

## **Toilet upgrades and associated works at 3 Further Education & Training Centre locations:**

**(1) Tipperary FET College Roscrea, Old Dublin Road, Roscrea, Co. Tipperary. E53 P797**

**(2) Tipperary FET College Cappawhite, Cappawhite, Co. Tipperary. E34 A320**

**(3) Tipperary FET College Clonmel, The Mall, Clonmel, Co. Tipperary. E91K2E2**

### **ABSTRACT**

This Document outlines a high-level summary for pricing of work relating to this project. This document should be reviewed with the project drawings and specifications.

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| <b>Total Project Cost .....</b>                                | <b>33</b> |

## Document Issue Log

| Version | Date       | Circulated |
|---------|------------|------------|
| 1.0     | 30.11.2025 | Client     |
|         |            |            |

## Document Purpose

Tipperary Education and Training Board (TETB) plan to undertake Toilet upgrades and associated works at 3 Further Education & Training Centre locations:

- (1) Tipperary FET College Roscrea, Old Dublin Road, Roscrea, Co. Tipperary. E53 P797
- (2) Tipperary FET College Cappawhite, Cappawhite, Co. Tipperary. E34 A320
- (3) Tipperary FET College Clonmel, The Mall, Clonmel, Co. Tipperary. E91K2E2.

The project scope is summarized within this document, the primary aim of this document is to provide a summary for pricing. The tendering contractor shall populate this document in all sections.

Spentide Ltd have been appointed as the Architect-Led Single point design team, (includes all Architectural, M&E Engineer, Civil & Structural Engineer, Quantity Surveying, Assigned Certifier and PSDP Services required to undertake the works).

## General Directions

In this Pricing Schedule the sub-headings and item descriptions identify the work covered by the respective items, but the exact nature and extent of the work to be performed is to be ascertained by reference to the Drawings, Specification and Conditions of Contract.

The rates and prices entered in the Pricing Schedule shall be deemed to be the full inclusive value of the work covered by the several items including the following, unless expressly stated otherwise:

- a) Labour and costs in connection therewith.

- b) The supply of materials, goods, storage and costs in connection therewith including waste and delivery to site. Taking delivery of materials supplied by others, unloading, and costs in connection therewith.
- c) Plant and costs in connection therewith.
- d) Fixing, erecting and installing or placing of materials and goods in position.
- e) Temporary Works.
- f) The effect on the phasing of the Works of alterations or additions to existing services and mains to the extent that such work is set forth or reasonably implied in the documents on which the tender is based.
- g) General obligations, liabilities and risks involved in the execution of the Works set forth or reasonably implied in the documents on which the tender is based.
- h) Establishment charges, overheads and profit.
- i) Disposal of Construction & Demolition Waste to a licensed Waste Facility.
- j) Attendance and transport for sampling and testing carried out by the Engineer, tests carried out by the Contractor, supplying results of tests carried out by the Contractor and providing test certificates.
- k) Complying with Quality Assurance schemes and providing certificates on conformity.
- l) Preparation and supply of detailed shop drawings.
- m) Awaiting approvals and consents.

### Measurement

The measurement of all works shall be the responsibility of the Contractor, all dimensions on the Architectural drawings are indications only.

### Pricing of Items

Each individual item shall have a realistic rate or price entered against it. Rates and prices shall be expressed to two decimal places.

### Use of alternative materials or designs

Where in the Contract a choice of alternative materials or designs is indicated for a given purpose, the description billed and the rates and prices inserted shall be deemed to cover any of the permitted alternative materials or designs which the Contractor may elect to use and all measurement of such work shall be based upon the thinnest alternative construction permitted by the Contract.

### Labours

Labours in connection with specialist Contractors shall include:

a) In the case of work or services executed, for affording the use of existing working space, access, temporary roads, erected scaffolding, working shelters, staging, ladders, hoists, storage, latrines, messing, welfare and other facilities existing on Site and the provision of protection, water, electricity for lighting and clearing away rubbish and debris arising from the work;

b) In the case of goods, materials or services supplied, for taking delivery, unloading, storing, protecting and returning crates, cartons and packing materials.

#### **Site Limitations and Constraints**

The Contractor shall allow in his rates and prices for complying with any limitations and constraints on the use of the Site.

#### **Equivalent Products and Materials**

Where the contractor offers an equivalent product or material in place of the one identified or specified, which is accepted for incorporation into the Works by the Architect, then the rates and prices in the Pricing Schedule shall be deemed to include for all the obligations and costs associated with the incorporation of the equivalent into the Works, including design, provision of data and drawings, certificates, awaiting approvals, resubmissions and modifications and amendments to the Works. Unless specifically stated to the contrary in the Contract the measurement of the Works affected by the incorporation of the equivalent products and materials shall be based on the Tender documents and not on the Works as amended and completed to incorporate the equivalent products and materials.

#### **Value Added Tax**

The rates quoted in the Pricing Schedule shall be exclusive of Value Added Tax. Allowance has been made for Value Added Tax in the Summary.

#### **Instructions to Tenderers**

The instructions to Tenderers in the accompanying document shall be carefully noted by intending tenderers prior to completion of the Pricing Schedule.

## **Scope of Work Summary & Pricing Document**

The pricing document is presented so that TETB can see clearly the project construction costs for each Centre. The tenderer shall complete this document providing a total cost for each centre.

