

Works Requirement Document

Refurbishment of science classrooms and preparation room including works to an existing classroom to accommodate the new science classroom on the 2nd floor at Scoil Mhuire, Buncrana

At

Scoil Mhuire
St Oran Road
Buncrana
Co. Donegal

And

Department of Education and Youth
Portlaoise Road,
Tullamore,
Co. Offaly

A.L Architects Ltd
Office 8B, The Courtyard, Lower Main Street,
Letterkenny, Co.Donegal.

ISSUE	DATE	BY	CHECKED	COMMENTS
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1.0 Local Authority Consents

Planning Application N/A

Fire Certificate. N/A

Disability access certificate N/A

Note: It is the contractor's responsibility to complete the works in accordance with the drawings and specifications. The contractor will complete his works to a compliant level with regard to the above.

2.0 The site

Site Boundaries

The site for the development is located to the East of Scoil Mhuire school campus via the single rear entrance to the west of the development from Aileach Road for the majority of the works.

The site boundaries are defined with a mixture of walls, hedging and fencing. All the boundaries are located a considerable distance from the works and have little relevance.

Refer to ALA drawing: S07401-ALA-XX-ZZ-DR-AR-10001 Site Layout Map –Health and Safety within the Draft Health and Safety Plan

The site is flat. An area has been designated to the northeast of the site at the rear of the existing PE Hall for a contractor's compound as indicated on drawing S07401-ALA-XX-ZZ-DR-AR-10001.

The site compound area is located directly to the northeast of the rear yard via an access road allowing for ease of access from the Aileach Road, or if permitted the St. Orans Road. For the duration of the works it is the responsibility of the contractor to adequately secure the site compound as required and provide whatever extent of hoardings and site protection is considered appropriate. The nature of the project should not require a large compound but the contractor is to endeavour to keep this area as compact as possible and to ensure that all operatives vehicles are parked within the area highlighted.

No site material is to be stored outside the site compound and any debris and waste material from the site cannot be allowed to disrupt or detract from the amenity value of areas outside of the site compound. All waste material must be transported in a proper and contained manner.

It is also the responsibility of the contractor to insure adequate protection is provided to adjacent properties from site nuisance i.e., dust / dirt / noise and damage.

Means of access

Construction access to the site for all contractors' operatives will be mainly through the western entry point from the Aileach Road as previously noted. This access passes through car parking which is normally utilised by the staff associated with the buildings. All deliveries of material and removal of waste / debris can be carried out within normal working hours however in the case of the use of the main school entrance they must be completed in a manner that gives full protection to the convent residents and visitors in terms of, noise, dust and potential injury. The contractor to insure that safe access to and from the site for work traffic is managed to insure safety of work operatives and the public is maintained. Access to the works will be through the main school entrance doors. All deliveries to and removal of waste from the building will be taken through these access points. The contractor must ensure the doors remain fully secure during and outside working hours.

Understanding the Works

Utmost care is required at all times in preserving the fabric of the building and in not damaging existing features and finishes in any way. All contractors must take direction from the Architects and Engineers in this regard and must be prepared to amend and modify work procedures in order to take cognisance of the nature of the building use.

It is a prerequisite that contractor visits the site in order that one is familiar with the site conditions, condition of the existing fabric and the nature and extent of the work that is proposed.

No work is to be undertaken unless what is required is fully understood. Where in doubt with any procedure the contractor is to cease work and consult with the architect.

The specification will not preclude alternative methods for construction, repair and cleaning etc. All materials used shall have the relevant data submitted to the Architect for approval. Equipment used shall be that appropriate to the application being carried out. Details of equipment and working parameters shall be submitted to Architect for approval prior to commencement of work. Operations to be carried out shall only be carried out by skilled operatives who are familiar with the operation and have experience in handling the materials.

None but fully qualified and competent work people shall be employed on the Works and the contractor shall furnish such evidence as the Architect may require as to the qualifications and competence of work persons. Operatives will be required to carry out sample work to indicate their expertise.

