

SPECIFICATION OF BUILDING WORKS

ALTERATION WORKS OF EXISTING BUILDING TO FORM NEW HANDBALL ALLEY WITH ASSOCIATED DEVELOPMENT WORKS

AT

LAVEY GAA GROUNDS, DRUMMANDUFF,
BALLYJAMESDUFF, CO. CAVAN.

A82 Y667

FOR

LAVEY GAA

FEBRUARY 2026



A project supported by PEACEPLUS;
a programme managed by the Special EU
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Control Document

Rev. No.	Date	Details	Checked	Approved
'A'	19/02/2026	DRAFT Issued for Client Discussions / approval		J.J.
'B'	09/07/2026	Issued for Tender		J.J.

GENERAL CONDITIONS

CONTRACT GENERAL

THE PROJECT

The Works comprise the alteration of an existing recreational use building (formerly an indoor squash court) to form a new indoor handball alley, together with all associated site development works, at:

Lavey GAA Grounds,
Drummanduff,
Ballyjamesduff,
Co. Cavan.
A82 Y667

PARTIES

The employers are Chairperson of Lavey GAA Club,

The Architect is Jarlath Johnston, 53 Church Street, Cavan.

Alterations to Existing Building (00)

Drawings of existing building.

00.01 The main contractor should note that the drawings of the existing buildings are for general information only, and upon taking possession of the site should undertake a detailed measured survey & take levels of the existing buildings, site & surrounding area including all overground and underground services. The main contractor must provide any deviations in measurements or layout from the drawings of the existing buildings to the architect and structural engineer as soon as possible after commencing works on site.

Existing Building / Site – General.

00.02 The Contractor tendering should fully acquaint themselves with the condition of the existing site, buildings, areas & items to be demolished/removed, adjustment of ground levels around new building, all new & existing foul & surface water pipe runs, possible overground & underground telecom & electrical cables located on site or adjacent to site, water supply pipes etc., gas supply pipes, condition of all adjoining properties, all boundaries and all other features, conditions and matters which could influence any works associated with carrying out the overall contract for construction of the new building and associated site works.

00.03 The main contractor shall include for all costs associated with removing/ decommissioning redundant services met during excavations, whether or not they are shown on the tender drawings.

00.04 The main contractor must allow for submitting to the architect & structural engineer all drawings and calculations in relation to all proposed temporary works that the main contractor deems necessary to undertake and complete the works. Temporary works may include but would be not limited to such matters as trench shoring, scaffolding, propping, working platforms, gangways and access stairs/ladders etc.

Waste Management Plan.

00.05 The main contractor should note that they are required to submit, and obtain the written agreement of the employer's representative, a plan containing details for the management of waste (and, in particular, recyclable materials), including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials, and for the ongoing operation of these facilities.

Prepared Site (10)

- 10.01 The main contractor is to take note of the proposed location of the access route through the car park to the works during the project as shown on the architects site plan drawing. Prior to the submission of their tender, the main contractor must satisfy themselves that the proposed access route to the works and the works area itself will be adequate for their operations and the operations of all their sub-contractors. No subsequent claim for inadequate access or having too small a work area will be entertained by the employer's representative or the contracting authority after the contract is signed.
- 10.02 The main contractor will be required to agree in writing to restrict their operations to the areas indicated on the architects working area drawing wherever possible and should note that they can only enter other parts of the club grounds and adjoining car park with the express written permission of the contracting authority.
- 10.03 Immediately upon taking possession of the site, the main contractor is to take a detailed survey (including photographs etc.) of the condition of all existing driveways, paths, kerbs, walls, piers, gates or any other features or areas that may be disturbed or damaged during the course of the works, and supply same to the employer's representative, as soon as possible after the commencement of works on site.
- 10.04 The main contractor is to allow for making good to all areas of the existing paths, tarmac or concrete drives, kerbs, grass areas, walls, piers, gates etc., etc. damaged by vehicular traffic using the access route/driveway/grass areas allocated to the contractor for the duration of the works. To be clear, the main contractor must allow for reinstating and/or making good to all damaged surfaces, features or areas caused by the construction operations on site, whether or not the damage is within the area set out for the builder on the architects drawings
- 10.05 The main contractor is to allow for power washing & cleaning the entire access road & car parking area upon completion.
- 10.06 No mud, clay etc., will be allowed on to the public road. The contractor is to ensure that there is a daily cleaning regime in place to ensure that the public road is kept clean at all times.

Hoarding / Fencing Area around Work Area.

10.07 External Fencing:

Main contractor to allow for the supply and erection of steel wire mesh fencing with green fabric netting to all areas enclosing the contractors working areas, as shown on the architect's drawings. This fencing must be maintained & kept secure at all times by the main contractor. Access to the works must be strictly controlled through one point only, and this access point must be kept locked outside of work hours.

Removal and Resurfacing of Existing Paths.

10.09 Allow for breaking up and removing and resurfacing of existing concrete paved areas as indicated on the architects site plan. All debris is to be removed and disposed to a site with a current waste licence or permit. Contractor to make good all finishes disturbed.

Protection of existing Astro Turf Playing Surface.

10.12 The main contractor is to note that there is existing tarmac located under the AstroTurf playing pitch and must take all necessary precautions in order to prevent damage to this tarmac due to heavy machinery crossing over same to access the site of the works.

Alterations to existing drainage.

10.15 Main contractor to allow for all necessary alterations to the existing foul and surface water drainage, as shown on the architects' drawings & specifications & architects' drainage plan. Fill in all voids with hardcore and remove all debris from the site to a location which has a current waste licence or waste permit.

10.16 In their tender the main contractor is deemed to accept that the locations of the existing foul & surface water pipe runs, manhole's location etc may vary from that indicated on the drawings and shall make local enquires and satisfy himself at tender stage in relation to making all necessary adjustments to the existing foul & surface water drainage, no additional claim from the main contractor in relation to the foul & surface water drainage will be entertained.

Site Preparation.

10.20 Main contractor to allow for excavating to reduce levels as necessary and for removal of excavated material from the site to a location which has a current waste licence or waste permit.

10.22 Main contractor is to allow for keeping all excavations free of ground water.

10.23 Main contractor to supply and deposit in layers Clause 804 hardcore fill to make up and re-build levels as necessary.

Substructure (19)

Testing Cubes and Samples.

19.00 The Main contractor to allow for testing of concrete as required below including:

19.01 Preliminary tests on concrete.

Immediately upon commencement of the contract the Main Contractor is to submit all details of the various concrete mixes being used on this particular project, and the structural engineer may require that preliminary crushing tests be carried out on the various mixes being used. Any claim by the main contractor for a time delay due to a possible requirement for testing of concrete will not be entertained.

19.02 The main contractor must allow for providing a minimum of six concrete cubes 150x150x150mm for each mix and delivering them to a laboratory nominated or approved by the structural engineer. The laboratory must carry out the tests in accordance with B.S. 1881, with 3 cubes of each mix crushed at 7 days and the other three at 28 days. The results must then be furnished to the structural engineer for approval, before concrete is delivered to site.

19.03 Works Tests of concrete.

In the absence of any specific instruction, the main contractor must allow for as a minimum to make concrete test cubes and take slump tests on each of the first five days of use of each batch of concrete delivered to site and thereafter at intervals not exceeding 10 days, unless otherwise agreed by the structural engineer.

19.04 The main contractor is to allow for carrying out sampling of concrete to be taken at the point of depositing. Concrete cubes shall be cast in purpose made steel moulds - 150x150x150mm in sets of 3 from which one shall be tested at 7 days, one at 28 days and the 3rd retained at site pending the structural engineer's instruction for testing or disposal.

19.05 The contractor must allow for delivering the cubes to a laboratory nominated or approved by the architect, where the cubes are to be tested in accordance with B.S. 1881. One cube of each batch shall be tested by the laboratory at 7 days, one at 28 days and the 3rd retained at site pending the structural engineer's instruction for testing or disposal. The results of the tests must then be furnished to the structural engineer for approval.

19.06 Unsatisfactory test results.

In the event of unsatisfactory test results being furnished to the structural engineer, the structural engineer reserves the right to reject the works represented by the test results and/or instruct the contractor to:

19.07 Cut from the finished work samples of concrete for testing.

- 19.08 Apply loading tests to suspected defective members, to a load test specification prepared by the structural engineer.
- 19.09 Make such other tests as may be determined by and acceptable to the structural engineer.
- 19.10 The contractor shall carry out such works expeditiously and shall be responsible for the costs thereof and for any delays incurred.

Excavations.

- 19.11 Main contractor to allow for all excavations associated with the foundations, retaining walls & floor slabs of the new building as specified by the structural engineer, while allowing for all necessary earthwork supports to trenches, and for maintaining trenches in good condition, and keeping trenches free of water etc., prior to the pouring of foundations.
- 19.12 Main contractor is deemed to accept that the ground conditions may vary from that indicated on the drawings and shall make local enquires and satisfy himself in relation to the ground conditions, water table and other factors affecting the proposed excavations, and no additional claim from the main contractor in relation to the ground conditions will be entertained.
- 19.13 Main contractor to also allow for disposal of all excavated material an approved site which has a current waste licence or waste permit, with the exception of any topsoil excavated, which will remain in the ownership of the client. As part of this contract, the main contractor must allow for relocating any excess topsoil which is not required on site upon completion of the landscaping works to be removed from the site by the main contractor to a location which has a current waste licence or waste permit.
- 19.14 The main contractor is to allow for all necessary temporary shoring of excavation trenches to ensure soil stability. The responsibility for design & specification of temporary shoring to be undertaken by the main contractor, a detailed method statement for such works must be submitted to the structural engineer for approval prior to commencement of this element of the works.

Hardcore fill to make up levels.

- 19.15 Main contractor to allow for supply, depositing, and compacting hardcore fill to backfill foundations and to make up levels for new floor slab, laid in 225mm compacted layers. The properties of the hardcore must comply with the requirements of SR 21 Annexe E and the depths of each type to be as specified by the structural engineer for this project (allow for the total depth indicated on the architect's tender drawings).
- 19.16 NOTE: The main contractor is to note that they must provide certifications for ALL hardcore used on site, i.e. certification must be obtained for each delivery to site and immediately submitted to the structural engineer & assigned certifier PRIOR to being used on site.

Concrete pads & footings.

- 19.17 Allow for supply and pouring of lean concrete mix to formation level under all foundations, as specified by the structural engineer.
- 19.18 Main contractor to supply and pour the concrete foundations as set out on the structural engineers' drawings & specifications. The specification of the concrete used must be approved by the structural engineer prior to ordering.
- 19.19 NOTE: The main contractor is to provide all necessary certification for ALL concrete used on site, i.e. certification must be obtained for each delivery to site and immediately submitted to the structural engineer & assigned certifier.
- 19.20 All steel reinforcement to concrete foundations to be supplied and laid strictly as specified on the structural engineers' drawings & specifications.

DPM / Radon Barrier.