## ROSCREA

### Roscrea Section 1: Preliminaries

| Ref        | Description                                                                                                                                                                                                  | Amount<br>Ex vat € |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| <b>1.0</b> | <b>Section 1: Preliminaries</b>                                                                                                                                                                              |                    |
| 1.01       | Allow for Site Set Up                                                                                                                                                                                        |                    |
| 1.02       | Allow for General Preliminaries                                                                                                                                                                              |                    |
| 1.03       | Allow for Demobilisation                                                                                                                                                                                     |                    |
| 1.04       | Allow for Supervision of the works                                                                                                                                                                           |                    |
| 1.05       | Allow for all other Staff                                                                                                                                                                                    |                    |
| 1.06       | Allow for Health & Safety generally including the role of PSCS                                                                                                                                               |                    |
| 1.07       | Allow for all necessary safety clothing and equipment                                                                                                                                                        |                    |
| 1.08       | Allow for necessary temporary accommodation, welfare facilities and associated works                                                                                                                         |                    |
| 1.09       | Allow for the necessary scaffolding / working platforms (inc. scaffold temporary works designs)                                                                                                              |                    |
| 1.10       | Allow for the necessary temporary power and lighting                                                                                                                                                         |                    |
| 1.11       | Allow for all necessary plant and machinery including associated consumables                                                                                                                                 |                    |
| 1.12       | Allow for all necessary site Compound hoarding; Herras fencing.                                                                                                                                              |                    |
| 1.13       | Allow for all necessary temporary weather, dust and vandal proof screens to seal off works areas as necessary                                                                                                |                    |
| 1.14       | Allow for all necessary temporary propping                                                                                                                                                                   |                    |
| 1.15       | Allow for protection of all the works, the works areas, adjoining areas, Properties/ Structures/Services, and all such other features in or adjacent to the works, including all making good disturbed works |                    |

|      |                                                                                                                                                                                           |  |
|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 1.16 | Allow for all necessary Traffic Management (including End users, and the Public)                                                                                                          |  |
| 1.17 | Allow for maintaining all existing vehicular and pedestrian service routes, including keeping clean and unobstructed at all times.                                                        |  |
| 1.18 | Allow for all necessary Waste Management                                                                                                                                                  |  |
| 1.19 | Allow for any required temporary works designs.                                                                                                                                           |  |
| 1.20 | Allow for working within/adjacent to existing facilities, including all associated liaison and co-ordination with the Employer, the Employers Representative, and End-Users as necessary. |  |
| 1.21 | Allow for all necessary liaising with relevant Employer, The Employers                                                                                                                    |  |
| 1.22 | Allow for the provision of all necessary Method Statements                                                                                                                                |  |
| 1.23 | Allow for site measures and setting out the works                                                                                                                                         |  |
| 1.24 | Carry out a Dilapidation Survey & Photos of the existing property (compound location & site) prior to commencing                                                                          |  |
| 1.25 | Allow for programming, planning & managing of the works (including the provision of a detailed construction programme, and weekly updates of same).                                       |  |
| 1.26 | Allow for programming and phasing of the works to comply with the requirements of the Employer, The Employers Representative, and Design Team                                             |  |
| 1.28 | Allow for the co-ordination & management of subcontractors and suppliers, including the Electrical Contractor                                                                             |  |
| 1.29 | Allow for all necessary temporary signage                                                                                                                                                 |  |
| 1.30 | Allow for all necessary security                                                                                                                                                          |  |
| 1.31 | Allow for all necessary general and special attendance                                                                                                                                    |  |
| 1.32 | Allow for compliance with all the necessary statutory and legal requirements                                                                                                              |  |
| 1.33 | Allow for providing the necessary shop drawings and samples                                                                                                                               |  |
| 1.34 | Allow for Cleaning and House Keeping                                                                                                                                                      |  |

|      |                                                                                                                                                                                                                        |  |
|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 1.35 | Allow for compliance with the Contract                                                                                                                                                                                 |  |
| 1.36 | Allow for compliance with the Works Requirements                                                                                                                                                                       |  |
| 1.37 | Allow for compliance with the Architect's Specifications and requirements                                                                                                                                              |  |
| 1.38 | Allow for handover manual / documentation                                                                                                                                                                              |  |
| 1.39 | Allow for Health & Safety Generally                                                                                                                                                                                    |  |
| 1.40 | Allow for all necessary safety clothing and equipment                                                                                                                                                                  |  |
| 1.41 | Allow for undertaking the roles of Project Supervisor Construction Stage                                                                                                                                               |  |
| 1.42 | Allow for risks identified within the Preliminary Health and Safety Plan                                                                                                                                               |  |
| 1.43 | Impacts and requirements associated with Covid 19                                                                                                                                                                      |  |
| 1.44 | Provide for all insurances necessary to indemnify the Employer and the Contractor against damage to persons and to property, Public and Employer's Liability and All Risks as defined under the conditions of Contract |  |
| 1.45 | Items the Contractor believes necessary to deliver the complete works:                                                                                                                                                 |  |
| 1.46 | <b>Sub-total</b>                                                                                                                                                                                                       |  |