The Main Contractor or sub-contractors will be required to have the requisite expertise in or be able to obtain that expertise. Contractor shall be familiar with repair; cleaning, construction and building techniques that will be required to complete the works. The contractor shall have the requisite expertise/skill to carry out the traditional and modern construction and building techniques. For the complete scope reference should be made to the General specification, specified schedule and design drawings

Restrictions on Access

Refer to Health & Safety Plan

Position of the works

1.01 The Project consists of:

Architectural Works

- Strip out of existing serviced science benches.
- Removal of all storage units & shelving to all classrooms and stores.
- Removal of vinyl flooring to Classrooms & attached stores.
- Removal of floor deck and strengthen the floor in science classroom 1
- Removal of the geography and science classroom wall
- Removal of the tiered seating
- Removal of the glazed corridor screens
- Remove and replace internal doors with new fire rated doors
- Form new door to science classroom 2
- Overclad existing and new walls to form fire rating as noted, extend walls and cavity barriers as per drawings
- New Pedestal Benches with Science Sinks including 1no Accessible Benches – 6no Per Classroom
- New Fitted Teaching Wall to each classroom.
- New Storage Units to each classroom.
- New fitted Wall and Base Units to each classroom.
- New Belfast Sinks to each classroom & attached prep stores.
- New doors & refurbishment of existing doors & ironmongery.
- Making good and redecoration of all affected areas.

Electrical Works

- Isolation and strip out of existing electrical services contained within the Science Rooms & Prep Area
- Electricity Centre & Distribution Systems
- Power Distribution Services.
- Lighting Installation
- Fire Alarm Systems

Mechanical Works

- Isolation and strip out of existing mechanical services contained within the Science Rooms and Prep Area
- Installation of above ground soils and wastes including sanitary fixtures
- Installation of domestic water services provision c/w under-sink water heaters as detailed
- Installation of gas services including pipework, manifolds, gas solenoid valves, proving systems
- Installation of new radiators, associated pipework, 2 port valve arrangement as detailed on the mechanical drawings
- Supply of extract fans, ductwork and associated controls.

General

- Making good of all areas including, tarmac, grassed areas, walls, roofs etc.
- Main Contractor attendances, Insurances, scaffolding, protections, cleaning, management, programming etc.
- Handover of all relevant operations and maintenance details and Safety File information to the PSDP.
- Vacating from Site.

Information on adjacent / abutting structures

The scope of works is located in the original school building at 2nd floor level. Access will be provided for trades including the M & E Contractors who will need to make connections into existing services, or work in adjoining rooms. Dust curtains must be erected across all doors abutting against adjoining rooms and corridors. Means of escape and travel distances from adjoining rooms must not be compromised during the works.

Work to be carried out on the site by the employer's personnel or others concurrently with the works.

The contractor must maintain safe routes for the convent occupants and liaise with the relevant personnel to facilitate the safe removal of debris together with the delivery of materials to the affected areas.

The remainder of the campus will be vacant for the duration of the contract.

Facilities of the Employer to be operated and maintained by the contractor.

Refer to the Health & Safety Policy

3.0 Restrictions and Obligations

Limitations on working hours

As outlined in the Preliminary Safety Plan – working hours on the proposed works may be:

07.30 to 20.00 Monday to Friday
07.30 to 18.00 on Saturdays.

No activities on Sunday and the Public Holidays unless agreed with the client

Hoardings, fences and screens

It will be the responsibility of the contractor to adequately secure the compound areas as required and provide whatever amount of hoarding is considered appropriate. Adequate hoarding/screening (dust, fire and sound proof) is to be provided between the site compound and the existing buildings.

Maintenance and protection of existing services on, under or over the site

Existing services are to be protected during the opening of the works and throughout the works to the drainage system.

Refer to the M & E Consultant's drawings for the location of the existing services on site.

Execution of work in a specific order

N/A

Road closure restrictions, alternative route restrictions

N/A

Maintenance of specific and humidity levels

Adequate hoarding/ screening (dust, fire and sound proof) is to be provided between the construction area and the existing building areas.

Any other obligations or restrictions

Refer to Preliminary Safety Plan for this item.