- 19.21 Barrier to consist of installation of 1 no. proprietary radon sump, to be Necoflex "Easi-Sump" or equivalent, together with an IAB certified sealed protection membrane system, to be Necoflex Monarflex RMB400 or equivalent (must have 11kN/m min. break strength in accordance with BS 5757 Part 2). Radon sump to be installed directly below the radon barrier level (see floor plan for the positions of the sumps) and interconnected as shown on the floor plan with 110mm dia. uPVC pipes. A 110mm dia. uPVC pipe is to be taken from the sumps to terminate at footpath level outside the building, where shown on the floor plan. This pipe is to be laid in accordance with standard drainage details and to be capped, sealed and clearly identified as radon transfer pipe at finished footpath level. The uPVC pipe must also be sealed where it passes through the external wall to avoid drawing in air from the outside.

The RMB400 membrane is to be laid on the sand blinding in continuous sheets over the complete floor area, to wrap up and around the edges of rising blockwork (see architects detail drawings). At all laps ensure a minimum overlap of 150mm. All surfaces to be joined to be clean & dry beyond full width of joint, laps to be sealed with Necoflex Monobond RT in accordance with the manufacturer's recommendations. Particular care to be taken to ensure that all seams, corners, services etc. to be fully sealed with proprietary seals where passing through the barrier, all fully in accordance with the manufacturer's details & recommendations.

- 19.22 The main contractor must also to ensure that there is adequate structural support above the openings where the pipe passes through the external wall & terminates outside the building.
- 19.23 To facilitate passage of any Radon Gas present to the radon sump, gaps of one quarter block in length for every 4 blocks should be left along last course of internal rising block work directly below the Radon Barrier. Radon barrier to be 400µm th. radon barrier with 11kN/m strength (BS 5750 Part 2) and must have IAB certification to be laid on 50mm th. compacted sand blinding in a continuous sheet over the complete floor area, to pass up over the inner

leaf block work and out over the cavity (see architects detail drawings). Particular care to be taken to ensure that all seams, corners, services etc. to be fully sealed with proprietary seals where passing through the barrier, all fully in accordance with the manufacturer's details & recommendations.

- 19.24 N.B. Main contractor to use proprietary Self-Adhesive Radon Flashing membrane around all steel columns & preformed proprietary collar systems around all pipe or cable upstands as per the manufacturers recommendations, prepare sample for approval by the architect before sealing membrane to all columns, pipes & cables.
- 19.25 Internal block work can then be completed to D.P.C. level with care taken to prevent damage to the membrane during this procedure. The membrane should then be protected immediately by laying the floor insulation directly on the membrane. In view of the difficulties in achieving gas tight seals under site conditions it is strongly recommended that the membranes be prefabricated and installed by appropriately trained personnel, with inspections by the membrane manufacturer's representative.

Blockwork Rising Walls.

- 19.26 Rising walls of solid block work complying to I.S. 20 or of 25N concrete to be to a level 225mm below finished floor level, as specified by the structural engineer.
- 19.27 Allow for supply & laying a 225mm high course of "Roadstone Thermal Lite block" or equivalent thermal concrete blocks on the inner leaf of the external rising walls and at floor level of the internal walls, where indicated on the architect's section & detail drawings, made up of 2 no. soap bar blocks. Thermal Concrete blocks to have a minimum compressive strength of 7.5N/mm² and must be CE marked and manufactured to the requirements of I.S. EN 771-3 to System 2+ and must have a thermal conductivity of 0.33W/mK or less.

Ground Floor Slab.

- 19.28 New ground floor slab to be 150mm. power floated finish conc. floor slab & reinforced in accordance with the structural engineers' specifications, on 0.125mm vapour control layer on 150mm thick Unilin Thin-R XT/UF insulation or equivalent, on Monarflex R.M.B. 400 radon barrier or equivalent, taped at joints and lapped at external walls with D.P.C. in accordance with the manufacturers recommendations, on 50mm layer of compacted sand, on 225mm layers of compacted hardcore. Built up hardcore to be in maximum of 225mm compacted layers, to be crushed rock as specified by the structural engineer.
- 19.29 NB - The main contractor is to allow for a change of level in the concrete floor under the court area, in order to ensure that the timber floor finishes level with the rest of the ground floor slab - refer to architects drawing "Section A-A". Also allow for forming a recess in the concrete floor slab inside the front entrance for the matwell. Liaise with the matwell supplier for the exact depth of recess required.

- 19.30 NB. - Main contractor to allow for drying of concrete floor slabs to the required moisture level for the specified floor covering prior to laying of floor covering. If the floor slab has not reached the required moisture level specified by the flooring manufacturer, the contractor must allow for supply and laying of a liquid DPM as set out in section 43 of this document, so as not to delay the overall programme for the project.

Ground Floor Slab - General

- 19.31 Allow for supply and installation of 40mm thick insulation (BS / I.S. EN ISO 13370: 2007) with 0.022w/mk thermal conductivity or better, to be laid vertically around the perimeter of the building, laid against the external walls as shown on the architect's section drawings prior to the pouring of the concrete slab.
- 19.32 Minimum cover to the reinforcement in the floor slabs is to be 50mm, using spacer blocks or other method to ensure that all reinforcement is firmly fixed in position to achieve the required minimum concrete cover depth of 50mm.
- 19.33 Finished ground floor to be 225mm over finished ground level around building unless indicated at alternative levels on the drawings.
- 19.34 Allow Part "M" threshold at all exit doors which are to be run in with a 15mm threshold step with ACO drain or equivalent across the doorway. ACO drains to be connected to surface water system.
- 19.35 Allow for forming all control joints, construction joints, and isolation joints in the new floor slab as specified by the structural engineer.

DPC's to I.S. 57 1972

- 19.36 Supply and lay "Necoflex Easi-Load" Radon DPC system along the entire length of each wall at floor level. It should be dressed down to meet the blinding or slab/substrate and return horizontally a minimum of 100 mm to ensure correct overlap and sealing with the Monarflex RMB400 radon membrane. All radon DPC's must exit at external ground level to protect the cavity from the ingress of gas. Where the length of the radon DPC down stand in the cavity is deemed insufficient, an additional stepped DPC should be added. The damp-proof course to be installed in accordance with standard practice and with the relevant clauses of 'IS 325-2:1995 Code of practice for use of masonry' or 'EN 1996-2: Eurocode 6. Design of masonry structures. To form joints between adjacent sheets of Jointing Easi-Load Radon DPC ends should be overlapped by 100 mm and sealed using a single strip of 30 mm wide Monobond RT sealant tape. Joints to the Monarflex® radon, air and moisture membrane should be minimum 150 mm and sealed with a strip of Monobond RT sealant tape.
- 19.37 0.5mm thick Polythene D.P.C.'s to be laid on all external and internal walls 150mm min. above G.L. over all lintels to openings in cavity walls, 300 mm longer than whole length of heads and frames, at sides of window opes and door opes, under chimney capping's etc.

D.P.C. shall also be laid under window cills. Cills to be wrapped in D.P.C. to extend one block longer than the width of the window ope to each side of the ope. Take care to follow special D.P.C details as shown on architects' drawings. Fit tray D.P.C. in all cavity walls where pitched roofs meet same, to prevent water penetration at a lower level. Construct full lead tray to the chimney. Coat all lead with Patination oil on completion. All D.P.C. Materials used to comply with I.S.57 1972.

Surface Water Drainage Under Floor Slab

19.38 Allow for supply and installation of all surface water drainage under the new floor slab as set out on the architect's drainage floor plan.

Foul Water Drainage Under Floor Slab

19.39 Allow for supply and installation of all foul water drainage under the new floor slab as set out on the architect's drainage floor plan drawing.

External Walls (21)

Cavity Barriers / Closers to Existing External Walls.

21.18 Allow for supply and fitting Rockwool TCB fire rated cavity barrier to close the top of all cavity walls along the eaves of all walls, as detailed on architect's section drawings. Fire barrier to be installed strictly in accordance with the manufacturer's recommendations.

21.19 Allow for the supply and installation of Unilin Close-R cavity closer or equivalent proprietary non fire rated cavity closer to be installed under the window cills of all new windows in the extension, ensuring that the cavity closers are fixed strictly in accordance with the manufacturers recommendations & including all recommended fixtures & fixings.

21.20 Allow for supply and installation of Unilin Safe-R cavity closer or equivalent proprietary 1 hour fire rated cavity closer to jambs & heads of all new doors and windows in the extension, ensuring that the cavity closers are fixed strictly in accordance with the manufacturers recommendations & including all recommended fixtures & fixings.

Background Ventilation Opes

21.21 Allow for fitting permanent ventilation opes as per floor plan drawing. Each inner ventilation grille to provide an equivalent free area of 10,000mm². Ventilation across cavity to be provided by 150mm dia. Rigid PVC duct. Inner grills are to be Timloc 9" x 9" (or equivalent) Plastic hit & miss grille or other similar and approved pvc covers that are fully controllable. Outer grills are to be 225x225 galv steel louvered vents.

Window / Door Heads

21.22 Allow for supply and fitting insulated steel lintels or precast concrete lintels over external windows & doors where indicated on the structural engineers' drawings & specifications.

Lintels to be suitable for a 100mm outer leaf, a 150mm cavity and either a 215mm or 100mm wide inner leaf. Lintels to be measured, designed, manufactured & supplied to site by the manufacturer accordance with BS 5977 :1983 Lintels, IS 326 :1988 Code of Practice for Structural Concrete & IS 240 :1980 Lintels.

- 21.23 The main contractor is to ensure that the lintel suppliers are to take all site dimensions necessary, produce all shop drawings & design calculations & submit them to the structural engineer for approval 3 weeks minimum prior to the fabrication of the steel & precast concrete lintels. **NB – No fabrication is to take place without the structural engineer's consent.** Ensure that there is a stepped DPC over all window & door heads as shown on the architect's detail drawings.

Precast Concrete Window Cills

- 21.24 Allow for supply and fit of 100mm thick front edge concrete windowsills throughout new building where required. Cills to be precast concrete sills to current I.S. wrapped in D.P.C. Allow for painting cills with Dulux Weathershield as per the external wall painting specification, with colour to be selected.

Internal Walls (22)

Solid Internal Walls

- 22.01 All 100mm & 215mm solid internal walls to be dense solid blockwork with a minimum compressive strength as specified by the structural engineer & comply with the requirements of I.S. 20: 1987. All concrete blockwork must be manufactured by a supplier with an IS/ISO 9002/EN9002 registered quality management system. NOTE: The main contractor must provide all necessary certification for each delivery of concrete blockwork to site to the structural engineer & the assigned certifier.
- 22.02 All blockwork to have a minimum compressive strength of 5N/sq.mm. and comply with the requirements of IS 325, all as specified by the structural engineer. Blockwork to be laid on a full bed of mortar, 10mm thick, do not furrow. Fill all cross joints and collar joints, do not tip and tail. Raise no portion of the blockwork more than 1.2m at a time.