## Roscrea Section 2: Demolition and Alterations

| Ref        | Description                                                                                                                                                       | Amount<br>Ex vat € |
|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| <b>2.0</b> | <b>Section 2: Demolition &amp; Alterations Works</b>                                                                                                              |                    |
| 2.01       | The contractor shall visit the site to determine the extent of all works contained in this section. No variations will be entertained for their failure to do so. |                    |
| 2.02       | Allow for protecting existing furniture and equipment during the works.                                                                                           |                    |
| 2.03       | Strip out existing; walls, ceilings, floor finishes, cubicles, sanitary ware, vanity units.                                                                       |                    |
| 2.04       | Remove redundant; above and below ground plumbing and drainage, electrical services, lighting, hand dryers                                                        |                    |
| 2.05       | Make good to finishes where existing services are removed by these works.                                                                                         |                    |
| 2.06       | Make good to ceilings where redundant lights and services are removed and for the installation of new services and fittings.                                      |                    |
| 2.07       | Remove existing external windows and window boards as per Architectural drawings                                                                                  |                    |
| 2.08       | Remove and reinstall wall mounted pictures, artwork, notice boards, wall mounted fixtures and fittings.                                                           |                    |
| 2.09       | Allow for coring walls to fit new vents.                                                                                                                          |                    |
| 2.10       | Form new floor trenches for new services to connect to existing main services;<br>Drainage<br>Plumbing                                                            |                    |
| 2.11       | Prepare external drains for new drainage requirements.                                                                                                            |                    |
| 2.12       | Carry out CCTV survey on drains, share survey findings with ER.                                                                                                   |                    |
| 2.13       | Carry out GPR survey to external and internal areas prior to excavations, share survey findings with ER.                                                          |                    |
| 2.13       | Items the Contractor believes necessary to deliver the complete works:                                                                                            |                    |

|             |                  |  |
|-------------|------------------|--|
|             |                  |  |
| <b>2.14</b> | <b>Sub-total</b> |  |

### Roscrea Section 3: New Architectural Works

| Ref        | Description                                                                                                                  | Amount<br>Ex vat € |
|------------|------------------------------------------------------------------------------------------------------------------------------|--------------------|
| <b>3.0</b> | <b>New Architectural Works</b>                                                                                               |                    |
| 3.01       | Install new external windows as per Architectural Drawings and Specifications, including window boards.                      |                    |
| 3.02       | Install airtightness tapes at all junctions between window and surrounding walls.                                            |                    |
| 3.03       | Construct new cavity wall construction to blocked up walls, including plaster to internal and external walls                 |                    |
| 3.04       | Construct new internal walls                                                                                                 |                    |
| 3.05       | Supply and Install new internal doors and frames                                                                             |                    |
| 3.06       | Supply and Install new ceilings through out                                                                                  |                    |
| 3.07       | Supply and Install new floor finishes including liquid DPM and levelling compound. Fill trenches for plumbing and drainage.  |                    |
| 3.08       | Supply and Install new sanitary ware.                                                                                        |                    |
| 3.09       | New internal painting to all surfaces.                                                                                       |                    |
| 3.10       | Supply and install new powder coated aluminium external wall vents, including all necessary flashings to make weathertight.  |                    |
| 3.11       | Refer to Architects drawings and specifications, include all necessary works to complete and reinstate the building for use. |                    |

|      |                                                                                       |  |
|------|---------------------------------------------------------------------------------------|--|
| 3.12 | Undertake all builders work associated with the installation of new M&E items         |  |
| 3.13 | Paint external walls to blocked up windows and to new windows.                        |  |
| 3.14 | Supply and install new Joinery (Skirtings, Architraves, trims)                        |  |
| 3.15 | Supply and install IPS panels and vanity units.                                       |  |
| 3.16 | Supply and fit new hand dryers, mirrors, soap dispensers, paper towel dispensers.     |  |
| 3.17 | Construct 2 nr manholes externally for new drainage connections to existing drainage. |  |
| 3.18 | Items the Contractor believes necessary to deliver the complete works:                |  |
| 3.19 | <b>Sub-total</b>                                                                      |  |

#### Roscrea Section 4: Mechanical & Electrical Summary

| Ref        | Description                 | Amount<br>Ex vat € |
|------------|-----------------------------|--------------------|
| <b>4.1</b> | <b>Mechanical</b>           |                    |
| 4.1.1      | Preliminaries               |                    |
| 4.1.2      | Heating Centre (Element 51) |                    |
| 4.1.3      | Drainage (Element 52)       |                    |

|               |                                                      |  |
|---------------|------------------------------------------------------|--|
| 4.1.4         | Water Distribution (Element 53)                      |  |
| 4.1.5         | Gas Distribution (Element 54)                        |  |
| 4.1.6         | Space Cooling (Element 55)                           |  |
| 4.1.7         | Space Heating (Element 56)                           |  |
| 4.1.8         | Ventilation (Element 57)                             |  |
| 4.1.9         | Other Services (Element 58)                          |  |
| 4.1.10        | Any Items Not Included Above                         |  |
| <b>4.1.11</b> | <b>Site Services (Element 50)</b>                    |  |
| 4.1.11.1      | Preliminaries                                        |  |
| 4.1.11.2      | Site Services                                        |  |
| 4.1.11.3      | Ant Items Not Included Above                         |  |
| <b>4.1.12</b> | <b>Mechanical Sub-total</b>                          |  |
| <b>4.2</b>    | <b>Electrical</b>                                    |  |
| 4.2.1         | Preliminaries                                        |  |
| 4.2.2         | Electrical Supply and Main Distribution (Element 61) |  |
| 4.2.3         | Power (Element 62)                                   |  |

|              |                                      |  |
|--------------|--------------------------------------|--|
| 4.2.4        | Lighting (Element 63)                |  |
| 4.2.5        | Security and Protection (Element 65) |  |
| 4.2.6        | Other Services (Element 68)          |  |
| 4.2.7        | Any Items Not Included Above.        |  |
| <b>4.2.8</b> | <b>Site Services (Element 60)</b>    |  |
| 4.2.8.1      | Preliminaries                        |  |
| 4.2.8.2      | Site Services                        |  |
| 4.2.8.3      | Ant Items Not Included Above         |  |
| <b>4.2.9</b> | <b>Electrical Sub-total</b>          |  |