Contractor shall ensure that access for Fire Appliances to the existing buildings are maintained at all times.

The Contractor shall be required to secure the site as necessary to prevent unauthorised access.

Noise levels from the construction site must not exceed 75dB(A) max at the nearest occupied building.

4.0 Health & Safety

Appointment of Project Supervisor at Construction Stage (PSCS). The Main Contractor to include for the following items in relation to their role as PSCS.

1. The Main Contractor must assist the PSDP where required to allow the PSDP comply with the Safety, Health and Welfare at Work (Construction) Regulations, 2006.
2. Following appointment as PSCS, the Main Contractor must develop the Safety and Health Plan, including updating it with design information passed on by the PSDP.
3. The Main Contractor must deliver a Safety File, prepared on a preliminary basis to the PSDP at the end of the project.
4. The Main Contractor must provide in writing to the PSDP all relevant information so that the PSDP can complete the Safety File.
5. The Main Contractor must employ one designer who must take overall responsibility for the stability of the structure including permanent and temporary works during the entire construction phase. The designer must be competent in temporary works design and will be required to demonstrate that he/she has safely provided for the complex forces involved in temporary works/ permanent works interaction at the various stages of construction.
6. The Main Contractor must employ one suitable qualified Engineer, who must liaise with the designer, the PSDP and the PSCS.
7. The Main Contractor shall arrange for all specialist and temporary works designers to attend meeting with the PSDP, PSCS and permanent works designers in order to co-ordinate the designs to ensure that all of the

designs are compatible and comprehensive for all of the contract works . These specialist designers shall be identified by the Contractor within 7 days of being requested to do so prior to acceptance of the Tender.

8. The Main Contractor must promptly provide method statements setting out detailed methods of construction for any elements where particular risks, residual risks or construction methods have been identified in the Preliminary Health and Safety Plan.

9. The Main Contractor must provide a Traffic Management Plan which should include specific details of guarding, lighting and signage and qualified supervision of the temporary traffic arrangements for the period of the builder’s compound on site.

10. The PSCS/ Main Contractor shall promptly report to the PSDP any unforeseen conditions arising on site which may affect design.

Please note that the Preliminary Health and Safety File which has been compiled by **AL Architects Ltd** is included as a separated document with the Tender Documentation.

The Contractor shall not use or specify for use on or in connection with the development any materials and substances not in conformity with the current Irish Standards or codes of practice insofar as they may be applicable (and if there are no relevant Irish Standards codes of practice, then the appropriate British ones which shall be so applicable) in force at time of specification which are generally known to the Irish and British construction industry at a time of specification as being deleterious, unsatisfactory or unsuitable quality having regard to the guidance given in the report “Good Practice in the Selection of Construction Materials” produced by Ove Arup & Partners and sponsored by the BPF and British Counsel for Offices.

5.0 CONTRACTOR’S DOCUMENTS

Contractor’s Documents

Documentation required back from the Contractor as part of Tender Documentation:

- The Pricing Document, completed in ink.
- The completed Form of Tender and schedule.
- The completed itemised schedule of works
- The completed Bill of Quantities
- Completed Ipsum Mechanical and Electrical services tender summary.
- Method statements and protection of existing facilities and services, etc.
- Programme

□ Start work on site	- Start Date 10th August 2026
□ Completion date	- Completion date 28th October 2026

Prepare a detailed programme in bar chart form for the completion of the works within the above Contract period in a format and quality to permit effective monitoring of the Works and where the programme has been submitted with the Works Proposals complies with that programme with all additional required information. The programme submitted must be a detailed programme containing among other things, including: (i) when Contractors requires instructions and any things the contract obliges the Employer to give the Contractor (ii) the order and times at which the Contractor proposes to execute the Works including details of (iii) procurement (iv) manufacture (v) delivery vi) installation (vii) testing (ix) commissioning and (x) trial operations of Works items and (xi) sequencing and timing of inspections and of tests (xii) when contractor’s documents will be submitted (xiii) estimate each category labour force requirements, including that for sub-contractors (xiv) material delivery schedules (xv) material ordering schedules (xvi) work to be carried out by the Employer’s personnel at the Site as provided in the Work Requirements (xvii) critical path (xviii) critical resources (xix) floats and other flexibility, information flow requirements (xx) list of proposed domestic

subcontractors and suppliers etc. Allow reasonable times for the Employer's representative to comply with their obligations.

