to site

Access to site will be formed at junction of proposed Service Road to the north as indicated on the Site Layout Plan (Drawing No. 2418/T/02) and shall be from that point only. Access to the site will be by prior agreement with the Board of Management. The site is to be completely fenced off and access gates formed to restrict access to construction personnel only. All works associated with the construction to be contained within the confines of the site. Construction personnel parking is limited on site.

Existing Services

The location and arrangement of existing services, as appropriate, is indicated on the Drawings. These drawings show to the best of our knowledge the extent of services. Contractor needs to carry out his own investigations to establish existing services and to satisfy themselves of their locations, as there is no guarantee to the accuracy of the drawings.

GENERAL REQUIREMENTS**Tender Documents**

- a) For the purpose of preparing a tender refer to the Documents, Drawings, Specification and instructions for tendering as scheduled and described Within the Form of Tender.
- b) Upon receipt of tender documents check that all information necessary for preparing the tender has been provided. Report any missing documents, pages or discrepancies immediately.
- c) Do not amend the documents without written authorisation.

The Contractor will be required to forward, together with his estimated price, confirmation that he can complete the works as set out in the drawings and specification within the times specified to the Form of Tender based on a date for possession 14 days after the final date for lodging tenders.

Pricing

Allow for everything indicted by the tender documents and from a careful inspection of the site including any and all foreseeable additional work and risks. Include in the tender price for handing over the works clean, functional and complete, fit for immediate occupation and use as intended.

FORM OF CONTRACT

The Form of Contract will be the Public Works.

Hand over

Thoroughly clean the works & site on completion & leave fit for immediate occupation and use.

Polish all smooth surfaces as appropriate, vacuum all ducts & behind casings, flush out all drains & leave free of dust, debris, marks or stains.

Leave the works secure against any unauthorised entry, providing the employer with all keys clearly labelled. Provide the employer with one copy of each manufacturers standard printed operating & maintenance instructions relating to all proprietary goods and systems used in the building.

Description of works:-

DRYLINING OF EXISTING WALLS AND PLASTERING/SKIMMING & PAINTING

All external walls as shown on the drawing are to be drylined with 82.5mm insulated plasterboard mechanically fixed to block walls. The following rooms and walls are to be drylined:

- Breakout rooms 1 & 2 (northwest and southwest walls)
- All four walls of the Youth hub are to be drylined on first floor (Full height : from floor to underside of roof)
- Entrance foyer- External wall- southwest wall only including over plant room at high level and over main entrance doors at high level.
- Stairwell southwest wall

Include for 3mm skim plaster finish to all drylining boards.

Three coat sand and cement plaster finish to all other walls to stairwell, breakout rooms, lift shaft walls, landing walls, store, electrical plant room, stairwell landing, coats store.

Painting: Include for painting and decoration of all walls were drylined and plastered with primer and 2 coats of paint . colour to be selected by architect.

NEW CONCRETE FLOOR TO BREAK OUT ROOMS

Remove existing concrete slab from breakout rooms and install new insulated concrete floor as follows:

- Remove slab to hardcore level
- Install DPM/ Radon barrier on 50mm quarry dust
- Lay new 150mm concrete slab
- 150mm rigid floor insulation
- 75mm screed

Replacement External Doors-

Supply and fit 2 no. PVC doors with louvred panel to plant rooms accessible from exterior. Thermal transmittance of overall unit to be u-Value of 1.2W/m²K or less.

Replacement Windows-

Supply and fit 8 no. thermally broken triple glazed aluminium windows. Thermal transmittance of overall glazed unit to be u-Value of 1.2W/m²K or less. Centre pane u-value of 1.0W/m²K or less. Glazing to be triple glazed unit with thermally broken warm edge spacer bars. Include for all mastic seals to frame perimeter and airtightness tapes to window heads.

Window Boards- Include for new 18mm moisture proof mdf window boards to all affected windows. Include for painting with primer and 2 coats of paint. This includes the 8 no replacement windows, the foyer window and window to breakout rooms.