Door Heads

- 22.03 Allow for supply & fitting of Span lite or equivalent precast concrete lintels or steel lintels above all internal door opes, as specified by the structural engineer. All lintels are to be measured, designed, manufactured & supplied to site in accordance with BS 5977 :1983 Lintels, IS 326 :1988 Code of Practice for Structural Concrete & IS 240 :1980 Lintels.
- 22.04 The main contractor is to ensure that the lintel supplier is to take all site dimensions necessary, produce all shop drawings & design calculations & submit them to the structural engineer for approval 3 weeks minimum prior to the fabrication of the lintels. **No fabrication is to take place without the structural engineer's consent.**

Control Joints in Internal Blockwork

- 22.05 Allow for forming vertical construction joints in the new internal walls where specified by the structural engineer.

New Internal Stud Partitions

- 22.06 Allow for constructing all new internal partitions where shown on the floor plan drawing, to be 102mm wide metal stud partition system made up of 70mm wide "C" metal studs at 600mm c/c with 50mm acoustic roll insulation in the cavity with 1 layer of 15mm "Gypsum Fireline MR" or equivalent plasterboard on each side, with taped & filled joints & skim plaster finish. All New partitions to extend full height from floor to ceiling.
- 22.07 At ceiling level each partition is to be fixed directly to the timber truss rafters/joists or fixed to 44x150mm timber noggings fitted at 400mm crs. in between joists.
- 22.08 Also allow for constructing new metal stud partition as specified above overhead corridor doorway, to be carried up to the underside of the roof & fire stopped. Note that the main contractor is to ensure that all services, including pipes, ducts, cables, etc., that pass through this partition must be fire stopped by a specialist sub-contractor & certification of same must be supplied to the architect prior to completion of the project.

Stairs (24)

Precast Concrete Stairs & Stadia/Seating Area

- 24.01 Allow for supply and installation of a precast concrete stairs and a precast concrete seating/stadia area in accordance with the architects & structural engineers floor plan and section drawings, and as set out below.
- 24.02 NB – In the flight of stairs, the rise and going of each step must be consistent. There are to be 8 no. risers in total from ground to gallery floor, giving each step a rise of 150mm. The going is to be 300mm. Ensure that the layout of the stairs is followed as set out on the drawings.
- 24.03 NB - in the stadia/seating area, the rise and going of each step must be consistent. There are to be 9 no. risers in total from the ground to first floor, giving each step a rise of 300mm. The going is to be 600mm. Ensure that the layout of the stadia area is followed as set out on the drawings.
- 24.04 The precast concrete stair/stadia manufacturer chosen by the main contractor must have a CE marked facility & must design & construct the stairs in accordance with EN 14843:2007. Precast stairs are manufactured in a steel mold either on edge or on a ramp system. Units are wet cast using self-compacting concrete. Allow for all steel reinforcement as necessary.
- 24.05 The main contractor is to ensure that the stair & stadia/seating manufacturer is to take all site dimensions necessary, produce all shop drawings & design calculations & **submit them**

to the architect for approval 3 weeks minimum prior to the fabrication of the stairs. NB – No fabrication of the stairs is to take place without the architect's consent.

- 24.05 Stairs & Stadia seating area are to be designed by the manufacturer in accordance with BS8110. Unit design is to Class 3 with a limiting crack width of 0.1mm unless otherwise stated. Cross sectional tolerances are within limits set out in clause 6.2.8.3 of BS8110:1997.
- 24.06 The main contractor is to ensure that all necessary structural steel support is installed prior to lifting precast concrete stairs/stadia into position, refer to the structural engineers drawings for locations, size & type of structural steel support required.
- 24.07 The main contractor is to allow in their tender for providing all necessary attendances in order that the stairs & stadia can be installed on site, such as suitable cranes etc. Stairs and landings are lifted and installed using lifting clutches located in cast inserts. Erection inserts may require cleaning prior to attaching lifting clutches and will require filling after use - all to be carried out by the main contractor.

Frames (28)

- 28.01 All structural steel - columns/beams to be in accordance with the structural engineers' drawings & specifications.
- 28.02 The main contractor is to ensure that the steelwork supplier is to take all site dimensions necessary, produce all shop drawings & design calculations & submit them to the structural engineer for approval 3 weeks minimum prior to the fabrication of the steel work. **No fabrication is to take place without the structural engineers consent.**
- 28.03 Main contractor to allow for all builders work associated with the supply and installation of the structural steel work, including temporary propping, inserting into existing walls and forming concrete pads for steel beams in the new & existing walls as specified by the steel supplier.
- 28.04 Preparation: All surfaces blast cleaned to a standard equal to Swedish Standard SA2 ½ SIS 05 5900 or BS 4232 Second Quality and to bare metal. Remove all traces of loose rust, grit etc. compressed air hose or carefully clean dry brushing. Inspect for laminations and remove by careful grinding leaving a smooth surface. Dust off.
Blast Primer: Within 2 hours of hot blast preparation apply by airless spray coat 2 pack epoxy zinc rich primer conforming to B.S. 4652 to a dry film thickness of 20 Microns. Then fabricate as necessary.
Spot Priming after Fabrication: After fabrication carefully remove all weld flux and spatter, rough edges etc. by scraping, chipping and grinding to a smooth surface. Remove any unsound "scorched" primer around weld areas.
Also remove all dust, dirt, grease etc. Wash with white spirit where necessary. Then spot prime all bare metal with blast primer. Allow to dry overnight.

- 28.05 Site Holding Primer: Apply by airless spray to the clean dry surface. 1 coat 2 pack epoxy high build zinc phosphate primer to a dry film thickness of 50 Microns. Allow 7 days to achieve maximum through hardness before dispatch to site.
Site Treatment: After erection prepare and carefully spot prime all damaged areas (including bolt heads etc) with primer and allow to dry overnight.
- 28.06 Decoration:
The paint system used shall be compatible with the Architects requirements for finishing coats of intumescent Paint as described below.
Concrete encased areas: The paint specification does not apply to the brackets and plates that are to be cast in with the concrete. These shall be primed after erection and completion of welding on the main frame.
- Fire Protection of All Internal Steelwork**
- 28.07 All internal structural steelwork must be protected to achieve min. 60 minutes fire resistance by a specialist contractor as follows:
- 28.08 All structural steel must be primed as described above prior to applying intumescent paint. When the steel beams are in position (but before plasterboard or flooring is fitted) apply Bollum Brosteel Ultra 60 to all four exposed sides of the steel beams to achieve a Wet Film Thickness of 0.9 and a Dry Film Thickness (DFT) of 0.63.
- 28.09 Brosteel Ultra 60 can be applied in a single coat by brush, roller or spray, and can only be applied where the surface and ambient temperature is 5 degrees or above and must be maintained during the application and drying periods. The relative humidity should be below 80% throughout the application and drying periods. Normal handling and ventilation precautions for solvent/water borne paints should be observed during the application of Brosteel 60.
- 28.10 The specialist contractor must provide certification for the fire protection of the steelwork upon completion and provide same to the architect without delay.

External Wall Completions (31)

External Aluminium Framed Windows

- 31.01 Allow for supply and installation of powder coated thermally broken aluminium double-glazed windows to the new building as shown on the architects window schedule drawings. Windows to be manufactured, supplied & installed in accordance with "Guidance on the Specification of Windows" published by the Dept. of Education & Science, & BS 4873:2009 - Specification for Aluminium Alloy Windows.

- 31.02 N.B. The window supplier must submit evidence to the assigned certifier/architect that the windows/doors conform to the standards set out in table 1 of "Guidance on the specification of windows".
- 31.03 The aluminium window frame types and sizes selected for this particular project must be suitable for the window dimensions indicated on the architects' tender drawings. Once opes have been measured on site the window manufacturer must produce detailed shop drawings for approval by the architect prior to manufacture.
- 31.04 The operation & strength characteristics of opening lights shall be in accordance with B.S. 6375 part 2. All sashes and framing to be fully reinforced and fitted with locking handles and condensation channels. Glazing to be fitted with glazing slips on inside of windows. Windows to be supplied by approved supplier, & sample to be provided for approval of Architects prior to supply of windows. All shop drawings are to be sent to the architect for approval 3 weeks prior to manufacture.
- 31.05 The window supplier is to allow for the supply and installation of insulated PVC cladding around all steel posts were shown on the floor plan drawings - in RAL colour to match window frames.
- 31.06 Windows to be supplied with a Syntha Pulvin coated finish to any **matt RAL colour from the Syntha Pulvin range to BS 6496 - colour to be selected by the architect.**
- 31.07 Allow for the supply and fitting of controllable trickle vents at each opening sash to all of the new windows
- 31.08 Main contractor to allow for the supply and installation of Contega SL 2 ply airtightness window sealing plastering tape or equivalent all around window opes internally after fitting windows but before plastering the walls. Tape to be fitted strictly in accordance with the manufacturer's recommendations.
- 31.09 Main contractor to allow for applying Orcon F flexible sealant to all junctions between the windows and walls, internally and externally, see architects section drawings, ensuring a good airtight seal.

Glazing to External Windows & Doors

31.11 Glazing to windows/doors generally:

31.12 Glazing to be 24mm double glazed units, low "E" argon filled (90%) glazing units, to be 4mm outer pane and 4mm soffit coat inner pane. Safety glass to be 6.8mm laminated to BS 6262 & BS 6201- Glass in Buildings where required by current building regulations. The glazing light transmittance factor shall not be less than 0.70 for the windows generally, and a total solar transmittance (GValue) of not more than 0.70.

- 31.13 All glazing must be installed in accordance with BS 6262 and the double glazed unit manufacturer's and system supplier's instructions, and comply with BS 5713, hermetically sealed and Kite mark certified. All windows shall contain sealed units, which shall be manufactured in accordance with EN1279 Parts 2 and 3 and carry the necessary and appropriate guarantee.
- 31.14 U-value: Design size: 1.2wide x 1.5m high top hung opening sash full size. Manufacturer to provide documentary evidence that the above sized window has a thermal performance of $1.6 \text{ W/m}^2 \text{ }^\circ \text{K}$ or better. The centre pane "U" Value of each sealed unit when combined with the window frame should achieve a target figure of $1.6 \text{ Wm}^2/\text{K}$ when treated a single element. Each fabricator/installer must demonstrate compliant glass choice with tender return. All glazing shall conform to BS 6262. Use thermally broken warm edge spacer in the double glazed units to increase thermal efficiencies. All glazing to be Low E Hermetically Argon Filled double glazed sealed units 4/16/4mm to BS 5713:1979 with a U value $\leq 1.2 \text{ W/M}^2\text{K}$.
- 31.15 Any perimeter taping must be transparent to permit inspection of unit edge condition. Glazing System: All double-glazed units, panels and inserts shall be supported continuously along all four edges by specialised glazing support blocks. All windows shall be dry glazed using external 'snap in' extruded aluminium beads with captive 'E' gaskets externally and wedge gasket internally. The corners of the gaskets shall be accurately mitred together and sealed to ensure an effective joint. Setting blocks and location pieces shall be fitted in accordance with BS 6262 in order to ensure the windows are maintained square and rigid.
- 31.16 N.B. The window supplier must submit evidence to the architect that the glazing conforms to the standards set out above in table 1 of "Guidance on the specification of windows".
- 31.17 Allow for cleaning and polishing glass internally and externally in all windows and doors.
- 31.18 Allow for supply and installation of the powder coated thermally broken aluminium glazed external doors as set out on the architects door schedule drawing. External doors to be manufactured, supplied & installed in accordance with "Guidance on the Specification of Windows" published by the Dept. of Education & Science, & BS 4873:2009 - Specification for Aluminium Alloy Windows. Sample to be provided for approval of Architects prior to supply of door, & the contractor is to provide evidence to the architect that the proposed doors complies with the standards set out above prior to an order being placed for the door.
- 31.19 Doors to be supplied with a Syntha Pulvin coated finish to any matt RAL colour from the Syntha Pulvin range to BS 6496 - colour to be selected by the architect.
- 31.20 All ironmongery required for the new external doors is to be supplied and fitted by the aluminium door manufacturer to include the following: Hinges, Panic bars (to B.S. EN 1125 & CE marked) in combination with keyed lock cylinders with handles to allow access from the outside, Overhead door closer on each door leaf (to B.S. EN 1154 & CE marked). All locks to be master keyed.
- 31.21 Allow for the supply and installation of electronic door access systems to the new secondary external door, refer to the ironmongery schedule, and the Service Engineers Electrical drawings & specifications.
- 31.22 All glazing to be as specified for the windows above. All glazing on doors to be laminated safety glass to BS 6262 & BS 6201- Glass in Buildings.