6.0 CONTRACTOR'S REPORTS

Reports

The Main Contractor is to provide the following information/reports:

- A Construction Programme – to be in critical path format and to include dates for issuing and signing-off shop drawings, ordering and delivery of materials, start on site and progress on various elements within main contract and all sub contracts. Latest dates for information required from Design Team should also be indicated. This programme to be produced prior to contract signing and to be kept fully updated during the course of the contract. Responsibility for programming and co-ordinating all subcontractors work lies within main contractor.
- Programme Review: at each site meeting progress to be reported in terms of target percentage and actual percentage achieved for each of the building elements and also graphically on the bar chart programme.
- Main Contractor to issue Request for Information sheets as and when need arises, but adequate notice to be given to Design Team – min two weeks.
- Contractor's labour statistics and projections to be available for inspection on request – only in the event of programme slippage. Contractor to co-operate with and furnish regular reports on manpower/machinery and other plant to the appointed Clerk of Works on site.
- Advance notice of specific items requiring site inspection or samples to be reviewed to be given by the Main Contractor to the Design Team.

Programme to be in critical format and to include date for issuing and signing shop drawings, ordering and delivery of materials, start on site, progress on various elements within main contract and all sub contracts. Latest dates for information required from Design Team.

7.0 QUALITY ASSURANCE AND TESTING (WHERE NOT CONTAINED IN THE SPECIFICATION) Quality Assurance and Testing

The Main Contractor shall be responsible for carrying out the following tests and providing associated certificates of the same for inclusion within the Operating and Maintenance Manuals:

- Certification for all materials used within the contract
- Full inspection of all drainage runs and after cleaning out. (Inspections witnessed by the Client and the architect)
- (All other inspections and tests to be witnessed by the architect/ consulting engineers)
- Certificate of confirmation that all Mechanical and Electrical services are completed prior to the closure of all voids including partitions, wall panelling and ceiling voids. The Certificate must be witnessed by the mechanical specialist foreman, electrical specialist foreman, building works contractor foreman, M&E services site inspector.

The Contractor shall establish and implement quality assurance procedures as required by the Works Requirements, including procedures for establishing quality assurance systems for itself and subcontractors. The Employer's Representative may monitor, spot check and audit the Contractor's quality assurance procedures.

If the Contractor / sub-contractor / Specialist operates an approved quality system a quality plan for the project must be submitted to the Employer's Representative.

If no quality system is in operation the Contractor / sub-contractor / Specialist must comply with the following minimum requirements:-

Establish and implement quality assurance procedures as required by the Works Requirements.

The quality assurance procedures shall be reflected in appropriate quality plans.

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.

d) Ensure that an adequate document control procedure is in place for the project which will ensure that

- A drawing register is maintained to record details of all drawings received relating to the project including revision status and circulation record.
- All documents are date stamped and identified with the project.
- Superseded drawings are marked "Superseded" and removed from use
- All documentation is safely filed and easily retrievable.

e) 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.

f) 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 and recorded.

g) Provide evidence to the Employer's Representative if required of specialised training of site personnel.

Provide a schedule of inspections and tests to the Employer's Representative 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.

The Contractor shall give to the Employer's Representative copies of all reports prepared in accordance with the Contractor's quality assurance procedures.

Ensure that all Change Orders to the Contract are authorised by the Employer's Representative and recorded.

Testing and Commissioning

The Building Works Contractor will provide a detailed and co-ordinated programme for all commissioning and client/ Mechanical and Electrical service demonstrations one month prior to the commencement of the commissioning process.