Existing plant room

Remove existing stairs and wall adjacent plant room. Construct new 215mm solid block on flat off existing foundation. Plaster wall with three coat plaster, primer and 2 coats of paint. Leave as fairface block to plant room side.

CABIN LIFT

Supply and fit new cabin lift to stop on multiple levels

- Ground floor level
- Stage level
- First floor level

Include for sliding doors onto all levels with 1.8 x 1.8m level landing if front of all doors.

Supply and fit cabin lift as per the following details and construct 215mm 10KN solid blockwork with foundations, remove part of existing floor to foyer and construct 120mm deep pit at base of lift shaft.

Lift

Compliance	:	Machinery Directive 2006/42/EC, EN81-41 and TGD Part M
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Shaft

Shaft type	:	Shaft by others
Location	:	Internal
Travel (finished floor to finished floor)	:	3000mm (travel to be confirmed)
Entrance configuration	:	Through
Floors served	:	3
Number of entrances	:	2
Shaft size	:	1840mm x 1560mm (Depth x Width) Internal - Tolerances will be added, please speak to Premier Lifts before building shaft.
Pit depth	:	120mm (+/- 0mm level)
Headroom	:	2600mm above top floor FFL
Shaft height	:	Pit depth + Travel + Headroom
Guide Fixings	:	Expansion Wall Bolts - wall fixings with screw anchors will be supplied
Lift enclosure	:	Shaft by others to be constructed from materials suitable to withstand the lift loadings

Lift

Drive system	:	Electric Traction
Lifting capacity	:	350kg
Rated speed	:	0.15m/s
Platform size	:	1400mm x 1100mm (Depth x Width)
Car interior height	:	2000mm
Communication	:	GSM kit - Live bill pay sim card required by end user
Induction Loop	:	Included
Audible signal	:	Voice Announcer
Digital display	:	LCD Display
Safe edges	:	Full height photo cell barriers are fitted to all car entrances
Key isolation	:	Not required
Car lighting	:	LED strip lighting in corners of ceiling
Structure finishes - profiles / solid panels	:	No structure required
Structure panels	:	N/A

Doors

Cabin door	:	900mm x 2000mm telescopic doors (width x height)
Landing doors	:	900mm x 2000mm telescopic doors (width x height)
Landing controls	:	Black LCD floor display with illuminated push button

Landing Level	Door Position	Door Type	Door Finish	Door Handling	Closer Type
Ground Floor	Right of car controls	2 Panel side opening telescopic - E120 fire rated	Grey Titanium Finish	Left opening (when in lift facing door)	Automatic VVVF

LIFT SHAFT AND LANDING

Construct new lift shaft in 215mm 10 kilo newton solid blockwork. Internal dimensions: 1800mm x 1840mm
Construct new landing consisting of 200mm precast concrete hollowcore slab.

Include for Gyproc Casoline suspended ceiling system mechanically fixed to underside of landing

Block up part of existing opening to stage doors to facilitate lift doors. Provide door opening to new landing for new lift doors.

Level landings of 1.8 x 1.8m to be provided directly in front of lift doors at each level.

LIFT PIT: Remove part of existing floor and construct new floor with 120mm deep recess for lift pit. New floor build up as follows: Lay 50mm quarry dust on existing hardcore, DPM/Radon barrier, 150mm rigid insulation, 150mm power-floated concrete slab.

EXISTING DUCTWORK

Remove existing ductwork from dressing rooms and toilets on ground floor and main stairwell and youth hub room on first floor. Fill any voids with blockwork and make good finishes.

AIRTIGHTNESS

Provide airtightness taping such as Isover Multi-tape for use on all materials such as steel and blockwork. Butyl tape to be provided where required for panel to panel abutment.

NEW INTERNAL FIRE DOORS

Supply and fit flush panel paint grade fire doors.