## Roscrea Section 5: Pricing Summary

| Ref        | Description                             | Amount<br>Ex vat € |
|------------|-----------------------------------------|--------------------|
| <b>5.0</b> | <b>Summary</b>                          |                    |
| 5.1        | Roscrea Section 1: Sub-total            |                    |
| 5.2        | Roscrea Section 2: Sub-total            |                    |
| 5.3        | Roscrea Section 3: Sub-total            |                    |
| 5.4        | Roscrea Section 4: Mechanical Sub-total |                    |
| 5.5        | Roscrea Section 4: Electrical Sub-total |                    |
| <b>5.6</b> | <b>Roscrea Total ex vat</b>             |                    |

## CAPPAWHITE

### Cappawhite Section 10: Preliminaries

| Ref         | Description                                                                                                                                                                                                  | Amount<br>Ex vat € |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| <b>10.0</b> | <b>Section 10: Preliminaries</b>                                                                                                                                                                             |                    |
| 10.1        | Allow for Site Set Up                                                                                                                                                                                        |                    |
| 10.2        | Allow for General Preliminaries                                                                                                                                                                              |                    |
| 10.3        | Allow for Demobilisation                                                                                                                                                                                     |                    |
| 10.4        | Allow for Supervision of the works                                                                                                                                                                           |                    |
| 10.5        | Allow for all other Staff                                                                                                                                                                                    |                    |
| 10.6        | Allow for Health & Safety generally including the role of PSCS                                                                                                                                               |                    |
| 10.7        | Allow for all necessary safety clothing and equipment                                                                                                                                                        |                    |
| 10.8        | Allow for necessary temporary accommodation, welfare facilities and associated works                                                                                                                         |                    |
| 10.9        | Allow for the necessary scaffolding / working platforms (inc. scaffold temporary works designs)                                                                                                              |                    |
| 10.10       | Allow for the necessary temporary power and lighting                                                                                                                                                         |                    |
| 10.11       | Allow for all necessary plant and machinery including associated consumables                                                                                                                                 |                    |
| 10.12       | Allow for all necessary site Compound hoarding; Herras fencing.                                                                                                                                              |                    |
| 10.13       | Allow for all necessary temporary weather, dust and vandal proof screens to seal off works areas as necessary                                                                                                |                    |
| 10.14       | Allow for all necessary temporary propping                                                                                                                                                                   |                    |
| 10.15       | Allow for protection of all the works, the works areas, adjoining areas, Properties/ Structures/Services, and all such other features in or adjacent to the works, including all making good disturbed works |                    |

|       |                                                                                                                                                                                           |  |
|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 10.16 | Allow for all necessary Traffic Management (including End users, and the Public)                                                                                                          |  |
| 10.17 | Allow for maintaining all existing vehicular and pedestrian service routes, including keeping clean and unobstructed at all times.                                                        |  |
| 10.18 | Allow for all necessary Waste Management                                                                                                                                                  |  |
| 10.19 | Allow for any required temporary works designs.                                                                                                                                           |  |
| 10.20 | Allow for working within/adjacent to existing facilities, including all associated liaison and co-ordination with the Employer, the Employers Representative, and End-Users as necessary. |  |
| 10.21 | Allow for all necessary liaising with relevant Employer, The Employers                                                                                                                    |  |
| 10.22 | Allow for the provision of all necessary Method Statements                                                                                                                                |  |
| 10.23 | Allow for site measures and setting out the works                                                                                                                                         |  |
| 10.24 | Carry out a Dilapidation Survey & Photos of the existing property (compound location & site) prior to commencing                                                                          |  |
| 10.25 | Allow for programming, planning & managing of the works (including the provision of a detailed construction programme, and weekly updates of same).                                       |  |
| 10.26 | Allow for programming and phasing of the works to comply with the requirements of the Employer, The Employers Representative, and Design Team                                             |  |
| 10.28 | Allow for the co-ordination & management of subcontractors and suppliers, including the Electrical Contractor                                                                             |  |
| 10.29 | Allow for all necessary temporary signage                                                                                                                                                 |  |
| 10.30 | Allow for all necessary security                                                                                                                                                          |  |
| 10.31 | Allow for all necessary general and special attendance                                                                                                                                    |  |
| 10.32 | Allow for compliance with all the necessary statutory and legal requirements                                                                                                              |  |
| 10.33 | Allow for providing the necessary shop drawings and samples                                                                                                                               |  |
| 10.34 | Allow for Cleaning and House Keeping                                                                                                                                                      |  |