The Mechanical specialist contractor shall be responsible for carrying out the following tests, commissioning and providing associated certificates of the same for inclusion within the Operating and Maintenance Manuals which forms part of the Health & Safety file:

- Pipework chlorinated
- Pipework flushed and cleaned
- Pipework chemically treated
- Pipework pressure tested
- Pipework pressure tested
- Plumbing pipework flushed and cleaned
- Pipework welding tests
- Waste hydraulic static test
- BMS field device checks and termination
- Calorifer certificate of performance

Mechanical systems to be commissioned:

- Commissioning of all control device and systems
- Commissioning of interface between linked systems to confirm correct operation

Mechanical demonstration to Client/Consultant:

- Project walk through of O&M manuals and site services

8.0 WORK PROPOSALS (to include all listed below)

As part of the work proposed the Main Contractor is required to submit the following information as part of his method statements:

- Dust Screens – Location of Dust Screens / Fire / Acoustic Screens
- Temporary escape method of safe access routes from the building
- Ensuring safe operation of roads and access around buildings
- Segregation, handling and removal of all debris and waste material in accordance with Local authority statutory requirements

Cross reference with Preliminary Health & Safety Plan

Expense of preparing Tender

Contractors will not be remunerated for any trouble or expense they may incur in making up their Tenders.

Parent Company Guarantee

If the Employer has decided that a Parent Company Guarantee is required from the tenderer this will be stated in the "Instructions to Tenderers". The Parent Company Guarantee shall be in the form included in the Works Requirements. In such a case, failure to provide the requested guarantee with the tender will result in the tender not being accepted. The tenderer shall be deemed to have included for all costs and charges in connection therewith.

Comparative Cost of Tender

The Employer does not bind himself to accept the lowest or any Tender.

Please refer to section 9 and Appendix 3 of Instruction to Tenders (IFT)

The rates to be applied to the above shall be the rates submitted by the Tenderer in Schedule Part 2E.

Pricing the Pricing Document

This Pricing Documents must be returned priced in ink. If any items are not priced they will be deemed to be spread over and included in the prices generally. A tender in any other format (eg. computerised printouts or tenders on computer disks) will not be accepted.

Descriptive sizes are given in the nearest metric to correspond with present available imperial sizes. No extra resulting from slight changes in sizes when metric equivalents are manufactured will be allowed.

Tender Qualifications

The Tenders shall be strictly in accordance with the Pricing Document, Drawings and Specifications and 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.

Work to be performed

The Contractor shall furnish all labour, materials and equipment, tools, construction plant and supervision to perform the work in accordance with and described in the Specifications and Drawings referred to herein, and as subsequently amended or revised.

The Contractor shall include in the Contract Price for all consumable construction materials.

The Contractor shall be held to have satisfied himself by careful examination of the drawing and specification and of the site as to the amount of work to be carried out to enable the works to function satisfactorily. This shall include all items reasonable and obviously referred to as necessary though not implied in the Drawings and Specifications and the contract is for completely finished work strictly in accordance with the true content and meaning of the Drawings and Specifications and no payment beyond the Contract Sum will be allowed in consequence of the Contractor having failed to properly acquaint himself with the site, drawings and specifications.

Provide Everything Necessary

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 there from.

Lump sum additions or deductions to arrive at Tender

If the Contractor to arrive at the amount of his Tender shall have added to or deducted from the total of the items in the Breakdown of Tender any sum either as a percentage or otherwise a similar percentage of proportionate sum shall be added to or deducted from the amount of variations

Implicit in the contract and at the discretion and risk of the contractor

Maintaining temporary works, adapting, clearing away and making good together with notices and fees to Statutory Authorities, Public Undertakings or Public or Private Utility.

Plant, Tools and Vehicles

Provide all necessary mechanical and non-mechanical plant, tools and vehicles necessary for the proper execution and completion of the work.

- a) bringing to site, installing and removing on completion
- b) maintaining on site for the duration of the works

Scaffolding

Provide all necessary scaffolding for the proper execution and completion of the works.

- a) bringing to site, erecting and removing on completion
- b) maintaining on site for the duration of the works

If the Contractor should strike any of this scaffolding before ascertaining whether it is required by a sub-contractor, Specialist or Statutory Authority, Public Undertaking or Public or Private Utility Provider, he must re-erect it, if so required at his own expense.