- 31.23 Supply and fit patent stainless steel threshold to external door – new type to conform to part “M” of building regulations. Allow for supply & installation of ACO or similar approved drainage channel with cover suitable for pedestrian traffic or similar and approved across level access external doorway. ACO drain to be connected to surface water drainage system.
- 31.24 Main contractor to allow for the supply and installation of Contega SL 2 ply airtightness door sealing plastering tape or equivalent all around door open internally after fitting door but before plastering the walls.
- 31.25 Main contractor to allow for applying Orcon F flexible sealant to all junctions between the doors and walls, internally and externally, see architects section drawings, ensuring a good airtight seal.

Window Boards

- 31.28 Allow for supply & fitting 25mm thick bull nosed "Medex" or equivalent moisture resistant MDF window boards to all new windows in the new building, and along the top of the sloped wall adjacent to the stairs, & painted in accordance with the internal joinery decoration specification.
- 31.29 Main contractor to allow for applying Orcon F flexible sealant to all junctions between the window boards, walls and the window frames, see architects section drawings, ensuring a good airtight seal.

Decoration of new internal window boards

- 31.30 Allow for decoration of all new window boards with Dulux or equivalent paint in accordance with the manufacturers recommendations and specification. Allow for the following painting system: All ICI products should be delivered to the job in sealed containers bearing the brand name and name of the manufacturer.
- 1 coat of Primer Dulux Aluminium Wood Primer
 - 2 coats of Finish Dulux Satinwood
- When priming new or bare surfaces it may be necessary to thin the first coat, refer to the relevant product data sheet or container for thinning details.
- 31.31 Allow for decoration of all new hardwood joinery, doors, skirtings, architraves etc. with Dulux or equivalent varnish in accordance with the manufacturers recommendations and specification. Allow for the following:
- Coating System: All ICI products should be delivered to the job in sealed containers bearing the brand name and name of the manufacturer.
- 3 coats of Finish Dulux Trade Diamond Glaze
- When priming new or bare surfaces it may be necessary to thin the first coat, refer to the relevant product data sheet or container for thinning details.

Internal Wall Completions (32)

Internal Doors & Frames & Internal Glazed Screens

- 32.01 Main contractor to allow for ordering all new internal doors & screens as set out on the architects door schedule drawings, and for fitting same strictly in accordance with the manufacturers instructions. All New internal door frames to be in white deal frames, except

where doors are indicated as fire doors, these doorways to be fitted with hardwood frames. Frames to be securely fixed in opes by main contractor.

- 32.02 All new internal doors to be 44mm solid core flush doors, with vision panels etc. as indicated on the door schedule drawing, with fire rated doors where indicated on the architects floor plan drawings. All doors to have a smooth veneer finish ready to receive paint to be applied by the main contractor in accordance with the internal joinery painting specification elsewhere in this document.
- 32.03 The main contractor is to allow for supply and fitting all ironmongery to doors as per ironmongery schedule attached in appendix of this specification.
- 32.04 Fire rated door sets where indicated on drawings must comply with the requirements of B.S. 476 & are to be certified by the door manufacturer, details of which must be supplied to Architect before certification of payment is sought by the main contractor for the internal doors.
- 32.05 The fire rated door sets must be manufactured by a registered fire door manufacturer and to have appropriate fire door marking i.e. plate or pellet fitted to door.
- 32.06 Doors fitted with smoke seals (all doors marked on the door schedule floor plan as FD30s) to achieve a leakage rate not exceeding 3m³/m²/hour (head & jambs) when tested at 25pa to B.S.476: sect 31.1.
- 32.07 NB - The main contractor is to allow for the supply & fitting of temporary softwood framing to door opes to allow plastering to be completed prior to the fitting of the doors & frames

Glazing on internal Doors

- 32.08 All glazing on the new internal doors & screens to be 7.5mm clear laminated "Pilkington Pyrodur Plus" or equivalent with impact rating "2 (B) 2" to B.S. EN 12600 and min. acoustic rating of Rw 35dB, with 30 mins. integrity & 15 mins. insulation. All glazing to be fitted into internal doors & internal screens strictly in accordance with the manufacturers recommendations.
- 32.09 All glazing to be permanently marked with its type, class & BS or EN reference during its manufacture & must be visible when fitted into the door.

Timber Architraves & Skirtings

- 32.10 Also allow for fitting 75x19mm white primed red deal architraves, with a chamfered profile, all around both sides of all internal door opes, to be ordered from the door supplier. See architects detail drawing for approximate size & type of architrave.
- 32.11 Also allow for fitting 144x19mm white primed red deal skirtings, with a chamfered profile, to the perimeter of all rooms in the building with a carpet finish, to be ordered from the door supplier. See architects detail drawing for approximate size & type of skirting.
- 32.12 The internal doors, frames, architraves and skirtings are to be painted by the main contractor as specified later in this document for all internal joinery.

Frameless Glass Wall System to Rear of Court

- 32.13 Allow for the supply and installation of a frameless, finned toughened glass wall system with a fully glazed access door, across the rear of the play court area. The dimensions of same are set out on the architects drawings. The fully glazed entrance door is to be 910mm wide. The

glazing system is to be designed, supplied and installed by a specialist glazing manufacturer/installer - to be Letterkenny Glass (091 29295), using 12mm toughened safety glass in accordance with EN 12150. All support brackets & fittings to be in satin stainless steel.

32.14 The main contractor is to allow for cutting 2 no. vertical chases into the external wall at each end of the glass wall in order to insert a 25x38mm Stainless U-Channel into the walls at each end.

32.15 The main contractor is to allow for all necessary attendances for the specialist glazing installer.

Ironmongery

32.16 Allow for supply and fitting of all Ironmongery as listed on the ironmongery schedule in the specification appendix 1 document, and for all necessary wiring, power supply units, accessories and connections to the existing fire alarm system as required for the new internal corridor door set, and the new external aluminium framed door sets fitted with new electro mechanical door operators.

32.17 Allow for installing commissioning and leaving fully operational, all new over head door operators in accordance with the manufacturers recommendations for the corridor door set. Provide a 240v fused spur adjacent to each door leaf at high level, and connecting to door operator with 3 core mains flex cable. Make good to all existing finishes and touch up existing paint finishes where necessary.

32.18 Assemble & fit carefully all ironmongery using fastenings with matching finish supplied by the ironmongery supplier. Prevent damage to ironmongery & adjacent surfaces. Prior to handover ensure that all ironmongery functions correctly, in particular the door closers & locks.

Keys

32.19 Allow for supplying two sets of keys for all locks in doors etc to Architect for handing over to client. All locks to be master keyed.

Encasement of Pipework, Soil Stacks & Ductwork

32.20 Allow for encasing all exposed internal soil stacks, ventilation ducts etc, with the Gyproc Gypliner encasement system. Faced with 2 no. layers of 15mm gypsum wallboard with taped & filled joints and skim plaster finish. Jointing & finishing of wall board to be in accordance with manufacturers recommendations & specifications. Internal soil stacks are to be wrapped with rockwool insulation.

Stair/Railings Completions (34)

Internal Stair Railings/Balustrading

34.01 Allow for the supply and fitting of a galvanised steel balustrading system across the first floor meeting area in front of the stadia seating area (see architects drawings) to be 50mm dia. Tubular galvanised steel handrail & 30mm dia. circular galvanised steel posts at 900mm centres. Refer to the architects detail drawing for the design & and layout of the balustrading system. The galvanised steel posts are to be chemically anchored to the concrete steps with 4 no. stainless steel bolts recessed into galvanised steel brackets.

Vertical infill bars in between posts to be made up from 15mm dia. galvanised steel round bar, with 25x10mm galvanised steel flat bar top & bottom rails.

34.02 Allow for supply and installation of 50mm dia. galvanised steel wall mounted railings, to wall side of the stairs - refer to the architects drawings for the location & details of same. The handrail is to be fixed to the concrete wall at 900mm crs., with 3 chemical anchors at each fixing point.

Galvanising of Internal Stair Railings, Posts & Infill bars

34.03 All steelwork to stair railings, balustrading, posts, infill bars etc., to be hot dipped galvanised in accordance with IS EN ISO 1461 (1999) to give a minimum average coating weight of 610g per meter squared.

34.04 Allow for painting all galvanised steel work as described below.

Painting of All Galvanised Steelwork Railings, Balustrading etc.

34.05 All new exterior galvanised steel columns, beams, etc. are to be painted as follows:

34.06 Ensure surfaces are sound, dry and free from grease, wax and oil. Use a suitable oil & grease remover to clean the surface if necessary. Remove all loose or defective paint back to a firm edge.

34.07 Stir paint thoroughly before use. After suitable surface preparation, Apply 1 coat of Metalshield Quick Drying Metal Primer from Dulux Trade followed by 2 coats of Metalshield Gloss Finish from Dulux Trade. All paint to be applied strictly in accordance with the manufacturers recommendations. Colour to be selected by the architect.

External Wall Finishes (41)

Plastering of New External Walls

41.01 To be scud coat, first undercoat, second undercoat and final coat, plasterwork as follows.

Scud coat to be of wet cement and sand mix 2:1 volume and thrown at surface of wall and left to harden. First undercoat to be 10mm, thick cement, lime and sand mix 1:1/2:4. Second under coat to be 10mm thick of similar mix to 1st undercoat. Allow for scratching surface of coats between applications.