|       |                                                                                                                                                                                                                        |  |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 10.35 | Allow for compliance with the Contract                                                                                                                                                                                 |  |
| 10.36 | Allow for compliance with the Works Requirements                                                                                                                                                                       |  |
| 10.37 | Allow for compliance with the Architect's Specifications and requirements                                                                                                                                              |  |
| 10.38 | Allow for handover manual / documentation                                                                                                                                                                              |  |
| 10.39 | Allow for Health & Safety Generally                                                                                                                                                                                    |  |
| 10.40 | Allow for all necessary safety clothing and equipment                                                                                                                                                                  |  |
| 10.41 | Allow for undertaking the roles of Project Supervisor Construction Stage                                                                                                                                               |  |
| 10.42 | Allow for risks identified within the Preliminary Health and Safety Plan                                                                                                                                               |  |
| 10.43 | Impacts and requirements associated with Covid 19                                                                                                                                                                      |  |
| 10.44 | Provide for all insurances necessary to indemnify the Employer and the Contractor against damage to persons and to property, Public and Employer's Liability and All Risks as defined under the conditions of Contract |  |
| 10.45 | Items the Contractor believes necessary to deliver the complete works:                                                                                                                                                 |  |
| 10.46 | <b>Sub-total</b>                                                                                                                                                                                                       |  |

## Cappawhite Section 11: Demolition and Alterations

| Ref         | Description                                                                                                                                                       | Amount<br>Ex vat € |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| <b>11.0</b> | <b>Section 11: Demolition &amp; Alterations Works</b>                                                                                                             |                    |
| 11.01       | The contractor shall visit the site to determine the extent of all works contained in this section. No variations will be entertained for their failure to do so. |                    |
| 11.02       | Allow for protecting existing furniture and equipment during the works.                                                                                           |                    |
| 11.03       | Strip out existing; walls, ceilings, floor finishes, cubicles, sanitary ware, vanity units.                                                                       |                    |
| 11.04       | Remove redundant; above and below ground plumbing and drainage, electrical services, lighting, hand dryers                                                        |                    |
| 11.05       | Make good to finishes where existing services are removed by these works.                                                                                         |                    |
| 11.06       | Make good to ceilings where redundant lights and services are removed and for the installation of new services and fittings.                                      |                    |
| 11.07       | Remove existing external windows and window boards as per Architectural drawings                                                                                  |                    |
| 11.08       | Remove and reinstall wall mounted pictures, artwork, notice boards, wall mounted fixtures and fittings.                                                           |                    |
| 11.09       | Allow for coring walls to fit new vents.                                                                                                                          |                    |
| 11.10       | Form new floor trenches for new services to connect to existing main services;<br>Drainage<br>Plumbing                                                            |                    |
| 11.11       | Prepare external drains for new drainage requirements.                                                                                                            |                    |
| 11.12       | Carry out CCTV survey on drains, share survey findings with ER.                                                                                                   |                    |
| 11.13       | Carry out GPR survey to external and internal areas prior to excavations, share survey findings with ER.                                                          |                    |
| 11.13       | Items the Contractor believes necessary to deliver the complete works:                                                                                            |                    |

|              |                  |  |
|--------------|------------------|--|
|              |                  |  |
| <b>11.14</b> | <b>Sub-total</b> |  |

## Cappawhite Section 12: New Architectural Works

| Ref         | Description                                                                                                                  | Amount<br>Ex vat € |
|-------------|------------------------------------------------------------------------------------------------------------------------------|--------------------|
| <b>12.0</b> | <b>New Architectural Works</b>                                                                                               |                    |
| 12.01       | Install new external windows as per Architectural Drawings and Specifications, including window boards.                      |                    |
| 12.02       | Install airtightness tapes at all junctions between window and surrounding walls.                                            |                    |
| 12.03       | Construct new cavity wall construction to blocked up walls, including plaster to internal and external walls                 |                    |
| 12.04       | Construct new internal walls                                                                                                 |                    |
| 12.05       | Supply and Install new internal doors and frames                                                                             |                    |
| 12.06       | Supply and Install new ceilings through out                                                                                  |                    |
| 12.07       | Supply and Install new floor finishes including liquid DPM and levelling compound. Fill trenches for plumbing and drainage.  |                    |
| 12.08       | Supply and Install new sanitary ware.                                                                                        |                    |
| 12.09       | New internal painting to all surfaces.                                                                                       |                    |
| 12.10       | Supply and install new powder coated aluminium external wall vents, including all necessary flashings to make weathertight.  |                    |
| 12.11       | Refer to Architects drawings and specifications, include all necessary works to complete and reinstate the building for use. |                    |

|              |                                                                                       |  |
|--------------|---------------------------------------------------------------------------------------|--|
| 12.12        | Undertake all builders work associated with the installation of new M&E items         |  |
| 12.13        | Paint external walls to blocked up windows and to new windows.                        |  |
| 12.14        | Supply and install new Joinery (Skirtings, Architraves, trims)                        |  |
| 12.15        | Supply and install IPS panels and vanity units.                                       |  |
| 12.16        | Supply and fit new hand dryers, mirrors, soap dispensers, paper towel dispensers.     |  |
| 12.17        | Construct 2 nr manholes externally for new drainage connections to existing drainage. |  |
| 12.18        | Items the Contractor believes necessary to deliver the complete works:                |  |
| <b>12.19</b> | <b>Sub-total</b>                                                                      |  |

