

Proposed Climate Action and Fabric Defects Works at St. Mary's Primary School

at

**Youghal Road,
Dungarvan,
Co. Waterford,
X35 TN99.**

PRICING DOCUMENT

(Volume C)

(Ref. 26/108/Volume C)

July 2026



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PRICING DOCUMENT (VOLUME C)

for

PROPOSED CLIMATE ACTION AND FABRIC DEFECTS WORKS

to

ST. MARY'S PRIMARY SCHOOL

at

**YOUGHAL ROAD
DUNGARVAN
CO. WATERFORD
X35 TN99**

July 2026

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INDEX

	Page
1.1 Notes	4
1.2 Tender Summary Breakdown	6
1.3 General Summary	16

1.1 **NOTES:**

1. Means of tender submission to be as identified on the letter enclosing the tender documents and as outlined in ITT document, no later than the deadline stipulated.
2. The submission of a tender implies the agreement of the Contractor to enter into a formal contract with the Employer.
3. The Tenderer's Attention is drawn to note that the Short Form of Contract is a Drawings and Specification Contract. That is, what is shown on the Drawings and the Detailed Specifications are to be included in the Tender Sum.
4. This document sets out the Schedule of Rates for work items related to the works that are identified on the Drawings and Specifications. The Tenderer shall submit this Document as their Volume C Pricing Document. However, the quantities that are provided within this document are for guidance purposes only for the Schedule of Rates and are to be fully assessed by the Contractor and are at their sole risk. The Contractor is advised that they shall satisfy themselves as to the accuracy and correctness of the quantities given prior to submission of their Tender.
5. Any item or items indicated on the drawings and or included in the specifications or other such tender documents and which is or are not specifically identified and included by an item within the Pricing Document, for any works that the Tenderer requires to complete the Works in full as indicated on the Drawings and Specifications, shall be included by the Tenderer in the item provided at the end of each Pricing Document section, entitled - "Specified or inferred works omitted above" or in the "General" section at the end of the Tender Breakdown Summary. These items (if costs are included against these items) will be required to be identified in a fully detailed manner (e.g. quantities and rates for items the Tenderer requires to complete the obligations to include for all items of Work identified on the Drawings and or in the Specification).
6. All other works deemed necessary, whether or not shown on the drawings or stated in the specification and other tender documents, but which can be reasonably inferred therefrom and which are not specifically identified and included by an item within the Pricing Document shall be included by the Tenderer in the cost adjustment item provided at the end of each Pricing Document section, entitled - "Specified or inferred works omitted above" or in the "General" section at the end of the Tender Breakdown Summary.
7. The Contractors attention is drawn to the fact that the form of building contract shall be the current standard Dept. of Finance prepared "Short Public Works Form of Contract (PW-CF6)" published on the date 10 days before the latest date for submission of tenders (disregarding any amendments posted on that date).
8. The Contractors attention is drawn to the fact that this is a fixed price Tender.
9. The lowest or any tender submitted will not necessarily be accepted by the Contracting Authority. No Contractor will be remunerated for any cost or expense which he may have incurred in the making up of his tender.
10. The priced Schedule of Work as priced by the tenderer must accompany the Form of Tender.
11. Time will be of the essence of the Contract, and the Contractor must complete the works within the time stated, subject to the Conditions of Contract.
12. The contract duration of the project is 77 calendar days.
13. The estimated start on site will be mid-August 2026.
14. The tenderer's offer must remain open for acceptance for a period of 90 days from the date set for the receipt of tender.