The scaffolding must be the subject of detailed provisions of the Construction Safety Plan.

Transport for Workpeople

Provide for all necessary transport for work people including those of sub-contractor's, Specialists to and from site including compliance with Road Traffic Acts and other regulations in this regard, payment of all fees, charges and the like.

Lighting and power for the Works

The Contractor shall provide electricity for use on the works and pay all charges in connection therewith. The Contractor shall provide all artificial lighting and power for the works, provide for distribution about the site and all temporary connections, leads, fittings, etc. and clear away and make good on completion. The lighting shall be to the standard stated by the Health and Safety Project Supervisor Construction Stage.

The Contractor shall include for a 3-phase electricity 380/220 V. power supply if this is required either for his own work or for work to be executed by sub-contractors and Specialists. It shall be the Contractor's responsibility to ascertain the level of supply required by all sub-contractors and Specialists and to have this available prior to their commencing work on site.

Metered electrical supply will be made available by employer in each house.

Temporary accommodation for use of the Contractor, subcontractors and specialists

Provide and maintain toilet facilities, washing facilities, drying room and canteen(s) for the Contractor's staff including those of his sub-contractors and Specialists and watertight sheds for the storage of his materials, tools and tackle, including suitable and separate storage for dangerous materials or substances, in positions to be agreed with the Health and Safety Project Supervisor Construction Stage. Alter, shift and adapt same as necessary from time to time. Maintain in a clean and tidy condition at all times. Provide and maintain temporary office accommodation.

Welfare facilities for workpeople shall be in compliance with the fourth schedule of the Safety, Health and Welfare at Work (Construction) Regulations.

Such accommodation as the Contractor is required to supply shall be cleared away on completion and the area made good.

Site Meetings

The successful tenderer will be required to attend regular co-ordination meetings with sub-contractors, Specialists and the Consultants to ensure the proper co-ordination, sequencing and quality of the work

Hold regular site meetings as necessary for the proper management and co-ordination of the Contract and as required by the Employers Representative. Meetings will be normally be held fortnightly. Attend all meetings. Notify all consultants. The chair will be taken by the Employers Representative. Minutes will be taken and distributed by the Employers Representative.

A minimum of three working days before each Project Progress meeting, the Contractor shall submit a Project Progress Report detailing the progress of works over the previous two weeks, and a look-ahead detailing proposed works over the coming four weeks. Notwithstanding the Contractors obligations under the Contract the report must include:

- Progress Statement by reference to the master programme for the works.
- Details of any matters materially affecting the regular progress of the works.
- Any requirements for further drawings or details or instructions to enable the Employers Representative to fulfil his obligations under the Conditions of Contract.
- Progress Report to the Employers Representative fulfilling the obligations in accordance with clause 4.10 of the Conditions of Contract.
- Health and Safety: A Report of any notifiable accidents or incidents on site, visits or inspections by any regulatory authorities, and a copy of the Contractor's Site Safety Audits.
- Overall Project Progress Summary, including forecasted completion date. A copy of the Contractors Programme of works, with all tasks marked-up with progress as at the meeting date.
- A summary of progress since the previous meeting; tasks completed, milestones reached, etc.
- A look-ahead detailing the main activities to be undertaken or milestones to be reached during the forthcoming 4 week period.
- Information Requirements: An up to date Information Required Register, detailing all contractor queries, date query issued, date by which information is required and date information received.
- Procurement Schedule: A report detailing the progress of procurement of domestic subcontract packages.
- Resources on Site: A report of the resources (personnel and plant) employed on site over the reporting period.
- The precise content and format of the Contractors Progress Report, and the Project Progress meeting agenda and schedule shall be subject to change by agreement between the Contractor and the Employers Representative.

Building Regulations / Building Control (Amendment) Regulations 2014

The Contractor shall be responsible for the serving of and compliance with all notices and the like required under the Building Control (Amendment) Regulations 2014

and the current Building Regulations in connection with the execution of the works.