### Cappawhite Section 13: Mechanical & Electrical Summary

| Ref         | Description                     | Amount<br>Ex vat € |
|-------------|---------------------------------|--------------------|
| <b>13.1</b> | <b>Mechanical</b>               |                    |
| 13.1.1      | Preliminaries                   |                    |
| 13.1.2      | Heating Centre (Element 51)     |                    |
| 13.1.3      | Drainage (Element 52)           |                    |
| 13.1.4      | Water Distribution (Element 53) |                    |
| 13.1.5      | Gas Distribution (Element 54)   |                    |
| 13.1.6      | Space Cooling (Element 55)      |                    |
| 13.1.7      | Space Heating (Element 56)      |                    |

|                |                                                      |  |
|----------------|------------------------------------------------------|--|
|                |                                                      |  |
| 13.1.8         | Ventilation (Element 57)                             |  |
| 13.1.9         | Other Services (Element 58)                          |  |
| 13.1.10        | Any Items Not Included Above                         |  |
| <b>13.1.11</b> | <b>Site Services (Element 50)</b>                    |  |
| 13.1.11.1      | Preliminaries                                        |  |
| 13.1.11.2      | Site Services                                        |  |
| 13.1.11.3      | Ant Items Not Included Above                         |  |
| <b>13.1.12</b> | <b>Mechanical Sub-total</b>                          |  |
| <b>13.2</b>    | <b>Electrical</b>                                    |  |
| 13.2.1         | Preliminaries                                        |  |
| 13.2.2         | Electrical Supply and Main Distribution (Element 61) |  |
| 13.2.3         | Power (Element 62)                                   |  |
| 13.2.4         | Lighting (Element 63)                                |  |
| 13.2.5         | Security and Protection (Element 65)                 |  |
| 13.2.6         | Other Services (Element 68)                          |  |
| 13.2.7         | Any Items Not Included Above.                        |  |

|               |                                   |  |
|---------------|-----------------------------------|--|
|               |                                   |  |
| <b>13.2.8</b> | <b>Site Services (Element 60)</b> |  |
| 13.2.8.1      | Preliminaries                     |  |
| 13.2.8.2      | Site Services                     |  |
| 13.2.8.3      | Ant Items Not Included Above      |  |
| <b>13.2.9</b> | <b>Electrical Sub-total</b>       |  |

## Cappawhite Section 14: Pricing Summary

| Ref         | Description                                | Amount<br>Ex vat € |
|-------------|--------------------------------------------|--------------------|
| <b>14.0</b> | <b>Summary</b>                             |                    |
| 14.1        | Cappawhite Section 1: Sub-total            |                    |
| 14.2        | Cappawhite Section 2: Sub-total            |                    |
| 14.3        | Cappawhite Section 3: Sub-total            |                    |
| 14.4        | Cappawhite Section 4: Mechanical Sub-total |                    |
| 14.5        | Cappawhite Section 4: Electrical Sub-total |                    |
| <b>14.6</b> | <b>Cappawhite Total ex vat</b>             |                    |

## The Mall – Clonmel

### Clonmel Mall Section 20: Preliminaries

| Ref         | Description                                                                                                                                                                                                  | Amount<br>Ex vat € |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| <b>20.0</b> | <b>Section 20: Preliminaries</b>                                                                                                                                                                             |                    |
| 20.1        | Allow for Site Set Up                                                                                                                                                                                        |                    |
| 20.2        | Allow for General Preliminaries                                                                                                                                                                              |                    |
| 20.3        | Allow for Demobilisation                                                                                                                                                                                     |                    |
| 20.4        | Allow for Supervision of the works                                                                                                                                                                           |                    |
| 20.5        | Allow for all other Staff                                                                                                                                                                                    |                    |
| 20.6        | Allow for Health & Safety generally including the role of PSCS                                                                                                                                               |                    |
| 20.7        | Allow for all necessary safety clothing and equipment                                                                                                                                                        |                    |
| 20.8        | Allow for necessary temporary accommodation, welfare facilities and associated works                                                                                                                         |                    |
| 20.9        | Allow for the necessary scaffolding / working platforms (inc. scaffold temporary works designs)                                                                                                              |                    |
| 20.10       | Allow for the necessary temporary power and lighting                                                                                                                                                         |                    |
| 20.11       | Allow for all necessary plant and machinery including associated consumables                                                                                                                                 |                    |
| 20.12       | Allow for all necessary site Compound hoarding; Herras fencing.                                                                                                                                              |                    |
| 20.13       | Allow for all necessary temporary weather, dust and vandal proof screens to seal off works areas as necessary                                                                                                |                    |
| 20.14       | Allow for all necessary temporary propping                                                                                                                                                                   |                    |
| 20.15       | Allow for protection of all the works, the works areas, adjoining areas, Properties/ Structures/Services, and all such other features in or adjacent to the works, including all making good disturbed works |                    |