- 3 no set of double doors (FD30s)
- 1 no single leaf door (FD30s)

Doors to be 30mins fire rated with smoke seals and intumescent strips. Doors to be self-closing. Doors to have vision panels as shown on drawing. Doors to be marked with sign stating 'Fire door keep shut'

Door opening to youth hub to be widened. Include for new lintels and supply and fit new double doors with at least 800mm clear width from a single leaf.

Include for door stops and brushed chrome handles. Doors to be finished with 2 coat paint finish to selected colour chosen by architect.

30 MINS GLAZED SCREEN

1 No 30mins fire rated screen to be supplied and fitted as shown on drawing to youth hub on first floor.

Screen to have 30/30 fire rated glazing (30 integrity/30 insulation) Include for steel barrier to sports hall side for impact protection.

SLIDING PARTITION

Supply and fit new sliding moveable wall partition to separate breakout rooms 1 & 2. Opening size 2.7m high x 5.8m wide. Sliding partition to be fixed to existing steel beam.

Comprising: 3 Basic Panels, 1 Pass Door Panel and Telescopic Panel (5 panels total)

Finish: Standard MFC low-pressure laminate

Stacking: Single-Point

Acoustic: Rw 50 dB

Include for pass door within moveable partition. (2.1 x 1m wide hinged door within last panel.)

Sliding wall to be top hung from steel beam without floor track. Include for steel plates and fixings bolts to secure sliding partition to steel beam. Include for fixing battens for fixing of plasterboard to steel beam.

NON-SLIP VINYL FLOORING SPECIFICATION (Gerflor)

Supply and fit vinyl flooring along with smoothing /levelling compound and liquid DPM:

R10 Acoustic Vinyl (total thickness 3mm)

Gerflor Taralay impression comfort vinyl flooring is to be laid in the following rooms only:

- Breakout rooms
- Stairs & landings,
- Youth hub on first floor,
- Landing
- Store adjacent lift
- Electrical store

Include for floor prep along with a liquid DPM and smoothing compound under all vinyl

A multilayered vinyl floorcovering available in sheet form in 12 ranges: The product comprises of VHD foam backing reinforced with a glass fibre grid and printed design that is protected by a transparent wear layer.

R10 Slip Resistance

Installation should be carried out in accordance with BS8203-2001,

Subfloor to be smooth, hard, clean and dry prior to laying, where applicable the subfloor must incorporate a Damp Proof Membrane.

Consult with Manufacturer for recommendations and requirements for adhesive fixing and seam welding.

Consult with Manufacturer for technical details and to obtain samples.

Flooring: Vinyl Manufacturer and reference:

Reference: Comfort Range: Wood, Diversion, Papyrus, Urban, Cubist, Labyrinth, Windy, Fantasy, Painty, Tweedy, Fiber, Cemento

BS EN 685: Class 34 / 42 EN 660/2: Wear Resistance

Wear Group: EN 651 - Group T

Impact sound insulation: 19dB

Width: 2000 mm **Thickness:** 3.35 mm **Adhesive (and primer if recommended by manufacturer):** Consult Manufacturers Technical Department for further information

Seam welding: Consult with manufacturer for recommendations and requirements for seam welding

Maintenance: Comfort Product comes with ProtecSol® and has a Low Maintenance

Classification. No Emulsion Dressings are ever required Post Installation

ENTRANCE MATTING FLOORING (2 m wide strip to Foyer entrance doors)

Coral Duo: A cut pile clean-off carpet constructed to provide unrivalled dirt removal with effective trapping and retaining of soil and moisture in the first few steps inside the entrance area. Coral Duo combines Coral Brush pure and Coral Classic technologies, reinforced with alternating strips of strong, thick yarns with additional dirt-scraping properties. As a result, Coral Duo outperforms all comparable textile solutions in the first few metres, making it ideal even for short entrances.

Yarn: Contains 100% Polyamide BSF where 75% is Econyl® regenerated solution dyed polyamide yarn

Backing: Everfort Vinyl backing as standard. Also available with optional FR Fire retardant backing.

Roll length: 27.5m, Overall thickness: 9mm, Pile height: 6mm, Colour to be selected by architect.