The Contractor shall comply with all Building Regulations over which he has control. The Contractor shall at Substantial Completion provide written confirmation signed by a Director of his company that he has so complied.

The Contractor shall comply with the Building Control (Amendment) Regulations 2014 and undertake the role of Builder as defined under the Regulations:.

The Builder shall carry out the works in accordance with the plans and specifications of the professional design team, their specialists and sub-consultants as necessary and have regard to these in accordance with the requirements of the Building Regulations.

The Builder (company or sole trader) should:

- (a) accept from the Building Owner the assignment to build and supervise the building or works outlined in the Commencement Notice;
- (b) familiarise themselves with the drawings, specifications and documents lodged with the Commencement Notice;
- (c) ensure a competent person is assigned to oversee the Construction works;
- (d) co-operate with the design team, the Assigned Certifier and other certifiers, including facilitating a agreed inspection plan;
- (e) ensure that the workmanship complies with the requirements of the Building Regulations;
- (f) ensure that materials which they select and for which they are responsible comply with the requirements of the Building Regulations;
- (g) sign the Certificate of Compliance (completion);
- (h) provide to the Assigned Certifier, such documents for which they are responsible, as may assist the Assigned Certifier to collate particulars for the purposes of handover and certification, and/or for further submissions to the Building Control Authority;
- (i) ensure the coordination and provision of all test certificates and confirmations to the satisfaction of the Assigned Certifier or other designated inspectors or certifiers providing Ancillary Certificates; and
- (j) maintain records.

Safety, health and welfare of workpeople

The Contractor shall include for complying with all Safety, Health and Welfare at Work Acts and Regulations.

The Contractors obligations in complying with all Safety, Health and Welfare at Work (Construction) Regulations is set out in the "Safety of Site Operations" clause above.

The provision and maintenance of office accommodation, toilet facilities, washing facilities, drying room and canteen(s) is described in the "Temporary accommodation for use of the Contractor" clause above and the "Eating" clause below.

The Contractors obligations regarding temporary works is set out in the "Temporary Works" clause above

Eating

Provide a mess room for the Contractor's own workpeople (including those of his sub-contractors and Specialists) and provide adequate tables, chairs and cooking equipment. Provide also adequate clothes drying facilities. Keep the mess room in a clean and sanitary condition at all times and provide all consumables necessary for its proper functioning.

All messing facilities are to be confined strictly within temporary mess rooms provided specifically for that purpose by the Contractor. No eating will be permitted on other areas of the site, within buildings or any area adjacent to the site.

Clearing up and making good on completion

The Contractor will be required to clear away any builder's rubble, debris or waste upon completion of the contract works, and make good and reinstate to their original condition any areas disturbed during the course of construction.

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

Drying the Works

Provide for all necessary equipment, fuel and attendance for drying the works as and when required

Record Drawings

The tender sum will include for the provision of record drawings and manuals as specified to the approval of the Employer's Representative. Should the Contractor refuse or neglect to provide the record drawings and manuals the Employer may employ and pay other persons to provide such drawings and manuals and all costs incurred in connection therewith shall be recoverable from the Contractor or may be deducted from any money due or to become due to him, irrespective of the Contractor's tender price for same

Protection

Provide for protecting the completed works from any damage whatsoever including providing, maintaining and subsequently removing any necessary protective casings or the like (including those required for each different floor covering) sufficient to leave the works clean, undamaged and fit for immediate occupation to the satisfaction of the Employer's Representative.

Rodent Control

Allow for adequate regular rodent control on site by a domestic specialist rodent control firm for the duration of the Works including adjacent and adjoining properties

No storage of materials which would give rise to emissions to air or water shall be stored on site unless otherwise agreed in writing by the Employers Representative.

No noise or vibration, odours, fumes or effluents liable to give rise to reasonable cause for complaint by occupants of properties in the vicinity shall be permitted to emanate from the site.

During the course of construction works, the Contractor shall provide on site covered skip/s or other suitable receptacles for the deposit therein of all rubbish, litter, paper, packaging, rubble and other such material arising from the Works. The Contractor shall ensure that the site and its environs are maintained at all times in a clean and tidy condition. Under no circumstances shall waste be burnt on site.