41.02 Finishing coat of sand and cement with napped plaster finish. Note all new external walls to be painted with three coats of best quality dulux Weathershield or equivalent paint as specified elsewhere. With colours and finish to match existing building. No plastering to be carried out in wet and frosty conditions and great care to be taken to ensure that no frost is present & sand etc. Take care to screen all freshly plastered areas from hot sun to prevent excessively fast drying out – water spraying may be necessary in very hot weather. Cement to be Portland Cement to B.S. 12 (4) Lime to be hydrated lime to B.S. 890 (8) sand to be clean and sharp to B.S. 1199 and of grading type A.

41.03 A good mix of coarse and fine particles. Allow for the use of approved waterproofing agent in both undercoats of plastering. All in accordance with manufacturers recommendations. Inform architect of type of water proofing proposed to be used, for approval prior to plastering.

41.04 Allow for removing all residue of loose dust and particles from surface of wall to be plastered prior to plastering/scudding. Ensure that surfaces are clean and damp before scudding. Allow for storing of all plastering materials in accordance with manufacturers

recommendations. Remove all dust and loose particles from each undercoat by brushing and wet lightly and uniformly if surface is porous and dry before application of the following coat. Provide a good consistent texture over entire area. Great care to be taken not to show any change in finish from one section to another i.e. work to be carried out in one operation where possible.

41.05 Main contractor is to allow for providing all necessary stop beads, angle beads etc., required by the plasterer at all corners, plinths etc. All accessories to be uPVC or stainless steel, not galvanised steel.

Decoration of New External Walls with Napped Plaster finish

41.06 Allow for decoration of all external walls in the new extension which have a napped plaster finish in accordance with the following specification. Allow for 3 no. different colours of external wall paint, to be agreed with the architect prior to ordering the paint. Also allow for picking out wall plinths, plaster bands & window cills in different colours to the 3 main wall colours allowed for above.

41.07 Substrate Preparation:

Thoroughly clean down the surface to remove all dirt, grease and other contaminants. Use power washing where appropriate. Remove all powdery, poorly adhering or defective coatings. Surfaces that remain powdery and friable after thorough preparation or which are previously painted with cement based paint, must be sealed with the appropriate primer as specified. Vegetable growth removal (where necessary):

Remove any surface vegetable growths. Treat residual growths by washing with Weathershield Fungicidal Wash as directed on the container.

41.08 Making good:

Cut out and make good cracks, holes and other imperfections. Allow such making good to dry out thoroughly. All fillers must be used in accordance with the manufacturers instructions. Where necessary bring forward filled and /or bare areas with one coat of the coating appropriate to the chosen system. Note: - Common Bricks e.g. Flettons, Engineering Bricks and Glazed Bricks are not suitable for painting. If in doubt about the suitability of any type of brick for painting, consult the brick manufacturer.

Decoration of New External Walls

41.09 Allow for decoration of all new external walls which have a napped plaster finish with Dulux or equivalent paint in accordance with the manufacturers recommendations and specification. Allow for the following:

Coating System:

All ICI products should be delivered to the job in sealed containers bearing the brand name and name of the manufacturer.

1 coat of Primer Weathershield Smooth Masonry Paint (or equivalent).

2 coats of Finish Weathershield Smooth Masonry Paint (or equivalent).

When priming new or bare surfaces it may be necessary to thin the first coat, refer to the relevant product data sheet or container for thinning details.

Internal Wall Finishes (42)

Plastering of Solid Concrete Blockwork Internal walls

42.01 All internal walls to be plastered as follows:

42.02 Preparation:

Dry block wall should be well brushed down to remove any dust or loose particles from the surface. Any metal objects, such as nails, etc should be removed from the face and blockwork should be well wetted as required, to control suction in the blockwork.

Render:

Walls to be scudded, dampened periodically and allowed to dry. Apply a single coat of sand cement render using a fine sand, floated and rubbed down with a dry sponge. Walls to be brushed down prior to decoration to remove any loose sand/cement.

42.03 Allow for providing all necessary stop beads, angle beads etc., required by the plasterer during the works. Also allow for supply and fitting plaster stop bead as shown on the architects section drawings, to be 125mm above finished floor level throughout all internal wall areas.

Plastering of New Stud Partitions

42.04 All new metal stud partitions are to be plastered as follows:

42.05 Preparation: Over Gyproc plasterboards reinforce all plasterboard joints and angles with Gyproc Paper or reinforced Joint Tapes and Gyproc jointing materials as appropriate. Allow to set. If necessary apply GypPrime suction control primer, used to reduce suction on very dry, high suction backgrounds. Use diluted (up to 5 parts water to 1 part GypPrime) or undiluted if severe suction control is required. Plaster is applied after GypPrime has soaked into the background and dried.

42.06 Plastering: Apply a first coat of Gyproc skim coat finishing plaster with firm pressure to approximately 1mm thickness. After a short period of time apply a second coat of Gyproc skim coat plaster whilst the first coat is still wet to bring the total thickness to 2mm. As the plaster is stiffening trowel in two or three steps to a smooth matt finish. Use any additional water sparingly and only in the latter stages of trowelling.

Decoration of All New & Existing Internal Walls

42.12 Allow for complete decoration of all new and existing internal walls in the entire extended building in accordance with the following specification. Allow for 5 different colours of wall paint. Respective colours and their locations to be confirmed by architect prior to decoration.

Decoration of Internal Walls – Preparation

42.13 Substrate Preparation:

Thoroughly clean down the surface to remove all dirt, grease and other contaminants.

Remove all powdery, poorly adhering or defective coatings. Surfaces that remain powdery and friable after thorough preparation must be sealed with the appropriate primer as specified. Vegetable growth removal (where necessary):

Remove any surface vegetable growths. Treat residual growths by washing with Weathershield

Fungicidal. Wash as directed on the container.

Making good: Cut out and make good cracks, holes and other imperfections. Allow such making good to dry out thoroughly.

All fillers must be used in accordance with the manufacturers instructions.

Where necessary bring forward filled and /or bare areas with one coat of the coating appropriate to the chosen system.

Decoration of Internal Walls - Toilets & Lobby

42.14 Allow for decoration of internal walls of toilets with Dulux or equivalent paint in accordance with the manufacturers recommendations and specification. Allow for the following:

Coating System: All ICI products should be delivered to the job in sealed containers bearing the brand name and name of the manufacturer.

1 coat of Primer Dulux Kitchens and Bathrooms Paint

2 coats of Finish Dulux Kitchens and Bathrooms Paint

When priming new or bare surfaces it may be necessary to thin the first coat, refer to the relevant product data sheet or container for thinning details.

Decoration of Internal Walls - All other areas

42.15 Allow for decoration of all internal masonry walls with Dulux paint in accordance with the manufacturers recommendations and specification. Allow for the following:

Coating System: All ICI products should be delivered to the job in sealed containers bearing the brand name and name of the manufacturer.

1 coat of Primer Dulux Vinyl soft sheen Emulsion

2 coats of Finish Dulux Vinyl soft sheen Emulsion

When priming new or bare surfaces it may be necessary to thin the first coat, refer to the relevant product data sheet or container for thinning details.

Decoration of new internal joinery

42.16 Allow for decoration of all new internal doors, frames, architraves, skirtings, window boards etc., in the new building in accordance with the following specification. Allow for 3 different colours of doors & frames etc. Respective colours and their locations to be confirmed by architect prior to decoration.

New Internal Joinery - Surface Preparation

42.17 Substrate Preparation:

The surface to be coated must be clean, dry and free of dirt, grease, sap, oil, mildew or any other contaminants that may affect adhesion. Remove oils from hardwood surfaces by wiping with white spirit. If the surface is to be painted seal knots with Dulux Knotting Solution. Fill nail holes and cracks after the prime coat has been applied. If surface is to be stained or clear coated do not seal knots.

Making good:

Make good all nail-holes, open joints etc. with a suitable filler, according to the manufacture's instructions. Allow making good to dry before being rubbed down and dusted off. Bring forward made good areas with one coat of the relevant Undercoat or Satinwood as appropriate.

New Internal Joinery Generally – Decoration

42.18 Allow for decoration of all new softwood joinery, doors, skirtings, architraves, etc. with Dulux paint in accordance with the manufacturers recommendations and specification.

Allow for the following:

Coating System:

All ICI products should be delivered to the job in sealed containers bearing the brand name and name of the manufacturer.

1 coat of Primer Dulux Aluminium Wood Primer

2 coats of Finish Dulux Satinwood

When priming new or bare surfaces it may be necessary to thin the first coat, refer to the relevant product data sheet or container for thinning details.

Floor Finishes (43)

Preparation of Floors - to the Entire Ground Floor of the New Building

43.01 The main contractor is responsible for ensuring that the surface of the new floors are suitable to receive the floor finishes as specified below. If the architect, or the flooring manufacturers representative is dissatisfied with the floor surface of the new extension or any of the floor areas being recovered in the existing main building, the main contractor must allow for the cost of remedying the floor using levelling compound at no additional cost to the contract, to be "Forbo Europlan 960 Super" or equivalent product as recommended by the flooring manufacturers representative. Floor levelling compound to be laid strictly in accordance with the manufacturers recommendations.

43.02 The main contractor is also responsible for ensuring that the floor has a moisture reading of 2.5% or less immediately prior to the laying of floor coverings. If this is not the case, & if delaying the installation of floor coverings causes delay to the overall project programme & finish date, the main contractor must allow for the cost of supply and laying a liquid dpm floor surface and levelling compound throughout the entire floor of the new extension & renovated areas of the main building at no additional cost to the contract as follows:

43.03 Shot blast all power floated concrete slabs, and remove all dust and residue from the concrete floors. Cracks or joints (except structural expansion joints) are to be closed with Eurocol Europlan 913 Silicate sealing compound. Apply Forbo Eurocol 021 Europrimer Reno 2 component epoxy primer DPM to the concrete floors, applied with a lambswool roller or rubber floor wiper strictly in accordance with the manufacturers recommendations.

Apply 1 coat of Forbo 049 Primer.

Apply 3mm of Forbo self smoothing compound 990.

43.04 Main contractor to allow for applying Orcon F flexible sealant to all junctions between the walls and floor, see architects section drawings, ensuring a good airtight seal.

Flexible Sheet Floor Finishes

- 43.05 Allow for making good to all blemishes, unevenness, cracks etc. in the new floor slabs with Forbo Eurocol 816 Epoxy Crackfiller, trowel or putty-knife applied as necessary. Apply Forbo Eurocol smoothing and levelling compound to all areas if necessary to provide perfect floor finish. Allow for supply and fitting the following floor coverings:
- 43.06 Forbo Safestep Areas:
Floor Finish to toilets, wet areas & areas where shown on the architects floor finishes plan - 2.0mm Forbo "Safestep R10" vinyl finish in a pattern of 4 selected colours from the Forbo Safestep R10 range in wet areas indicated on the architects floor finishes layout plan.
- 43.07 Safestep Adhesive: Forbo Eurocol® 140 Euromix PU water resistant 2-compound adhesive with 045 Europrimer PU primer applied to porous, rough and sanded subfloors.
Safestep Seam welding: All Seams should be hot seam welded using colour matching step weld cable to ensure watertight seams.
- 43.08 Finished floor to be left fully true and level with no visible blemishes. Allow for supply fitting Gradus or equivalent aluminium patent edge trims to all of the junctions of the floor covering between the new and existing building.