15. Please note that Tenders are to be priced in EUROS (€).
16. Failure to fully complete this form of tender may invalidate your tender.
17. Any unauthorised amendments or qualifications to the Form of Tender or any other Tender Document such as Specification changes, changes to the Conditions of Contract or qualifying slips/notes attached to the Form of Tender or any other Tender Document must be withdrawn – failure to do so may result in the Tender being disqualified.
18. Where qualifications have been attached to all or some of the Tenders submitted and the Tenderers have refused to withdraw their qualifications, the Client, in order to secure the most economically advantageous price, reserves the right to deal with the most acceptable offer submitted.
19. Should there be any doubt as to the meaning of any clause or description, in the Specification or Form of Tender or as to anything shown or described in the drawings or tender package the Contractor should refer same in writing to the Architect not later than five working days before the latest date of lodgement of the tenders. All queries received, together with an official ruling on the points raised, will be circulated to all Contractors tendering.
20. It should be noted that there is no contingency sum for these works and that any items which the Contractor deems to be necessary to complete the works as described are to be included. Any additional items which the Contractor feels have been omitted from the documentation are to be notified to the Architect during the tender stage.
21. The following will not be considered:
 - Tenders received after the date and time stipulated
 - Tenders qualified by the addition of slips or alterations of any of the tender documentation.

1.2 TENDER SUMMARY BREAKDOWN:

Ref	Description	Qty	Unit	Rate €	Amount €
	TENDER SUMMARY BREAKDOWN <i>GENERAL RULES</i> THE FOLLOWING BREAKDOWN IS INTENDED AS A GUIDE ONLY. THE BREAKDOWN BELOW MAY NOT EXACTLY REFLECT THE SCOPE OF WORK REQUIRED FOR THE PROPOSED WORKS HOWEVER IT IS EXPECTED THAT ALLOWANCE AND PROVISION FOR ALL WORKS DETAILED ON THE DRAWINGS AND SPECIFICATION(S), BE INCLUDED WITHIN THE TENDERING CONTRACTORS SUBMITTED PRICE; WHERE A HEADING LISTED BELOW IS LEFT BLANK WORKS IN THIS CATAGORY ARE DEEMED TO BE INCLUDED: Note: Contractor to allow in his tender for the removal and disposal of all surplus material offsite to an authorised dump The Tenderer shall insert hereunder all items he considers necessary to complete the Works to the satisfaction of the Employer				
1.0	<u>Demolition / Alteration Works</u> The following generally as per Architect's Drawing No. 26-108-TR-03 Demolition / Alteration Elevations: 1.1 General Demolition / Removal / Disposal as required of the following and all necessary cleaning down and making good: Provide for the removal and disposal off site to an authorised dump existing gutters and downpipes - South Elevation - East elevation - West elevation - North elevation - Part South Elevation - Part North elevation Provide for the temporary removal and safe storage of all electrical items in 12 no. locations from the external elevations and reinstate same upon completion of the works to match existing and leave in perfect working order. All electrical works by Registered Contractor, tested, certified and re-commissioned, all in accordance with IS 10101		Item Item Item Item Item Item Item		
				C/F €	

Ref	Description	Qty	Unit	Rate €	Amount €
				B/F €	
	Provide for the temporary removal and safe storage of 4 no. metal handrails at step to school and reinstate same upon completion of the works to match existing and leave in perfect working order.		Item		
	Provide for hacking off existing plaster bands approx. 650mm deep and plinths to perimeter of school building, dispose off site, cleaning down surfaces and leave ready to receive new rendering system				
	- South Elevation		Item		
	- East elevation		Item		
	- West elevation		Item		
	- North elevation		Item		
	- Part South Elevation		Item		
	- Part North elevation		Item		
	Provide for cleaning down, treat and prepare existing surfaces and leave ready to receive new rendering system				
	- South Elevation		Item		
	- East elevation		Item		
	- West elevation		Item		
	- North elevation		Item		
	- Part South Elevation		Item		
	- Part North elevation		Item		
	Provide for works to existing handrails at 4no. step accesses as detailed on Architect's Drawing No. 26-108-TR-03 to include temporarily removal to storage in advance of the works, all necessary alterations to facilitate the new works and re-installation upon completion of the external rendering, all to match existing arrangement and layout and painting to same with all necessary galvanising, etch primer and finish in 2no. coats of hammerite or equal, all necessary making good, to the following areas:				
	- Step Access A		Item		
	- Step Access B		Item		
	- Extra for new guarding as detailed		Item		
	- Step Access C		Item		
	- Extra for new guarding as detailed		Item		
	- Step Access D		Item		
				C/F €	