|       |                                                                                                                                                                                           |  |
|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 20.16 | Allow for all necessary Traffic Management (including End users, and the Public)                                                                                                          |  |
| 20.17 | Allow for maintaining all existing vehicular and pedestrian service routes, including keeping clean and unobstructed at all times.                                                        |  |
| 20.18 | Allow for all necessary Waste Management                                                                                                                                                  |  |
| 20.19 | Allow for any required temporary works designs.                                                                                                                                           |  |
| 20.20 | Allow for working within/adjacent to existing facilities, including all associated liaison and co-ordination with the Employer, the Employers Representative, and End-Users as necessary. |  |
| 20.21 | Allow for all necessary liaising with relevant Employer, The Employers                                                                                                                    |  |
| 20.22 | Allow for the provision of all necessary Method Statements                                                                                                                                |  |
| 20.23 | Allow for site measures and setting out the works                                                                                                                                         |  |
| 20.24 | Carry out a Dilapidation Survey & Photos of the existing property (compound location & site) prior to commencing                                                                          |  |
| 20.25 | Allow for programming, planning & managing of the works (including the provision of a detailed construction programme, and weekly updates of same).                                       |  |
| 20.26 | Allow for programming and phasing of the works to comply with the requirements of the Employer, The Employers Representative, and Design Team                                             |  |
| 20.28 | Allow for the co-ordination & management of subcontractors and suppliers, including the Electrical Contractor                                                                             |  |
| 20.29 | Allow for all necessary temporary signage                                                                                                                                                 |  |
| 20.30 | Allow for all necessary security                                                                                                                                                          |  |
| 20.31 | Allow for all necessary general and special attendance                                                                                                                                    |  |
| 20.32 | Allow for compliance with all the necessary statutory and legal requirements                                                                                                              |  |
| 20.33 | Allow for providing the necessary shop drawings and samples                                                                                                                               |  |
| 20.34 | Allow for Cleaning and House Keeping                                                                                                                                                      |  |

|              |                                                                                                                                                                                                                        |  |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 20.35        | Allow for compliance with the Contract                                                                                                                                                                                 |  |
| 20.36        | Allow for compliance with the Works Requirements                                                                                                                                                                       |  |
| 20.37        | Allow for compliance with the Architect's Specifications and requirements                                                                                                                                              |  |
| 20.38        | Allow for handover manual / documentation                                                                                                                                                                              |  |
| 20.39        | Allow for Health & Safety Generally                                                                                                                                                                                    |  |
| 20.40        | Allow for all necessary safety clothing and equipment                                                                                                                                                                  |  |
| 20.41        | Allow for undertaking the roles of Project Supervisor Construction Stage                                                                                                                                               |  |
| 20.42        | Allow for risks identified within the Preliminary Health and Safety Plan                                                                                                                                               |  |
| 20.43        | Impacts and requirements associated with Covid 19                                                                                                                                                                      |  |
| 20.44        | Provide for all insurances necessary to indemnify the Employer and the Contractor against damage to persons and to property, Public and Employer's Liability and All Risks as defined under the conditions of Contract |  |
| 20.45        | Items the Contractor believes necessary to deliver the complete works:                                                                                                                                                 |  |
| <b>20.46</b> | <b>Sub-total</b>                                                                                                                                                                                                       |  |

## Clonmel Mall Section 21: Demolition and Alterations

| Ref         | Description                                                                                                                                                       | Amount<br>Ex vat € |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| <b>21.0</b> | <b>Section 21: Demolition &amp; Alterations Works</b>                                                                                                             |                    |
| 21.1        | The contractor shall visit the site to determine the extent of all works contained in this section. No variations will be entertained for their failure to do so. |                    |
| 21.2        | Allow for protecting existing furniture and equipment during the works.                                                                                           |                    |
| 21.3        | Strip out existing; walls, ceilings, floor finishes, cubicles, sanitary ware, vanity units.                                                                       |                    |
| 21.4        | Remove redundant; above and below ground plumbing and drainage, electrical services, lighting, hand dryers                                                        |                    |
| 21.5        | Make good to finishes where existing services are removed by these works.                                                                                         |                    |
| 21.6        | Make good to ceilings where redundant lights and services are removed and for the installation of new services and fittings.                                      |                    |
| 21.7        | Remove existing external windows and window boards as per Architectural drawings                                                                                  |                    |
| 21.8        | Remove and reinstall wall mounted pictures, artwork, notice boards, wall mounted fixtures and fittings.                                                           |                    |
| 21.9        | Allow for coring walls to fit new vents.                                                                                                                          |                    |
| 21.10       | Form new floor trenches for new services to connect to existing main services;<br>Drainage<br>Plumbing                                                            |                    |
| 21.11       | Prepare external drains for new drainage requirements.                                                                                                            |                    |
| 21.12       | Carry out CCTV survey on drains, share survey findings with ER.                                                                                                   |                    |
| 21.13       | Carry out GPR survey to external and internal areas prior to excavations, share survey findings with ER.                                                          |                    |
| 21.14       | Form new large opening to wall, as follows:<br>Temporary prop of first floor slab                                                                                 |                    |

|              |                                                                                                                                                                                                                                                                                                                                                                                          |  |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|              | Installation of 2 number new 305 x 102 x 25 UBs fitted side by side and connected together using plate steel, spanning circa 5.8m to sit on new concrete bearing pads minimum 200mm bearing on either side of opening, encase steel beams with 20mm thick Glasroc fire protection board to achieve minimum 60min fire rated protection. Encasement to be skim coated and painted finish. |  |
| 21.15        | Items the Contractor believes necessary to deliver the complete works:                                                                                                                                                                                                                                                                                                                   |  |
| <b>21.14</b> | <b>Sub-total</b>                                                                                                                                                                                                                                                                                                                                                                         |  |