Colour to be selected by architect.

Manufacturer: Forbo Flooring UK Ltd, P O Box 1, Kirkcaldy Fife, KY1 2SB.

Tel: 0800 0282 162 **Email:** info.flooring.uk@forbo.com. **Web:** www.forbo-flooring.co.uk

Colour to be selected by architect.

Include for Adhesive and primer as per manufacturers installation instructions:

Eurocol 540 Eurosafe Special – (solvent-free acrylic dispersion)

ELECTRICAL STORE

Enlarge existing electrical store with new stud wall and double doors.

ELECTRICAL INSTALLATION

Supply and fit new lighting fixtures to landing, cleaners store, breakout rooms, youth hub

Lighting fixtures to Entrance Foyer to consists of 6m long linear light fixtures with 6 no pendent lights throughout.

Youth hub: 2 no linear lights with pendent lights

Break out rooms: Pendent lights

Canopy: Recess in linear light to underside of canopy

Include for power points and dado trunking and sockets as shown on floor plans.

Where walls are left as fairface blockwork include for all cabling in steel conduit. Where walls are to be plastered include for chasing walls and recess all wiring into blockwork for plastering over.

Light fixtures to consists of the following:

- Ansell Wolf Mini with built in emergency
- Ansell 5ft Topline EVO
- Ansell Vantage 3 CCT downlight (20 watt)
- Ansell Disco Evo 2 with built in emergency
- Ansell Luna Evo 2 with built in emergency and microwave presence detector.
- Ansell Twin spot
- Ansell Primo three circuit track mains
- Ansell Beacon Emergency downlight
- Ansell Adler exit signs
- Ansell Vasco EVO CCT (5ft)

MECHANICAL INSTALLATION

Include for the following air-to-air split/multi split air conditioning units for heating/cooling with corresponding cassette units to interior suspended from roof.

Entrance Foyer
Mitsubishi Electric PLA-SM100EA3 Indoor Cassette system 10kw system
Breakout room 1 & 2
Mitsubishi Electric SLZ-M25 Indoor single tile cassette systems 2no. 2.5kw systems
Youth Hub
Mitsubishi Electric PLA-SM100EA3 Indoor Cassette system 10kw system

Include for MEWP hire and power supplies to all outdoor units.

FITTED FURNITURE

Supply and fit new ticket counter 4025 x 2970mm. Ticket counter to consist of 'Poplar' hardwood with matching counter top.

In Youth hub on first floor include for mdf kitchen units with stainless steel sink with mixer tap. Include for Formica worktop with lockable presses and pull out drawers below. Include for overhead presses over as per Section CC. Include for swivel inlet assembly connections for hot and cold feed and thorne 15 thermostatic mixing valve to pipework of mixer tap.

In youth Hub include for fitted worktop on stainless steel poles at 760mm off floor level with dado trunking at 950mm above floor level.

Include for fitted unit double doors to comms cabinet 900mm x 2100. Stud out above.

TILING

CERAMIC WALL TILING

Include for wall tiling splashback to kitchen units in Youth hub on first floor. Tiles to be glazed ceramic wall tiles above counter top as detailed on Architect's drawing. Approx size: 200 x 100mm. Include for all grout, adhesive and trims around all windows/doors.

CLEANERS STORE

Include for vinyl flooring to cleaners store. Include for supply and fit of Belfast sink (800 x 450mm) to cleaners store with hot and cold water feed.

ALTERATIONS TO EXISTING DOORS TO HALLWAY

Include for recessing existing doors into hallway to open outwards in direction of escape. Contractor to construct stud wall frame and double slab each side of 12.5mm Fireline plasterboard, 3mm skim finish, primer and 2 coats of paint.

ALTERATIONS TO FIRST FLOOR ROOM

Remove section of existing hollow block walls and construct new 215mm hollowblock block wall to underside of roof. Supply and fit steel beam at slab level to carry weight. Remove existing handrail and construct 215mm hollowblock wall to underside of roof :- for wall adjoining the sports shall.