Any oil tanks to be kept on site shall be bunded to 110% of its effective volume. Walls and base of bund shall be water tight construction and impervious to the passage of oil.

Hydraulic oils shall be kept on an impervious hardstand area where in the event of spillage such spillage can be contained and safely disposed of.

The use of weed killer, pesticides and chemical fertiliser is not permitted at any stage. Existing hedgerows, trees and shrubs on site shall be preserved is so far as practicable.

Covering Up

No work shall be covered up without agreement by the Architect. Afford reasonable notice and full opportunity for the examination and measurement of any work that is about to be covered up

Compatibility

Ensure that all materials and processes employed in the works are compatible with each other and meet the current requirements of the relevant Irish or European Standards and Codes of Practice.

Manufacturer's Recommendations

- a) The method of building or installing the works shall be in accordance with manufacturer's recommendations, with copies of all such documentation being supplied to the Architect prior to commencement of the works.
- b) All materials and associated components shall be stored in a clean dry area, in accordance with the manufacturer's recommendations.

Suppliers

Be responsible for all materials, components and equipment supplied or manufactured by sub-contractors or suppliers, until the end of the warranty period defined in the Contract

9.0 Sample Main Contractors Declaration

To: **AL Architects Ltd**
Office 8b, The Courtyard
Lower Main Street,
Letterkenny
Co. Donegal

PROJECT TITLE _____

On behalf of Contractors Name, main Contractors, we wish to confirm that the above works, including Main & Sub Design Elements, were carried out in substantial compliance with the relevant Building Regulations, relevant codes of practice / standards (I.S, B.S, EN) manufacturer's Instructions / Recommendations and the Architects / Engineers drawings, specifications and schedules.

Please also note the below requirements for declaration from your sub-contractors, suppliers, installers and systems etc.

Sub-Contractors, Suppliers/Installers, Systems etc.

- Declarations from the group list below covering the following aspects will be required and must state the following principles:
- Design, manufacture and installation are in substantial compliance with the relevant Building Regulations.
- State the relevant Codes of Practice/Standards that the system/product have been designed to comply with, e.g. (I.S, B.S, EN) and that the installation complies with such.
- State that the installation on site has been carried out in compliance with the manufacturer's specification/recommendation/instructions.
- State the guarantee/warranty issued with the product/installation clearly assigned to the specific contract and beneficiaries.
- Signed 'As Built' general arrangement drawings.

Such Declarations are mandatory from the following group list which is not exhaustive:

- Fire sprinkler systems
- Fire alarm system
- Fire detection system
- Emergency lighting/signage system
- Fire protection – coatings, claddings, barriers
- Fire protection – stoppings, collars, mastics etc.

- Fire door sets
- Fire rated screens, panels, partitions
- Structural pre-cast systems (floors, wall beams, initials etc.)
- Lift installations
- Hydrants/risers
- Mechanical plant and systems (heating, h/c ws. etc.)
- Ventilation plant and systems
- Electrical plant and systems
- Drainage plant and systems
- Proprietary support systems (brackets, beams, purlins etc.)
- Curtain walling system
- Glazing (window) systems
- Planner (frameless) systems
- Cladding systems
- Rain screen systems
- Stone systems
- Pre-fabricated bathroom/wc/kitchen pods
- Key suiting
- Roof lights
- All roofing membranes/liquid applied coatings
- D.P.M.'s (including radon)
- Cavity trays
- D.P.C.'s
- Breather membranes/building papers (including behind rain screen)
- Inverted roof insulation (blue insulation)
- General thermal insulation
- Maintenance/safety/fall arrest equipment
- Part 'M' sanitary kits
- Render systems
- Automatic doors
- Assisted doors
- Handrails/balustrading/guarding's/stairs
- Emergency signage (fire doors etc.)
- Raised access floor systems
- Suspended ceiling systems
- Firefighting sundries (extinguishers)
- Escalator systems
- Travellator services