## Clonmel Mall Section 22: New Architectural Works

| Ref         | Description                                                                                                                 | Amount<br>Ex vat € |
|-------------|-----------------------------------------------------------------------------------------------------------------------------|--------------------|
| <b>22.0</b> | <b>New Architectural Works</b>                                                                                              |                    |
| 22.1        | Install new external windows as per Architectural Drawings and Specifications, including window boards.                     |                    |
| 22.2        | Install airtightness tapes at all junctions between window and surrounding walls.                                           |                    |
| 22.3        | Construct new cavity wall construction to blocked up walls, including plaster to internal and external walls                |                    |
| 22.4        | Construct new internal walls                                                                                                |                    |
| 22.5        | Supply and Install new internal doors and frames                                                                            |                    |
| 22.6        | Supply and Install new ceilings through out                                                                                 |                    |
| 22.7        | Supply and Install new floor finishes including liquid DPM and levelling compound. Fill trenches for plumbing and drainage. |                    |
| 22.8        | Supply and Install new sanitary ware.                                                                                       |                    |

|              |                                                                                                                              |  |
|--------------|------------------------------------------------------------------------------------------------------------------------------|--|
|              |                                                                                                                              |  |
| 22.9         | New internal painting to all surfaces.                                                                                       |  |
| 22.10        | Supply and install new powder coated aluminium external wall vents, including all necessary flashings to make weathertight.  |  |
| 22.11        | Refer to Architects drawings and specifications, include all necessary works to complete and reinstate the building for use. |  |
| 22.12        | Undertake all builders work associated with the installation of new M&E items                                                |  |
| 22.13        | Paint external walls to blocked up windows and to new windows.                                                               |  |
| 22.14        | Supply and install new Joinery (Skirtings, Architraves, trims)                                                               |  |
| 22.15        | Supply and install IPS panels and vanity units.                                                                              |  |
| 22.16        | Supply and fit new hand dryers, mirrors, soap dispensers, paper towel dispensers.                                            |  |
| 22.17        | Construct 2 nr manholes externally for new drainage connections to existing drainage.                                        |  |
| 22.18        | Items the Contractor believes necessary to deliver the complete works:                                                       |  |
| <b>22.19</b> | <b>Sub-total</b>                                                                                                             |  |

## Clonmel Mall Section 23: Mechanical & Electrical Summary

| Ref         | Description       | Amount<br>Ex vat € |
|-------------|-------------------|--------------------|
| <b>23.1</b> | <b>Mechanical</b> |                    |
| 23.1.1      | Preliminaries     |                    |

|                |                                                      |  |
|----------------|------------------------------------------------------|--|
| 23.1.2         | Heating Centre (Element 51)                          |  |
| 23.1.3         | Drainage (Element 52)                                |  |
| 23.1.4         | Water Distribution (Element 53)                      |  |
| 23.1.5         | Gas Distribution (Element 54)                        |  |
| 23.1.6         | Space Cooling (Element 55)                           |  |
| 23.1.7         | Space Heating (Element 56)                           |  |
| 23.1.8         | Ventilation (Element 57)                             |  |
| 23.1.9         | Other Services (Element 58)                          |  |
| 23.1.10        | Any Items Not Included Above                         |  |
| <b>23.1.11</b> | <b>Site Services (Element 50)</b>                    |  |
| 23.1.11.1      | Preliminaries                                        |  |
| 23.1.11.2      | Site Services                                        |  |
| 23.1.11.3      | Ant Items Not Included Above                         |  |
| <b>23.1.12</b> | <b>Mechanical Sub-total</b>                          |  |
| <b>23.2</b>    | <b>Electrical</b>                                    |  |
| 23.2.1         | Preliminaries                                        |  |
| 23.2.2         | Electrical Supply and Main Distribution (Element 61) |  |

|               |                                      |  |
|---------------|--------------------------------------|--|
|               |                                      |  |
| 23.2.3        | Power (Element 62)                   |  |
| 23.2.4        | Lighting (Element 63)                |  |
| 23.2.5        | Security and Protection (Element 65) |  |
| 23.2.6        | Other Services (Element 68)          |  |
| 23.2.7        | Any Items Not Included Above.        |  |
| <b>23.2.8</b> | <b>Site Services (Element 60)</b>    |  |
| 23.2.8.1      | Preliminaries                        |  |
| 23.2.8.2      | Site Services                        |  |
| 23.2.8.3      | Ant Items Not Included Above         |  |
| <b>23.2.9</b> | <b>Electrical Sub-total</b>          |  |

## Clonmel Mall Section 24: Pricing Summary

| Ref         | Description                                  | Amount<br>Ex vat € |
|-------------|----------------------------------------------|--------------------|
| <b>24.0</b> | <b>Summary</b>                               |                    |
| 24.1        | Clonmel Mall Section 1: Sub-total            |                    |
| 24.2        | Clonmel Mall Section 2: Sub-total            |                    |
| 24.3        | Clonmel Mall Section 3: Sub-total            |                    |
| 24.4        | Clonmel Mall Section 4: Mechanical Sub-total |                    |
| 24.5        | Clonmel Mall Section 4: Electrical Sub-total |                    |
| <b>24.6</b> | <b>Clonmel Mall Total ex vat</b>             |                    |



## Total Project Cost

| Ref         | Description                      | Amount<br>Ex vat € |
|-------------|----------------------------------|--------------------|
| <b>30.0</b> | <b>Summary</b>                   |                    |
| 30.1        | Roscrea: Sub-total               |                    |
| 30.2        | Cappawhite: Sub-total            |                    |
| 30.3        | Clonmel Mall: Sub-total          |                    |
| <b>30.4</b> | <b>Total Project Cost ex vat</b> |                    |