Skirting to All Areas of New Vinyl Flooring

- 43.09 In all areas which are to be finished with Forbo Safestep, allow for returning all Safestep vinyl sheet floor finishes 150mm up all walls & sealing against plaster stop bead, see architects detail drawings
- 43.10 Allow for the supply & fitting of "PS linoleum coving strips" or equivalent with a radius of 30mm at the junction of the floor and wall throughout before the Safestep vinyl flooring is fitted in order to support same.

Recessed Mat & Frame Inside Main Entrance

- 43.11 Allow for forming recess in concrete floor in front of new entrance door, where shown on the architects floor finishes plan, recess to be 12mm deep Allow for supply & fitting "Forbo Tuftigard Classic" or equivalent, 17mm th. with double wipers (grey in colour) and anodised aluminium scraper bars, to be installed in new 21mm th. recessed aluminium frame. Colour to be selected by the architect. Mat & frame to be laid strictly in accordance with the manufacturers recommendations.

Carpet Floor Finish

- 43.12 Allow for supply & fitting "Heckmondwike Broadrib" or equivalent contract carpeting in a colour to be selected by the architect, to the new main entrance lobby, stadia area, stairs (all risers and goings to be fitted with carpet) and meeting area as indicated on the architects drawings.
- 43.13 Recommended carpet layout - the method of installation should conform to BS5325 & laid in accordance with best practice techniques as detailed in the Contract Flooring Association's guidelines.

Stair & Stadia Seating Edging

- 43.14 Sheet carpet should be fully adhered with F Balls F3 or F52 or Bostik Laybond carpet adhesive. Sheet carpets can be laid into F40 as a release system.
- 43.15 Allow for supply and fitting Gradus "XT ADXT3 " or equivalent mill finish aluminium stair nosings with Gradus "Xtra Grip" PVC inserts (colour to be selected by the architect). Nosings to be fixed to all concrete steps to stairs and stadia seating areas using proprietary concrete fixings in accordance with the manufacturers recommendations.
- 43.16 Stair nosings to be manufactured from square, single channel profile mill finish aluminium with dimensions as per detail drawing and fitted with a single, slip resistant PVC insert.

Junckers Timber Floating Floor System to Playing Court

43.17 Prior to Installation:

Do not start work specified in this section before the building is weathertight, wet trades have finished their work and the building is well dried out. Before, during and after laying, the temperature and humidity must be maintained by the main contractor at levels approximating to those which will prevail after building is occupied. Do not start work specified in this section until any fixtures around which flooring is to be fixed have been installed. Keep timber boards & battens dry before installation. The methods of fixing and fasteners to be used must be strictly in accordance with the manufacturers recommendations. The flooring system is to be laid by a Junckers approved specialist flooring sub-contractor.

43.18 After Installation:

Upon installation of the timber floor, the main contractor is to allow for protecting the floor from dirt, stains and damage until Practical completion using suitable protective coverings on the timber floor laid as the work proceeds. The main contractor must agree arrangements with the mechanical subcontractor for operating the heating installation up to the date of Practical Completion of the Works to ensure that excessive moisture movement of flooring does not take place.

43.19 Drying Out of Building & Concrete Floor before Installation:

The main contractor must allow for supplying and running temporary heaters and de-humidifiers and ensuring good ventilation as required in the weeks leading up to the installation of the timber flooring system. The range of relative humidity before work begins must be between 35-65% RH, and a CM reading of 2.5% or less.

43.20 Liquid DPM System on Top of Concrete Floor if Required:

If the required moisture level in the concrete floor (moisture reading of 2.5% or less) is not achieved prior to installation of the timber floor system, & if delaying the installation of floor coverings causes delay to the overall project programme & finish date, the main contractor must allow for the cost of supply and laying a liquid dpm floor surface and levelling compound throughout the entire floor of the play area at no additional cost to the contract as described above in Section 43.01 to 43.04 of this Specification.

43.21 Preparation of Concrete Floor:

The main contractor must ensure that the concrete sub floor must conform to BS8204 Part 1 2003, to be flatness tolerance SR1, the surface of which should not deviate more than a 3mm gap showing under a 2m straight edge. If the surface of the floor falls outside these tolerances, the main contractor must allow for supply and laying of a liquid floor levelling

compound as necessary in order to achieve the required tolerance at no additional cost to the contract, to be "Forbo Europlan 960 Super" or equivalent product as recommended by the flooring manufacturers representative. Floor levelling compound to be laid strictly in accordance with the manufacturers recommendations.

Ensure that drying aids have been turned off for not less than 4 days, then test for moisture content using an accurately calibrated hygrometer in accordance with BS8201, Appendix A. Take readings in all corners, along edges, and at various points over the area being tested. Do not lay flooring until all readings show 65% relative humidity or less and the moisture level of the concrete floor is 2.5% or less.

43.22 Moisture Membrane:

The main contractor is to supply and lay 1 layer of Junckers SylvaThene, in accordance with the manufacturers recommendations, to be installed on top of the cementitious sub floor and under the battens. Membrane to be lapped, taped, and turned up at perimeter walls per per manufactuers recommendations. Ensure that the membrane is clean, dry and free from punctures and tears before laying battens & floor boards.

43.23 Batten System:

The main contractor is to allow for the supply and installation of "Junckers BluBat" foam backed, regularised & treated softwood plywood batten system, strictly in accordance with the manufacturers recommendations. All battens are to be regularised, with a finished size of 57mm deep x 45mm wide. Battens to be loose laid at 336mm centres with ends of battens staggered and laid end to end. All conforming to BS7044 Part 4 and BSEN14904:2006 A3. The load bearing capacity is to be 5.0kN/m². All battens are to be free from decay and active insect attack, and with no knots wider than half the width of the section. The battens used must be preservative treated, treatment to be VASCOL – Aqua Preservative by the VAC-VAC Aqua double vacuum process in accordance with British Standard, the NHBC Specifications and proposed new European Standards. Ensure that the moisture content of the battens prior to installation is 12-14%, the main contractor must confirm the exact moisture level reading in writing to the architect prior to installation.

43.24 Timber Boarding:

Allow for the supply and installation of 22mm th. Junckers Press Dried Beech "Sylvasport Premium" BREEAM A+ rated Solid Pre-finished hardwood timber boarding to the play area as detailed below, boarding to be free from decay and insect attack and PEFC certified. Boarding to be planed all round, and consisting of two rows of staves with unique double dovetail construction. Boarding must have polyback, polythene or lacquer moisture balancer fitted to the underside. The finished dimensions of the boarding are as follows: 129mm wide, 22mm th. with a length of 3700mm. Boarding to be tongue and grooved to all sides, square edges and wax sealed.

43.25 Finish to Boarding:

The boarding is to be supplied to site factory finished with several coats of UV light cured lacquer and one coat of Junckers two-component polyurethane Isolacquer Silk Matt Lacquer (50% gloss), total film thickness 45 microns.

43.26 Moisture Content at Time of Fixing:

The moisture content of the boarding at the time of fixing must 7.5% + manufacturing tolerance or less at the time of fixing to the floor, the main contractor must confirm the exact moisture level reading in writing to the architect prior to installation.

43.27 Fixing of Floor Boarding:

Allow for fixing the timber boarding by secret nailing using 50mm – 65mm lost head nails or 50mm Portanails or 2.5mm diameter Pneumatic nails to each batten. Floor to be installed to a 10 board measure, using Junckers PVC spacers or washer spacers between boards to suit the expected relative humidity range of the building when in use. 10 board measure to be 129.8cm. All laid to manufacturer's recommendations. Fix each board securely to give a flat true surface free from undulations, hammer marks, scratches and protruding fastenings. Allow for movement of timber through expansion or contraction, by installing to manufacturer's recommendations, to suit the expected relative humidity range of building when in use. Header joints to be tongue and grooved, tightly butted and positioned centrally over battens. Header joints to be positioned to an 822mm staggered pattern across the floor. Unless otherwise instructed surface nail first and last rows of boards. Punch nails below surface and stop with filler, as recommended by flooring manufacturer.

43.28 Expansion Provision to Timber Flooring:

Expansion gaps are required at all edges of flooring. Parallel to lie of boards, form a clear perimeter gap equivalent to 1.5mm per running metre width of flooring on either side and around pipes, columns etc., minimum size to be 15mm & covered by Junckers Angle Skirting. At ends of flooring, an expansion gap equivalent to 1mm per running metre length of flooring to be left at either end of the flooring is required. Maximum size necessary is 20mm.

43.29 Manufacturer/Supplier of Timber Floor System & Accessories:

Junckers Ltd
Unit 1 Wheaton Road, Witham, Essex,
CM8 3UJ
Tel No 0044 1376 534710
Fax No 0044 1376 514401
E mail ddo@junckers.com
Web www.junckers.ie
Area manager contact – Mr Declan Dolan
Tel No 00 44 7980236130

Skirting to Play Court

43.29 The main contractor is to allow for the supply and installation of Junckers Combi Sports Skirting, around all wall & floor junctions of the court playing area. Skirting to be installed by a Junckers Approved Flooring Contractor. Colour of skirting to be selected by the architect prior to ordering by the main contractor.

Court Line Marking

43.30 The main contractor is to allow for all line marking to be carried out using Junckers Line marking paints, colour to be red.

43.31 All line marking to be carried out by the main contractor in accordance with the GAA handball

Court Specifications. The floor of the court is to be marked with 50mm wide lines. The lines are to be marked as follows:

1. Short Line - This line is parallel with the front and rear walls. Its outside edge is 6.1m from the front wall.
2. Service Line - This line is parallel to the short line and its outside edge is 1.5m in front of the outside of the short line.
3. Service Zone - The service zone is the area between the outer edges of the short and service lines.
4. Service Boxes - A service box is located at each end of the service zone by lines whose outside measurements are 450mm from and parallel to each side wall.
- 5 Receiver's Restraining Lines - At a point 1.5m back from the outside edge of the short line, lines should be marked on the floor extending 150mm from the side wall. These lines are parallel to the short line

Sealing of Court Floor Upon Completion

- 43.32 The main contractor is to allow for the supply and application of 1 coat of Junckers High Performance Sports Seal on completion of all line marking, to be applied strictly in accordance with the manufacturers recommendations.
- 43.33 The main contractor is to allow for the supply and application of 2 coats of HP Sports /Commercial Lacquer upon completion, strictly in accordance with the manufacturers recommendations.

Ceiling Finishes (45)

- 45.01 Allow for applying Pro Clima Intello PLUS or equivalent airtight membrane to the underside of all flat roof ceilings throughout the building, as shown on the architects section drawings, prior to fitting plasterboard, plywood or suspended ceiling system. Membrane to be installed strictly in accordance with the manufacturers recommendations, & include for all necessary proprietary adhesive tapes etc. as recommended by the manufacturer.
- 45.02 Supply and fit timber noggings between joists at 400mm crs. in between the joists, in order to provide adequate fixing points for the airtightness membrane as required.
- 45.03 The main contractor is to take great care to ensure that the membrane is not punctured unnecessarily & must co-ordinate the activities of all workers on site to ensure that the membrane is kept in good condition before the plasterboard is fitted.
- 45.04 The main contractor must also allow for repairing the membrane where necessary due to the various electrical & mechanical ducts, wiring, pipes etc. that pass through the ceiling in accordance with the manufacturers recommendations, using the proprietary tapes etc. as recommended by the manufacturer.