Ref	Description	Qty	Unit	Rate €	Amount €
	Provide for the removal and safe storage of the School's signage and crest and for the reinstatement of the School's signage and crest on completion of the works 1.2 Specified or inferred works omitted above, details as follows: 		Item	B/F €	
2.0	<u>Proposed External Rendering Works</u> The following generally as per Architect's Drawing No. 26-108-TR-04 Proposed External Rendering Works and Drawing No. 26-108-TR-05 Proposed Elevations 1.1 External Rendering Works Contractor to provide for the following works: Provide for preparing all existing surfaces to receive new external rendering system and apply Sika Parex Parmurex + Siloxane reinforced masonry substrate acrylic system application or equivalent incl. all necessary surface preparations, mesh reinforcement, crack control, movement joints, bellcasts, beadings and suchlike, all in accordance with the manufacturer's instructions. Works by approved applicators and complete with manufacturer's 10 year warranty - South Elevation - East elevation - West elevation - North elevation - Part South Elevation - Part North elevation 2.2 Specified or inferred works omitted above, details as follows: 		Item Item Item Item Item Item		
				C/F €	

Ref	Description	Qty	Unit	Rate €	Amount €
3.0	<u>Proposed Cavity Wall Works and Roof Works</u>			B/F €	
	The following generally as per Architect's Drawing No. 26-108-TR-06 Proposed Floor Plans, Drawing No. 26-108-TR-07 Proposed Roof Plan and Sections A-A, B-B and C-C and Drawing No. 26-108-TR-08 Proposed Elevations				
	3.1 Bonded Bead Pumped Cavity Insulation				
	Contractor to provide for the following works:				
	Provide for the installation of bonded bead pumped cavity wall insulation, Kingspan Ecobead Platinum 35, or equal and approved, with a thermal conductivity (w/mk) of 0.035, 75mm thick, injected in to existing cavity wall construction, all in accordance with the manufacturer's instructions. Works by approved installers and complete with manufacturer's warranty				
	- South Elevation		Item		
	- East elevation		Item		
	- West elevation		Item		
	- North elevation		Item		
	- Part South Elevation		Item		
	- Part North elevation		Item		
	Provide for a building wide thermal imaging survey and report of the proposed work areas in advance of the works and a further a building wide thermal imaging survey and report of the completed work areas		Item		
	3.2 Attic Insulation				
	Contractor to provide for the following works:				
	Provide for the installation of 2 no. layers of Rockwool or equal approved quilt insulation consisting of 1 no layer 100mm thk. laid between roof joists and 1 no. layer 200mm thk. laid over roof joists. Works by approved installers. (overall plan area approx. 625m ² in 2no. roof areas)		Item		
	3.3 New Parapet Capping				
	Contractor to provide for the following works:				
	Provide for the removal and disposal off site of the existing parapet cappings and the installation of a new pressed aluminium metal parapet capping, 'Alupress' capping or equal and approved, to be installed and fixed as per manufacturers recommendations (overall length approx. 42.6m)		Item		
				C/F €	