Image: Square off room and construct new 215mm hollow block wall to underside of roof. Tooth in new 215mm hollowblock constructed off steel beam at slab level as indicated on floor plan/section. Include for 2 x 100 x 215mm deep lintels to vision panel opening.

EXISTING CONCRETE STAIRS

Supply and fit new vinyl flooring to existing threads along with 50mm aluminium nosing from Gradus with contrasting strip.



Image: Remove existing ductwork. Dryline external wall. Finish stairs with vinyl and new aluminium nosing with contrasting strip. Supply and fit 50mm stainless steel handrails wall mounted both sides of stairs and extending 300mm beyond top and bottom steps and turned down 150mm or terminate into wall.

CLEARING UP

All rubbish to be cleared from time to time as it accumulates and the building to be left clean and fit for occupation. On completion of work, all gutters and downpipes to be cleared and drainage system given a final test to ensure clear flow.

Contractor is to make good at their own expense any damage caused to the structure, fittings, decoration or Specialists' finishes, from their operations.

Health and Safety:-

At practical completion submit health & safety file including maintenance manual. This shall include full set of marked up drawings illustrating the route of all elements of the building services. Each material, component, fitting and service shall be supported by suppliers technical brochures, specification and operation manuals. The contractor shall be responsible for all costs associated with the compilation of this data and preparation of drawings.

SAFETY, HEALTH AND WELFARE AT WORK (CONSTRUCTION) REGULATIONS 2013

It is a legal requirement that contractors have obligations as set out in S.I.291: 2013 and safety health and welfare at work act 2005. In this context it is to be noted that the client, on reasonable evidence of competence will appoint the main contractor as project supervisor (construction stage) and will so by way of a separate collateral agreement to provide services of project supervisor construction stage.

A copy of proposed collateral agreement form is enclosed herewith.

These is a requirement to establish the competence of contractors to provide this service and the architect may seek from tenders details confirming such competence.

The tenderer is required to identify any aspect of this project which he considers as a competent contractor, to be incapable of being constructed in a reasonably safe way.

The contractor is required to provide a general warranty of confidence to provide the services of the main contractor and the project supervisor (construction stage).

The contractor shall include all cost for the provision of the services of project supervisor for the construction stage pursuant to the regulations 6 and 7 of the regulations.

The contractor shall include for procuring that the insurance cover required to be obtained and maintained by the contractor pursuant to clause 21 and 23 (b) of the main contract shall provide indemnity in respect of any claim for bodily injury or property damage which the contractor may incur by reason of the performance of the functions and duties of the project supervisor for the construction stage of this project.

The contractor shall include for providing all necessary information as requested by the project supervisor for the construction stage to enable the preparation and completion of the safety file excluding drawings and specifications which shall be provided by the appropriate members of the design team and relevant nominate sub-contractors.

The contractor shall include for providing assistance to the appropriate member of the design team (and to relevant nominated sub-contractors) in providing the latest issue of construction drawings for inclusion in the safety file.

SIGNED:- Gavin O'Leary
BSc Architectural Technology.
For Micheal Maguire Architects Ltd.

DATED:- 15/07/2026

Instructions and Requirements for Tendering

The following instructions should be carefully noted by the contractors, as failure to comply with them may invalidate the tenders.

Note No. 1. Tenders must be on the official Volume C- Pricing document

Note No. 2. Should any doubt exist as to the meaning of any clause, description or dimension in the specification or form of tender or as to anything shown or described in the drawings, the contractor should refer same in writing to the Architect for clarification.

Note No. 3. Attention is particularly drawn to the fact that omission to sign the form of tender, or to insert there in the total amount of the tender , or to the making of any amendment or alteration whatsoever in the text of the specification or in the form of tender, will disqualify the tender and will not be allowed in any circumstances.

Note No. 4. Tenders must be available to start on the intended start date of August 2026 and completed within 8 weeks thereafter. Tenders shall be returned online.

The form of contract will be CF5- minor Building o civil Engineering works Designed by the Employer.