Internal Ceiling over viewing area and in Unisex Disabled WC, and Lobby

- 45.05 Allow for supply and installation of a single layer of 12.5 mm foil backed Gypsum Gyproc Wallboard or equivalent plasterboard slabs fixed to 50x44mm timber battens fitted at 400mm crs. fixed to the underside of the slab. Plasterboard to be fitted strictly in

accordance with the manufacturers recommendations. Allow for taping & filling joints and finishing with Gypsum Pinnacle 3mm skim finish across entire ceiling. Main contractor to also allow for all proprietary stop bead & trims etc as necessary for ceiling.

- 45.06 Main contractor to allow for applying Orcon F or equivalent flexible sealant to all junctions between the plasterboard ceiling, and walls, see architects section drawings, ensuring a good airtight seal.

Plywood Ceiling to Ball Court Area

- 45.09 Ceiling of ball court area to be lined with 18mm th. EN 636 Class 2 Birch hardwood faced plywood on 50x44mm battens at 300mm centres fixed to existing pitched roof joists. All plywood & battens to be fixed with countersunk corrosion resistant wood screws, with fixings at 150mm crs.

Recessed Plywood Light boxes in Ceiling of Ball Court Area

- 45.10 The main contractor is to allow for making up 12 no. 140x1800x150mm recessed lightboxes, to be made from 18mm th. EN 636 class plywood and for fitting same to the ceiling. Refer to the architects detail drawing for the light boxes. Supply and fit a 70x50mm timber batten along the length of the light box in order to provide fixing for the LED light fitting.
- 45.11 Drill 2 no. rows of 10mm dia air holes at 100mm crs. along the top of the light box in order to provide ventilation.
- 45.12 Cut to size & supply and fit and fit 6mm clear polycarbonate sheeting across the bottom of the light box, to finish flush with the plywood ceiling.

Decoration of Internal Plastered Ceilings

- 45.13 Allow for decoration of all new internal ceilings (including steel bulkheads & suspended ceilings) in the new extension and all areas in the existing building in accordance with the following specification. Allow for brilliant white paint to all ceilings.

Internal Ceilings - Preparation

- 45.14 Substrate Preparation:

Thoroughly clean down the surface to remove all dirt, grease etc.

Carefully remove plaster splashes etc.

Brush the surface to remove any loose deposits.

Making good:

Make good open joints, cracks, holes and other imperfections.

Allow such making good to dry out thoroughly.

Rub down smooth to match surrounding area and dust off.

All fillers must be used in accordance with the manufacturers recommendations.

Priming:

Spot prime any metal fixings, nail heads etc, if necessary with Dulux Metal Primer.

Decoration of Internal Ceilings

- 45.15 Allow for decoration of all internal ceilings with Dulux paint in accordance with the manufacturers recommendations and specification. Allow for the following:

Coating System:

All ICI products should be delivered to the job in sealed containers bearing the brand name and name of the manufacturer.

1 coat of Primer Dulux Vinyl Matt Emulsion

2 coats of Finish Dulux Vinyl matt Emulsion

When priming new or bare surfaces it may be necessary to thin the first coat, refer to the relevant product data sheet or container for thinning details.

Decoration of Plywood Ceilings

45.16 Allow for decoration of the plywood ceiling over the playing court area with Envirograff Class 0 ES/VFR fire protective coating system. Allow for the supply and application of the following:

45.17 Apply 1 coat of ES/VFR/PRIMER, a clear water based primer, paint coverage to be 10-12sq.m. per litre.

45.18 Apply 2 no. coats of ES/VFRWHITE, white fire retardant paint to the plywood. First coat coverage could vary according to wood type/density. Apply first coat and allow 1-2 hours to dry. Ensure each coat is dry before applying next coat. Apply second coat and allow 1-2 hours to dry. Paint coverage to be 12-15sq.m. per litre per coat.

45.19 Apply 2 coats of HW/ACRYLIC, white matt water based hardwearing top coating. Paint coverage of 10-12sq.m. per litre per coat.

Surface Drainage Below Ground

52.04 Main contractor is deemed to accept that the locations of the existing surface water pipe runs, manholes location etc may vary from that indicated on the drawings and shall make local enquires and satisfy himself at tender stage in relation to making all necessary adjustments to the existing surface water drainage, no additional claim from the main contractor in relation to the surface water drainage will be entertained.

52.05 Allow for installation of surface water drainage including pipes, manholes, AJs etc., in accordance with the architects drainage & site layout plan and the structural engineers drawings & specification, and for making all necessary adjustments to the existing surface water drainage. All drains to be laid in accordance with the pipe manufacturers specification and the Department of Environment Recommendations for site development works.

52.06 Main contractor to allow for supply and fitting of ACO or equivalent continuous recessed drainage channels across the new doorways of the new extension, & in the other locations where indicated on the architects drainage drawings and connect to new surface water drainage system.

Foul Drainage Above Ground Internally

52.07 Allow for forming all foul drainage pop ups in new floor, to be in accordance with the service engineers drawings & specifications.

52.08 Main contractor to allow for all builders work as necessary to form opes in the rising walls and for fire stopping around the pipe with Hamron or equal approved proprietary sealing system.

Foul Drainage Below Ground

52.09 Main contractor is deemed to accept that the locations of the existing foul water pipe runs, manholes location etc may vary from that indicated on the drawings and shall make local enquiries and satisfy himself at tender stage in relation to making all necessary adjustments to the existing foul water drainage, no additional claim from the main contractor in relation to the foul water drainage will be entertained.

52.10 Allow for installation of all new foul drainage, including pipes, manholes, AJs etc., in accordance with the architects drainage & site layout plan and structural engineers drawings & specifications, as well as making all necessary adjustments to the existing foul drainage. All drains to be laid in accordance with the pipe manufacturers specification and the Department of Environment Recommendations for site development works.

52.11 Main contractor to allow for supply and installation of gully traps for all sinks as shown on the architects drawings.

Mechanical Services Installation (59)

Central Heating & Plumbing to New Building

59.01 To be in accordance with the Service layout drawings and specification. Ensure that all work is carried out by qualified plumbing contractors and commissioning certificates to be supplied to architect & service engineer for all elements of installation prior to practical completion. Main contractor to allow for general attendance's.

59.02 Main contractor is to allow for all builders work associated with the mechanical installation as set out in the builders work schedule issued by the service engineer as part of this tender package. Allow for making good to all areas disturbed on completion.

59.03 Main contractor to include to all firestopping & making good as necessary to all services that pass through walls and cavity barriers. Fire stopping to be carried out by a specialist contractor & certification must be provided to the architect upon completion

Electrical Services Installation (69)

New Electrical Installation to Building

69.01 To be in accordance with the service layout drawings and specification. Ensure that all work is carried out by qualified and registered electrical contractors and commissioning certificates to be supplied to architect for all of the various elements of installation prior to practical completion. Main contractor to allow for general attendance's.

69.02 The main contractor is to allow for all builders work in association with the electrical installation as set out on the service engineers builders work schedule. Allow for making good to all areas disturbed on completion.

69.03 Main contractor to include to all firestopping & making good as necessary to all services that pass through walls and cavity barriers. Fire stopping to be carried out by a specialist contractor & certification must be provided to the architect upon completion.

Display, Circulation Fittings (71)

Internal Signage

71.01 Allow for fitting internal signage being supplied as part of Ironmongery schedule to be securely fixed to walls and doors in locations to be agreed on site.

Assembly, Work, Play, Rest Fittings (72)

Sanitary Fittings

72.01 Allow for supply and installation of the following Armitage Shanks or equivalent sanitaryware to blockwork, concrete or metal stud partitions backgrounds where indicated on the architects drawings in accordance with the following schedule :

Note : Main contractor is to allow for fitting the sanitaryware, wastes etc. Plumbing to be by mechanical contractor. Include for all necessary temporary fixings, removal to suit all other trades and refixing of all fittings.

72.02 A - WC pan in Unisex Disabled WC

Allow for supply & fitting 1 no of the following.

Armitage Shanks Sandringham 21 close coupled WC pan with horizontal outlet - E8963(01) or equivalent.

Sandringham 21 Close Coupled 4/2.6 litre dual flush valve, bottom supply and internal overflow E8967(01).

Sandringham 21 seat and cover E9076(01).

Domex screws (pair) S9101(01) .

Isolating servicing valves reference S9000.

Allow for all necessary fittings and sealant, etc required for installation & connection.

72.03 B - Wash hand basin in Unisex Disabled WC

Allow for supply & fitting 2 no. of the following in the accessible toilet room.

Armitage Shanks Portman S2910 or equivalent wash hand basin 400 x 370mm in white glazed vitreous china with two tapholes, overflow and chain stayhole.

Trap to be chrome plated 1.25 in. self venting bottle trap with 75mm anti syphon S8900 CP. S9151 concealed bracket.

1 pair of Armitage Shanks "Avon" S7230AA or equivalent, chrome plated push taps with spray outlet and indexed hot & cold (2 no. required for each wash hand basin).

Isolating servicing valves reference S9000.

Each Wash hand basin shall be complete with one Ideal Standard TMV Thermostatic mixing valve 15mm (Ref. No. A5900(AA) or equivalent incorporating strainers and isolating valves.

72.08 G - Doc M CC Pack

To be Armitage Shanks S6955AC Doc M close coupled pack with white grab rails, seat and hinged arm support, & complete with thermostatic basin mixer tap. All to be supplied & installed by the main contractor strictly in accordance with the manufacturers recommendations.

72.09 H - Grab Rail to Back of Door

Allow for supply and installation of 1 of the following:

Armitage Shanks Contour 21 grab rail straight 60cm long x 35mm diameter S6454(AC) or equivalent, to be fitted to the accessible toilet door - refer to the architects drawings.

Toilet roll holders

72.11 To be Metalex Magestic or equivalent (single item) toilet roll holder - 1 no. required for each WC. Main contractor to also allow for fixing all toilet roll holders to the wall adjacent to each WC.

Ventilation

72.12 Allow for supply and fitting all extract fans/ ventilation ducts etc. as per the services engineers drawings.

Internal Signage

72.13 Allow for fitting internal signage being supplied as part of Ironmongery schedule to be securely fixed to walls and doors in locations to be agreed on site.

Roads, Paths & Paving's (40)

Hardcore Fill to New paving/driveway

- 40.01 Main contractor to allow for the supply and laying of clause 804 hardcore fill in compacted layers in accordance with the structural engineers drawings & specifications in order to build up levels to all new tarmac paved areas as set out on the architects site layout plan, landscaping plan and finishes plan
- 40.02 NOTE: The main contractor is to note that they must to provide certification for ALL hardcore used on site, i.e. certification must be obtained for each delivery to site, and immediately submitted to the structural engineer & assigned certifier PRIOR to being used on site.

Site Access - Repairs if Necessary

- 40.03 Main contractor to allow for making good to all areas of the existing access road damaged by construction traffic during the works.
- 40.04 Main contractor to allow for replacing to all concrete kerbs, walls, piers etc. damaged by construction traffic using the access route allocated to the contractor for the duration of the works. Allow for making good to all sections of walls etc. damaged by vehicles, and touching up with paint to match if necessary.
- 40.05 No mud, clay etc., will be allowed on to the public road. The contractor is to ensure that there is a daily cleaning regime in place to ensure that the public road is kept clean at all times.

New Concrete Paving Around Building

- 40.06 Allow for all new concrete paths where indicated on drawings. Path to be 100mm th. Concrete with non slip scratch finish cast in 2.5m bays with proprietary joint formers on 50mm sand blinding on minimum 150mm compacted hardcore or additional as required by site levels. Width of paths to be as indicated on the architects drawings.
- 40.07 Allow for forming gently sloped sections of concrete in the path around the extension - at the main entrance and at the fire exit door.

New ACO Drains Across Doorways

- 40.12 Main contractor to allow for the supply and installation of "ACO Doorway" or equivalent approved drainage system where shown on the architects drainage floor plan drawing, to include all cover gratings etc. ACO drain to be installed in accordance with the manufacturers instructions & connected to the surface water drain in accordance with the structural engineers drawings & specifications.

Site Services - Piped and Ducted (50)

Surface Water Drainage below ground

- 50.01 Main contractor is deemed to accept that the locations of the existing surface water pipe runs, manholes location etc may vary from that indicated on the drawings and shall make local enquires and satisfy himself at tender stage in relation to making all necessary adjustments to the existing surface water drainage, no additional claim from the main contractor in relation to the surface water drainage will be entertained.
- 50.02 Allow for installation of surface water drainage including pipes, manholes, AJs etc., in accordance with the structural engineers drawings & specifications, and for making all necessary adjustments to the existing surface water drainage, and all necessary backfilling & testing. All drains to be laid in accordance with the pipe manufacturers specification and the Department of Environment Recommendations for site development works.
- 50.03 All new surface drains to be Wavin sewer, diameter to be as specified by the structural engineer, laid to falls in accordance with the structural engineers drawings & specifications.
- 50.04 Bedding for new surface water pipes to be in accordance with Diagram 9 of TGD H 2010, provided the cover is a minimum of 900mm in roads, car parks & tarmac areas or 600mm in fields & gardens and is not greater than 10m. Where the cover falls outside these limits the pipes are to be concrete encased to a minimum of 150mm cover all round with a flexible joint at all couplers. Also allow for bedding pipes in concrete where pipes run adjacent to the foundations of the building, as per Diagram 13 of TGD H 2010.
- 50.05 Also allow for supply and installation all gully traps, AJs, inspection chambers, manholes, road gullies, slot drains & soakaways as indicated on the structural engineers drawings & specifications, all to be installed strictly in accordance with the manufacturers recommendations.
- 50.06 The main contractor is to allow for having a CCTV survey undertaken of the entire new surface water system upon completion, and a copy of the footage is to be supplied to the structural engineer for comment. The main contractor must allow for rectification & repair of all defects/blockages found during the survey that the structural engineer deems necessary to be carried out.
- 50.07 Main contractor to allow for supply and fitting of ACO or equivalent continuous recessed drainage channel across the doorway of the new extension and connect to surface water drainage.

Foul Drainage Below Ground

- 50.08 Main contractor is deemed to accept that the locations of the existing foul water pipe runs, manholes location etc may vary from that indicated on the drawings and shall make local enquires and satisfy himself at tender stage in relation to making all necessary adjustments to the existing foul water drainage, no additional claim from the main contractor in relation to the foul water drainage will be entertained.
- 50.09 Allow for installation of all new foul drainage, including pipes, manholes, AJs etc., in accordance with the structural engineers drawings & specifications, as well as making all necessary adjustments to the existing foul drainage. All drains to be laid in accordance with the pipe manufacturers specification and the Department of Environment Recommendations for site development works.
- 50.10 All new foul drains to be Wavin sewer, diameter to be as specified by the structural engineer, laid to falls in accordance with the structural engineers drawings & specifications.
- 50.11 Bedding for new foul water pipes to be in accordance with Diagram 9 of TGD H 2010, provided the cover is a minimum of 900mm in roads, car parks & tarmac areas or 600mm in fields & gardens and is not greater than 10m. Where the cover falls outside these limits the pipes are to be concrete encased to a minimum of 150mm cover all round with a flexible joint at all couplers. Also allow for bedding pipes in concrete where pipes run adjacent to the foundations of the building, as per Diagram 13 of TGD H 2010.
- 50.12 Also allow for supply and installation all gully traps, AJs, manholes and inspection chambers as specified on the structural engineers drawings and specification, all to be installed strictly in accordance with the manufacturers recommendations.
- 50.13 Main contractor to allow for supply and installation of gully traps for all wash hand basins & sinks as shown on the architects drawings.
- 50.14 Main contractor to allow for CCTV survey of entire new foul water system upon completion, and a copy of the footage is to be supplied to the structural engineer for comment. The main contractor must allow for rectification & repair of all defects/blockages found during the survey that the structural engineer deems necessary to be carried out.

Tender Specification Item #1

Upgrade of Existing Old Clubrooms to Handball Changing Rooms

PC Sum: €45,000.00

The Contractor shall allow for the refurbishment, adaptation and upgrading of the existing clubroom accommodation to provide suitable changing room facilities serving the adjacent handball alley.

The extent of the works shall be determined during the construction stage in consultation with the Employer's Representative and shall be executed from the allocated Prime Cost Sum. Works may include, but shall not be limited to:

- Internal alterations and reconfiguration of existing accommodation.
- Repairs and upgrades to floors, walls and ceilings.
- Decoration and finishes throughout.
- Renewal, modification or installation of doors, ironmongery and associated joinery.
- Provision and upgrading of sanitary facilities, plumbing and drainage works.
- Mechanical and electrical installations and alterations.
- Heating, ventilation and hot water services.
- Installation of benches, lockers and changing room fittings.
- Building fabric repairs and upgrades as required.
- Fire safety, accessibility and Building Regulation compliance works.
- Any ancillary builders' work necessary to complete the changing room accommodation.

The Contractor shall be deemed to have made provision for all attendance, supervision, coordination, preliminaries, overheads and profit associated with the execution of works funded under this Prime Cost Sum.

Any expenditure against the Prime Cost Sum shall only proceed following instruction from the Employer's Representative.

Tender Specification Item #2

Upgrade of Existing Wastewater Treatment System

PC Sum: €35,000.00

The Contractor shall allow a Prime Cost Sum of €35,000.00 for the assessment, upgrading, modification and/or extension of the existing onsite wastewater treatment and disposal system to accommodate increased usage associated with the new handball alley and changing room facilities.

The extent of the works shall be determined during the construction stage in consultation with the Employer's Representative and may include, but shall not be limited to:

- Investigation and assessment of the existing wastewater treatment infrastructure.
- Upgrading, replacement or extension of treatment plant components.
- Modifications to pumping, distribution and control equipment.
- Upgrading or extension of percolation, polishing filter or disposal systems.
- New pipework, chambers, manholes and drainage connections.
- Electrical and control installations associated with the wastewater treatment system.
- Excavation, backfilling, reinstatement and ancillary civil engineering works.
- Testing, commissioning and certification of installations.
- Compliance works necessary to satisfy current statutory requirements and the operational needs of the facility.
- Any associated builders' work and ancillary works required for a complete and operational installation.

The Contractor shall be deemed to have included for all attendance, supervision, coordination, preliminaries, overheads and profit associated with the execution of works funded under this Prime Cost Sum.

Any expenditure against the Prime Cost Sum shall only proceed following instruction from the Employer's Representative.

i **General**

- ii Provide for all attendance of trade upon trade and making good after each including restoration after any work done by special tradesmen engaged by employers. The whole of the works shall be carried out in a good and workmanlike manner to the full intent and meaning of the drawings. All materials and work shall be of the respective kinds described in the specification and in accordance with the conditions of contract and all to the satisfaction of the Architect.

If any doubt should arise about dimensions, materials etc the Architect should be consulted. No alternative either to specification or plans is to be made without the permission of the Architect. Contractor to allow for making good to all works disturbed during the course of the works. Allow for all Insurance's and Bond as described in the specification.

- iii The whole of the works shall be carried out in good and workmanship manner to the full intent and meaning of the drawings. Contractor tendering must make and shall be deemed to have made a thorough examination of the drawings, specification, the site and the sub-soil, dimensions, levels thereof, existing and adjoining buildings and premises, building works in course of execution on adjoining site, boundary walls, drains, sewers, water, electric cables and other things as regards any connection they have with the works, the subject of the contract, to ascertain the precise nature and the extent of the proposed works and the conditions under which they will have to be executed and as practical tradesmen satisfy themselves that the work required to be done is sufficiently shown and described as they must, of their own knowledge of the manner in which similar building work is performed, supplement and expand the knowledge given herein, so that the rates set out will include for all incidental or contingent works which may be necessary to render the several complete and no charge for extra work or otherwise will be allowed in consequence of the Contractor having failed to make himself correctly acquainted with such nature, character, dimensions and levels. Contractor to ensure that the manufacturers/ distributors instructions are followed in the use of all materials being incorporated or used on the project. Where instructions are not received with materials the Contractor should source and check on same. Allow for cleaning and polishing glass internally and externally in all windows and fully cleaning out new building on completion of project.

- iv All items in the Estimate should be priced in ink in detail. If any items are left unpriced, they shall be deemed to be included in the prices given for other items of the work.
All provisional amounts herein whether in money or quantity, are to be at the entire disposal of the Architects who may add to or deduct from same or make any alterations as they may think fit. Any difference to be adjusted at the settlement of accounts. The employer does not bind himself to accept the lowest or any tender and no Contractor will be remunerated for any trouble or expense he may have incurred in making up his tender. Contractors should allow for waste, loss etc in their prices.

- v Ensure that no leaks occur into existing building due to disturbance etc. during the course of the works and contractor should take full responsibility for making good and any costs incurred should such an event occurs.

- vi The Contractor tendering should fully acquaint themselves with the site condition, buildings to be demolished, condition of all adjoining properties, all adjoining boundaries and all other features, conditions and matters which could influence the demolition & re-construction of the property or any other works associated with carrying out the overall contract for both demolition & construction of the entire works.
- vii All timber throughout the development shall be imported and kiln dried to 15% moisture content. Timber to be free from large and loose knots over 18mm diameter, wanes, shakes and any other defects. All timbers are to be pressure treated with Protim against dry rot etc. and to be in minimum grade as specified by the structural engineer.
All timbers built into blockwork and all wall plates to be given three coats Caprinol green preservative beforehand.
Protect all floors from staining or marking.