Ref	Description	Qty	Unit	Rate €	Amount €
	3.4 Specified or inferred works omitted above, details as follows: 			B/F €	
4.0	<u>New Pitched Roof Eaves Over Hang Works</u> The following generally as per Architect's Drawing No. 26-108-TR-09 Proposed Detail 1 and Part Drawing No. 26-108-TR-06 Proposed Floor Plans, Drawing No. 26-108-TR-07 Proposed Roof Plan and Sections A-A, B-B and C-C and Drawing No. 26-108-TR-08 Proposed Elevations 4.1 Pitched Roof Eaves Over Hang Works Contractor to provide for the following works: Provide for pitched roof eaves over hang works comprising strip back existing roof as required and extend existing 225 x 50mm timber rafters at 400mm centres with a 1.5 meter long extension rafter piece at the eaves to form a new overhang of 350mm to the existing pitched roof areas incl. selected colour 420x330mm 'Condron Concrete' pantile or equivalent to match existing on 50x38mm treated timber battens on durable high density 'Tyvek' or equivalent breathable roofing membrane, with RV rafter roll ventilator laid continuously over rafters, all necessary bracing, together with all necessary modifications and alterations. incl. preservative treating all new and existing timber rafters and joists - South Elevation - East elevation - West elevation - North elevation - Part South Elevation - Part North elevation		Item Item Item Item Item Item		
				C/F €	

Ref	Description	Qty	Unit	Rate €	Amount €
	4.2 New Fascia and Soffit Works Contractor to provide for the following works: Provide for the supply and installation of new selected colour pvc fascia board approx. 240mm high to be installed on new 18mm wbp treated plywood sub-fascia board and new selected colour pvc 10mm soffit board approx. 350mm wide complete with continuous ventilated air grill, all necessary, corners, joiners and suchlike - South Elevation - East elevation - West elevation - North elevation - Part South Elevation - Part North elevation 4.3 New Gutter and Downpipe Works Contractor to provide for the following works: Provide for the supply and installation of new 100mm half round. selected colour pvc gutters with new 75mm dia selected colour pvc downpipes, all fixed to newly extended pitched roofs with all necessary brackets, fixings, swan necks, bends and shoes. New 75mm dia selected colour pvc hoppers and downpipes to flat roof areas with all necessary brackets and fixings - South Elevation - East elevation - West elevation - North elevation - Part South Elevation - Part North elevation 4.4 Specified or inferred works omitted above, details as follows: 			B/F €	
				C/F €	

Ref	Description	Qty	Unit	Rate €	Amount €
5.0	<u>Proposed Internal Works & Flashing Works</u> The following generally as per Architect's Drawing No. 26-108-TR-10 Proposed Floor Plans 5.1 Classrooms, Ancillary Rooms, Storage AND Lobby Area with Efflorescent and Mould Growth to be Removed Contractor to provide for the following works: Provide for the safe removal of all loose and fixed furniture, fixtures and fittings, fixed notice boards, white boards, window blinds, loose and fixed book shelves, coat hooks, all to a secure area and allow for the covering and secure sealing of all the overhead projectors, interactive white boards and interactive flat screen TVs to 2nd, 3rd, 4th, 5th & 6th classrooms, learning support room, prep room, computer room, library, lobby area & storage room and reinstate same upon completion of the works to match existing arrangement Contractor to provide for the following Painting related works: Provide for sanding down of all wall surfaces to remove all loose debris and clean and wash down all walls with hot soapy water / mild detergent to remove all grime and dirt. Allow walls to dry and apply 1 no. coat of approved fungicidal wash in accordance with the manufacturer's instructions and allow to dry. All to 2nd, 3rd, 4th, 5th & 6th classrooms, learning support room, prep room, computer room, library, lobby area & storage room Prepare all walls and apply 3 no. coats of selected colour breathable 'Dulux' or equivalent satin sheen wall paint incl. all existing painted joinery (including skirtings, windows boards, doors, frames, liners and suchlike) comprising of prepare and apply 1 no. coat of undercoat and 1 no. coat of 'Dulux' or equivalent gloss finish - 2nd Classroom - 3rd Classroom - 4th Classroom - 5th Classroom - 6th Classroom - Learning Support Room - Prep Room - Computer Room - Library - Lobby Area - Storage Room		Item	B/F €	
			Item		
			Item		
			Item		
			Item		
			Item		
			Item		
			Item		
			Item		
			Item		
			Item		
			Item		
				C/F €	

13

Ref	Description	Qty	Unit	Rate €	Amount €
	5.4 Repairs to Existing Damaged and Spalling Concrete Contractor to provide for the following works: Isolated repairs to existing damaged and spalling concrete comprising carefully break out loose concrete and prepare substrate, prepare and rebuild with sika monotop-612 and apply sika monotop-620 as a thin finishing coat (typically 1–5 mm) and leave smooth and ready to receive over painting works, clean down and apply 1 no. coat of primer to bare surfaces and paint with 3 no. coats of 'Dulux' satin sheen to match existing	12	No.	B/F €	
	5.5 Removal and Renewal of Existing Flashing to Parapet Roof Contractor to provide for the following works: Provide for the removal of existing lead flashing and counter flashing, rake out joints, make good and leave ready to receive new flashings and install new Code 5 lead flashing and counter flashing. Seal and re-point prepared flashing joint and paint with patination oil (overall length approx. 13.0m)		Item		
	5.6 Specified or inferred works omitted above, details as follows: 				
6.0	<u>Proposed Internal Works & Flashing Works</u> The following generally as per Architect's Drawing No. 26-108-TR-11 Proposed Site Plan 6.1 Provision of new bicycle shelter, concrete base and associated works Provide for the construction of 20m long x 4m wide x 0.15m deep 30N reinforced concrete slab, brushed finish on 50mm sand blinding on 250mm thick rolled and compacted hardcore all necessary formwork, cutting and removal of existing tarmacadam surfacing and excavation to required reduced level, disposal off site, backfilling and make good existing tarmacadam surfacing to match existing and new levels and make good all other works disturbed Supply and install new 30no. Bay bicycle shelter comprising powder coated paint finished curved bicycle shelter to cater for 30no. bicycles, manufactured from galvanised mild tubular steel framework with 10 year structural guarantee and frame to be a selected colour powder coated finish, with a clear polycarbonate glazing UV treated (with min 10 year guarantee) to sides, rear wall and roof with high security 'toast racks' to allow the bicycle frame to be securely locked in position, all installed as per manufacturers recommendations		Item		
	6.2 Specified or inferred works omitted above, details as follows: 		Item		
				C/F €	



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

1.3 GENERAL SUMMARY:

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

				B/F €		
	INSURANCES					
	Provide for the following					
A	taking out and maintaining Public Liability and Employers Liability Insurances against injury to persons and property as required in Schedule Part 1		Item			
B	taking out and maintaining All Risks Insurance for the full value of the works and ancillary items required in Schedule Part 1		Item			
	LABOUR ON-COSTS					
	Provide for all costs in respect of all workmen for:					
C	insurance under Workmen's Compensation, Employer's Liability, National Health, Unemployment, Conditions of Employment, Widows and Orphans Pensions and Fatal Accidents Acts and other Statutory Acts in force affecting the Works at the date of tender		Item			
D	pensions		Item			
E	annual and public holidays		Item			
F	industrial training levies		Item			
G	travelling time, expenses, fares and transport		Item			
H	guaranteed time		Item			
I	non-productive time and other expenses in connection with overtime		Item			
J	incentive and bonus payments		Item			
K	any other item not mentioned above		Item			
	HEALTH AND SAFETY					
	Provide for the following:					
L	Health and Safety Compliance: Provide for complying with the Health, Safety and Welfare Acts and Regulations current at the time of tendering		Item			
M	Project Supervisor Construction Stage (PSCS): Provide for all costs for the provision of the services of Project Supervisor for the Construction Stage in respect of the project pursuant to the Safety Health and Welfare at Work (Construction) Regulations 2013		Item			
				C/F €		

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



This Pricing Schedule document contains pages Nos. 1 - 19
Please ensure that no page is missing or duplicated

Signature:

Contractor's Name:

Address:

.....

.....

Date: