

SMITH ASSOCIATES

ARCHITECTS – SURVEYORS

> ARCHITECTURE
> DESIGN-BUILD
> SUSTAINABILITY

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SPECIFICATION

Project:- Second Phase – Complete restoration, refurbishment and external works to former Garda Barracks.

At:- Keshcarrigan,
Co. Leitrim N41 E5N9.

For:- Keshcarrigan Development Association.

Drawings:- Site Layout & Survey Drawings 65-22, 6, 7 & 8.
Tender Drawings 65-22, 2A, 3A, 4A, 5A, 6A, 7A, 10A & 11.
Mech./Elect. Drawings 65-22, 8A & 9A.
Specification.
Form of Tender.

JUNE 2026.

Outline of Works within Phase 2:

1. List of Works:

- Removal and disposal of asbestos cladding and vinyl flooring.
- Internal plastering and energy upgrade.
- New insitu ground floor, including underfloor heating.
- Replacement windows and external doors.
- External stone, brick pointing and plastering.
- New mech. & elect. Installations.
- Internal alterations and fit-out.
- External drainage and site works.
- Carparking and external finishes.
- Installation of lift and shaft to first floor.
- Internal joinery and decoration.

GENERAL REQUIREMENTS.

Tender Documents:

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

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

Pricing:

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

Form of Contract:

- a) The works shall be carried out under the Articles of Agreement and Conditions of Contract as published by the Royal Institute of Architects of Ireland/Short Public Works Contract
- b) The Contractor shall ensure that all sub-contractors and suppliers, whether nominated or otherwise, and others responsible to the Contractor are fully aware of the conditions of contract and any amendments thereto.
- c) Amendments to the above contract are indicated on the schedules attached to the Form of Tender and shall be appended to the Contract prior to execution.

PRELIMINARIES:

Site Inspection:

The Contractor shall be deemed to have visited the site and to have made a thorough inspection of all of its features prior to the submission of a Tender.

Existing Conditions:

Submit to the Architect, a schedule of the Condition of all existing features and surfaces to be maintained and work shall not commence until the schedule has been agreed.

Drawings:

- a) Examine carefully all drawings, schedules, specification clauses, and other documents prior to commencement of the works.
- b) Verify that the dimensions and position of each element corresponds to its description on plan, section and elevation and is in accordance with any particular specification clause relating to it. Check all running dimensions.
- c) In the event of any discrepancy being discovered in the drawings or specification, inform the Architect immediately.

Schedule of Rates:

For the purposes of this Contract a Schedule of Rates shall mean a fully priced schedule of measured rates and item costs for the entire works. Submit a copy to the Architect prior to commencement.

Programme of Work:

After execution of the Contract and prior to commencement, submit a detailed programme of work in the form of a bar chart to the Architect. The programme shall include the commencement and finishing dates for all trades and main elements, including sub-contractors (whether nominated or otherwise). Submit copies showing any revisions whenever changes occur.

Protection and Security:

Provide everything necessary for the protection of the Works and site from interference, damage or deterioration arising from the site operations or weather and including roads, pavements, boundaries, planting and structures whether they are part of the Employers property or not. Ensure that the security of the Employers or adjacent property is not diminished by the site operations.

Existing Services:

The Contractor shall be responsible for ascertaining the position and nature of all existing services on or adjacent to the site from the records of the Local Authority and Utility Companies and from the evidence available on site prior to submission of a tender whether they are shown on the tender documents or not. Protect and secure the safety, including temporary diversion, of services as appropriate.

Health & Safety Plan:

The Contractor shall provide and maintain a Health & Safety file during the Contract and which will be available on site at all times. The Contractor shall appoint a Project Supervisor for construction stage (PSCS), as set out in the Health, Safety and Welfare at work (construction) Regulation 2006 who will be responsible for all matters in relation to Health & Safety. The Project Supervisor (PSCS) shall notify the Health & Safety Authority prior to commencement of works.

Notices and Charges:

Conform to the requirements, Bye-Laws and Regulations relating to the works of all Statutory Bodies and Authorities including Police, Health, Fire, Local Authority and Utility Companies. Ascertain and give all notices and pay all charges and fees arising as appropriate

Lighting, Water, Telephones and Power:

Provide and pay for all temporary services necessary for the proper execution of all of the Works. Where such services already exist on site submit final accounts or official meter readings for the dates of commencement and completion.

Temporary Buildings and Compounds:

Provide all temporary or demountable buildings for offices, security, storage and welfare, necessary for the proper execution of the works, including adequate sanitary facilities.

Temporary Signboards:

Supply and erect a temporary signboard capable of accommodating the Contractors name board and the name panels (500mm X 1500mm) of each of the Consultants.

Hand over:

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

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

Leave the works secure against any unauthorised entry, providing the employer with all keys clearly labelled.

Provide the employer with one copy of each Manufacturers' standard printed operating and maintenance instructions relating to all proprietary goods and systems used in the works.

Description, nature and extent of proposed works:

Phase 2 – includes complete refurbishment and fit out of interior, including existing annexe, with the provision of a new roof, energy upgrade, external works, drainage and site works.

Works to a Protected Structure require careful consideration, and due to its Protected status, care and attention to detail are required to protect the existing fabric of the building, in order to extend its use for the enjoyment of future generations.

The proposed works comprise the careful refurbishment, fit-out and conversion of the existing Protected Structure/Listed Building, including repairs to the external envelope.

Replacement of defective materials in accordance with good conservation principles, minor internal alterations to facilitate the proposed new use upgrading of building services and energy efficiency measures.

All works to be carried out in accordance with established best practice conservation principles to preserve the character, appearance and special architectural interest of the Protected Structure, with minimum intervention to the historic fabric.

Asbestos Removal & Disposal:

The Contractor to schedule a Refurbishment/Demolition Asbestos Survey RDAS prior to commencement of works, in particular the asbestos corrugated roof and wall cladding to garage & carport and vinyl floor tiles to Barracks.

The removal and disposal of asbestos to be carried out in accordance with best practice (see enclosed Tender Drawing, Drawing No. 65-22-11 and Method Statement.

Demolitions & Stripping Out:**Internal:**

Remove stud wall on ground floor between kitchen and sitting room to create an open plan layout.

Remove stud walls to first floor shown dotted.

Remove insitu concrete wall to annexe to make way for layout, as illustrated.

Internal plaster including drylining and gypsum hardwall plaster to be stripped down to original stonework and joints raked out to receive new lime plaster to internal walls and lime insulating plaster to interior of external walls.

External:

Following the safe removal of asbestos cladding, demolish carport, block walls built on stone wall and roof structure to car garage to facilitate bin store.

Removal of concrete steps to main entrance and other concrete ground finishes to make way for new layout and finishes.

Demolitions:

Remove stud wall on ground floor – between kitchen and sitting room, to create an open plan meeting room.

Demolish 2 no. asbestos sheeted roof structures.

Carport and garage to be demolished.

The removal of asbestos sheeting to be carried out by a competent person/company in accordance with Asbestos Regulations.

An asbestos survey to be done to establish the extent of asbestos within the building, ie kitchen, floor tiles, annexe etc., and all materials with asbestos content removed and disposed of by competent personnel.

Annexe:

The annexe building to be completely refurbished and fitted out with new raised roof and floor construction to provide rear level access and ancillary spaces to community hub.

The wall plaster to be stripped and the walls replastered to improve the energy performance of the building – with either 60mm. Calsitherm Board and lime plaster or insulating lime- based plaster like Diathanite Evolution, a cork-based lime render.

Slated roof to Annexe:

Construct new raised roof, comprising natural slates, fixed with copper nails, 45mm. 50mm. x 38mm. tanalised battens to suit slates, on good quality breathable felt, laid in accordance with Manufacturer's Specification.

New timber to be treated with preservatives.

Instal flush slate vents and over fascia vents to ventilate the roof timbers.

All slate vents for demand control ventilation to wet rooms.

Raise capping to match existing roof.

Rainwater goods to match existing.

Existing Barracks excluding Phase 1 Element:

The existing barracks to be refurbished with internal alterations, as illustrated on Drawings, with new ground insulated construction and under-floor heating.

New plastered ceilings to ground and first floor.

The internal face of external walls to be stripped of existing damaged and loose plaster drylining and given an energy upgrade with the provision of either 60mm. Calsitherm Board lime plaster or 60mm. Diathonite Evolution, a lime/cork based insulating plaster.

All other internal walls to be stripped back to the original stonework and re- plastered with lime plaster following new electrical installation.

Ground Floors:

The existing ground floors, excluding first phase element to be removed and excavated to a reduced level, to facilitate the installation of a new concrete floor with under-floor heating, comprising 150mm.concrete slab on 150mm.rigid insulation on radon barrier, with radon sump on compacted hardcore and sand.

Floors to be left finished and ready to take a sheet vinyl floor finish.

First Floor:

The existing floor boards and joists to be retained and where damaged adjacent to chimneys and bathrooms replaced – like with like.

Make good to floors following installation of heating system, radiators, pipework and mechanical installations.

Existing and original floor boards and skirting boards to be retained , conserved and protected.

Ceilings:

Repair existing ground floor ceiling and double slab with fireline slab and skim.

Provide new ceiling to first floor, comprising 50mm. insulated slab to existing ceiling joist, with a vapour control layer sealed at wall junctions.

Provide 2 no. attic hatches and seal with a vapour control layer.

Walls:

The internal face of external walls to receive an energy upgrade as follows:-

- Internal drylining where it exists to be stripped back to the original wall.
- Gypsum plaster and loose and damaged plaster to be removed and replastered with either 60mm. Calsitherm Board & lime plaster or 60mm. Diathonite Evolution, a cork based lime render – whichever suits the original finish and condition. Retain existing wall fabric if solid and where possible. Window reveals to be insulated, including reveals to 3 no. windows to first phase. Reception room awaiting the installation of new windows.
- New stud walls to revised floor layout to be 100mm. x 50mm. stud and plasterboard.
- All other internal walls to be repaired as necessary
- Damaged or loose plaster to be repaired with lime plaster to match new lime plaster to external walls.

Re-Pointing:

All external pointing to front and gable walls to be carefully removed to prevent damage to stone and brick, raked back & re-pointed with NHL 3.5 lime mortar.

All damaged bricks to be replaced with either existing or selected brick to match.

External Rear Harling Plaster:

The external render to be assessed in terms of its effectiveness.

Allow for re-plastering with lime harling render finish.

Windows & External Doors:

The existing windows are to be replaced with double glazed traditional timber sliding sash windows, with slim glaze units/warm edge spacers.

All external doors to be replaced.

Windows and doors to be factory painted (see schedule).

Internal Doors & Joinery:

Internal doors to be fire door FD30s, with fire stopped frames.

Joinery to be painted mdf with simple bull nosed edge, 225mm. x 25mm.

Skirtings and 100mm. x 18mm. architraves, window boards to be in mdf and painted.

New double door to rear hall to have a vision panel.

Stairs:

The existing stairs to be conserved and protected during the replacement of floor.

Stairs to be repaired – like with like.

Paint and varnish to stairs to be stripped down and re-varnished.

Provide new door to understairs cupboard.

Bi-Fold Doors between Meeting Room:

Instal flush panel solid timber bi-fold doors as a replacement for existing partition.
Instal steel support beam and supports to accommodate the new bi-fold doors.
Doors to provide 30 min. fire rating and sound insulation, with hanging and floor mechanisms and lockable catches.

Kitchen & Tea Room Fit-Out:

Provide new kitchen units to include sink, cooker, under sink fridge, dishwasher with shaker type doors, formica worktop and a dropped element suitable for wheelchair users.

Include for small tea station unit to first floor.

Toilets:

Provide for toilet facilities to both floors, as illustrated.

Include for sanitary fittings and Doc M. fittings.

Alter existing toilets on first floor to suit new layout and to be wheelchair accessible.

Include for sheet vinyl flooring and floor to ceiling wall tiling.

Lift Shaft:

Extend lift shaft to first floor with 30 min. fire rating.

Allow for works to ground floor lift shaft completed in 1st Phase to facilitate the installation of lift.

Lift Installation:

Include for supply and installation of platform – car size 1.10 M. x 1.48 M. from ground to first floor, rise 3.9 M.

Lift to be designed and installed to comply with European Platform Lift Standards, and part M. Building Regulations.

Lift to be supplied with automatic doors, LED lighting, telephone and connection to Fire Alarm.

Electrical Installation:

The electrical installation is new as per Electrical Drawings.

The existing meter is located in reception and the sub meter in hall.

Include for fire and emergency lighting as illustrated – to comply with IS3217 & 3218.

Include for external emergency lighting, wall lights and lamp standards, as illustrated, to yard and carpark.

All light fittings to be LED.

Allow for electrical installation to lift, heat pump and heating controls.

All wet rooms and lobbies to have sensors installed as well as switches.

Mechanical Installation:

The new heating system will comprise air to water heat pump with an underfloor heating system to ground floor and aluminium radiators to first floor.

Underfloor heating pipework already installed to reception area which will be incorporated in the new heating system.

The heat pump to be designed to heat the entire building.

Provide complete plumbing installation to annexe and first floor wet rooms with hot and cold water.

Specification for Heat Pump:

Provide for supply and installation of inverted driven air source heat pump, designed to comply with heat demand for underfloor heating to ground level and aluminium radiators to first floor.

Include for insulated steel water storage cylinder to plant room, together with circulation pumps, underfloor circuit, manifold, expansion vessel and back up immersion.

Provide for space heating controls, temperature stats and weather compensation controls.

Sanitaryware:

Supply and fit sanitaryware to toilets/accessible toilets - ideal standard range or similar with dual flush, push button mechanisms, complete with wc covers and seats. All wc's to be close couple suites.

Demand Control Ventilation & Mechanical Heat Recovery Ventilation:

Provide demand control ventilation to all wet rooms and vented to roof tile.

Provide adequately sized heat recovery ventilation system to all habitable rooms.

Floor Finishes:

- Entrance hall: Vinyl sheeting.
- Meeting Room: Laminate flooring.
- First floor offices: Laminate flooring.
- Landing & Corridors: Vinyl sheeting.
- Wet rooms porcelain tile wood effect planks.

Wall tiling:

Include for the supply and fit of floor to ceiling wall tiling, to wet rooms with aluminium trims, as required.

Include for good quality tiles – to be selected.

Decoration:

Allow for complete decoration to all interior finishes, walls ceilings and internal joinery with 3 no. coats.

All existing surfaces to be fully cleaned prior to painting.

Internal joinery already painted to be cleaned and sanded.

New joinery to be primed and 3 coats to gloss finish.

Drainage:

Carry out all drainage as illustrated on Plans.

All surface water to be collected with manholes, gullies and connected to surface water drainage and watercourse to rear..

All foul drainage to be collected and connected to existing manhole.

Allow for soil vent pipe to head of foul system.

The contractor needs to be cognisant of the fact that the works including excavation are within the curtilage of a Protected Structure.

The public sewer connection and outfall from site to be investigated and levels checked to ensure adequate gradients, in accordance with Irish Water requirements.

Site Works:

The works involve clearing the site as per areas illustrated within Site Layout Plan. Excavate for drainage, as illustrated, foul drainage to sewer and surface water to watercourse at rear.

Provide for carpark with kerbing to roadway and tarmac finish comprising 100mm. macadam laid in 2 no. courses to carpark, yard and access.

Carpark spaces to be marked out in thermoplastic, including a disability car space symbol.

Provide gravel finish to front.

Existing Gates:

The existing pedestrian and double gates to be refurbished and hinges extended, to be relocated to rear of piers – to increase the vehicular access width. Re-hang gates.

Front Garden Wall:

Carry out repairs to walls, re-point with lime mortar, re-bed coping stones.

Flat Roof to Ramp:

Construct flat roof cover to external rear ramp and steps with 150mm. x 50mm. rafters, with EDPM roof membrane on marine plywood on 150mm.x 75mm. timber beams on box column structure.

Cement board to soffit - painted.

Provide metal upstand to wall – no lead flashing.

Rainwater Goods:

Provide new cast aluminium half round gutters and downpipes to annexe and flat roofs and connect to surface water drainage.

Fireplace:

Retain and conserve fireplace to first floor. Clean down existing chimney.

Carefully clean fire surround and insert, restore and repaint hearth.

Lintels:

Timber lintels to opening to be inspected and where there is evidence of decay will require replacement.

External Level Accesses to Front & Rear:

Excavate existing steps and form new steps and ramp with gradient of 1:15.

Provide Aco or split drain to existing door entrance with outfall drainage.

Finish steps and ramp in limestone paving with limestone kerbing.

Provide new railings to steps and ramp in galvanised powder coating – colour to be selected.

Works to Garden:

The works comprise the clearing and tidying of overgrown garden, including the removal of excessive vegetation, weeds, brambles, plant material and a general scrub up, including the cutting back of existing boundaries to leave the ground in a safe condition for ongoing maintenance.

Other works to be included in Tender:-

- Provide ramp to rear of entrance hall to remove the need for steps.
- Form new steps and insulated threshold to rear door to kitchenette.
- Following the removal of carport and block wall, reinstate wall capping and make good to existing damaged capping to perimeter wall.
- Scrub up rear garden and boundaries.

Clearing up:

All rubbish to be cleared up from time to time as it accumulates and building to be left clean and fit for use. All locks to be eased and oiled and supplied with 2 no. keys.

All floors to be scrubbed on completion of work, all gutters and downpipes to be cleared and drainage system given final test to ensure clear flow.

Contractor to make good at his own expense any damage caused to the structure, fittings, decoration or specialists finishes from his operations. On completion and from time to time as work proceeds to prevent permanent staining, wash out floors and generally protect painted & polished finishes from damage.

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FORM OF TENDER

Project:- Second Phase - Restoration and Refurbishment of
former Garda Barracks at Keshcarrigan, Co. Leitrim.

At:- Keshcarrigan,
Co. Leitrim N41 E5N9.

For:- Keshcarrigan Development Association.

Drawings:- Site Layout & Survey Drawings 65-22, 6, 7 & 8.
Tender Drawings 65-22, 2A, 3A, 4A, 5A, 6A, 7A,
10A & 11.
Mech./Elect. Drawings 65-22, 8A & 9A.

JUNE 2026

Instructions And Requirements For Tendering

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

Note No. 1:

Tenders must be on the official Form of Tender – Summary of Tender.

Note No. 2:

The Employer invites competitive tenders from suitably qualified and experienced Contractors for the conservation, repair and refurbishment of the Protected Structure. Tenderers shall demonstrate relevant experience of carrying out works to Protected Structures and shall ensure that all works are undertaken in accordance with the Conservation Methodology, the current documents, statutory requirements and recognised conservation best practice.

Note No. 3:

Tenders shall be submitted electronically through the eTender portal, by the stated closing date and time.

The successful tenderer will be appointed under the appropriate RIAI Building Contract.

Tender submissions shall include the completed Form of Tender, priced Bill of Quantities, Programme of Works, Method Statement, details of key personnel, evidence of insurance, tax compliance and references for comparable conservation projects.

Note No. 4:

The Contract will be awarded to the Most Economically Advantageous Tender (MEAT), based on the published award criteria, including price, technical quality, relevant conservation experience, methodology, programme, and capacity to deliver the works to the required standard – see below Tender Evaluation Criteria.

Tender Evaluation Criteria:

Keshcarrigan Development Association intends to award the project to the Tenderer who submits the Most Economically Advantageous Tender (MEAT), based on the following contract award criteria.

A total of **10,000 marks** will be divided relative to the following percentage weighting:

Qualitative (40%): This will be based on the Tenderers approach to delivering and managing the service to be provided

Cost (60%): This will be based on the rates submitted in the Pricing Schedule

Assessment of Tenderers Qualitative Criteria

Marking Scheme for the Assessment of the Qualitative Criteria

Candidates were asked to prepare and submit a response for each of the published Qualitative Criteria. Tenderers will be evaluated against the qualitative criteria set out below:

Criteria/Requirement		Weighting	Qualifying Mark
1. <i>Experience, Expertise & Accessibility:</i> - Tenderer should demonstrate track record of work done on projects of a similar nature for similar bodies. Qualifications & Experience of Key Personnel should be outlined. Relevant experience, including relevant conservation experience, quality of Programme of Works, Method Statement, capacity to deliver. Letters of recommendation and references should be included.		2,500	1,250
2. <i>Quality of Previous Work:-</i> Tenderer should provide examples of completed projects of similar nature that may be subject to visual inspection. Technical Quality of relevant previous projects, including conservation projects. Letters of recommendation and references should be included.		1,200	600
3. <i>Environmental Considerations:-</i> A Statement outlining compliance with current Environmental Best Practice Guidelines, also details of any innovative green technologies to be employed in this project.		300	150

Submissions for the Award Criteria - Qualitative will be evaluated and awarded marks in accordance with the following table:

% Marks Meaning
100% - Excellent response with very few or no weaknesses that fully meets or exceeds requirements, and provides comprehensive, detailed, and convincing assurance that the Tenderer will deliver to an excellent standard.
80% - A very good response that demonstrates real understanding of the requirements and assurance that the Tenderer will deliver to a good or high standard.
60% - A satisfactory response which demonstrates a reasonable understanding of requirements and gives reasonable assurance of delivery

to an adequate standard but does not provide sufficiently convincing assurance to award a higher mark.
40% - A response where reservations exist and which have not been addressed by clarification. Lacks full credibility/convincing detail, and there is a significant risk that the response will not be successful.
20% - A response where serious reservations exist. This may be because, for example, insufficient detail is provided (even post clarification), and the response has fundamental flaws, or is seriously inadequate or seriously lacks credibility with a high risk of non-delivery.
0 - Response completely fails to address the criterion under consideration

The formula for calculating the marks for the Award Criteria – Cost is:

$$\text{Price Score} = \text{Maximum Mark Available (6,000)} \times \text{Lowest Valid Tender Total Price} / \text{Tender Total Price of Tender Being Assessed}$$

ie. the tender with the lowest valid tender total price will be awarded the maximum marks available (6,000) the remainder of the tenderers will be awarded using the formula "lowest valid tender total price divided by the net tender total price of the tender been assessed multiplied by the maximum number of marks available".

Note No. 5.

The employer(s) do/does not bind himself/themselves to accept the lowest or any tender nor will the cost of preparing and submitting any tender be paid by the employer.

Note No. 6.

The successful Contractor will be required to provide a bar chart programme for the works and a detailed schedule of rates prior to signing the Contract. His insurances will also be checked by the employer's advisors to ensure that they comply with the standard R.I.A.I Form of Contract/Short Public Works Contract.

Note No. 7:

Current Certificate of Authorisation i.e. Tax Clearance Certificate must be produced for the duration of the Contract

Note No. 8:

Public liability/employers liability & Contractors all risk insurance cover must be provided. The minimum third party risk under the public liability policy must be at least €6,500,000. The sum insured in the Contractors all risks policy should include the full contract price plus Architects & Surveyors fees and removal of debris costs. This policy should include a 20% escalation clause.

Note No. 9:

A Company Safety Statement must be provided.

Note No. 10:

Contractor to complete Pre-Qualification of Contractor Form and Pre-Qualification Competency Questionnaire for Contractor and PSCS.

I undertake to have all work completed on
or before _____

No. of Weeks: _____

Based on a Commencement Date of:- _____

Contractors Signature:- _____

Address:- _____

Date:- _____

Appendix.....

Designated Date:	TBA
Percentage for professional fees (12% if not stated)	_____
Cost of site clearance	<u>TBA</u>
Minimum sum for Public Liability Insurance	<u>€6,500,000.00</u>
Date for possession	<u>TBA</u>
Date for completion	<u>TBA</u>
Liquidated & ascertained damages	At the rate of TBA
Defects Liability Period	<u>12 Months</u>
Period of Interim Certificates (If not stated , 4 weeks)	<u>4 Weeks</u>
Time for issue of interim certificates by Architect (if not stated 5 working days)	<u>5 Days</u>
Percentage of certified value retained (Not to exceed 10%)	<u>10% , 5% at completion</u>
Limit of retention fund (Not to exceed 10%)	_____
Joint account retention fund	Bank:- _____
	Branch:- _____
Period of final measurement (If not stated, 6 Months)	_____
Period of serving notice of arbitration (If not stated, 14 days)	_____

SUMMARY OF TENDER:

1. Preliminaries:	€	
2. Demolition and asbestos removal:	€	
3. Works to annexe.	€	
4. New ground floor installation:	€	
5. Internal plastering and energy upgrade:	€	
6. Supply and installation of sash windows and external doors:	€	
7. Internal alterations, ceilings etc.:	€	
8. Internal joinery and doors:	€	
9. Fit-out of kitchen & tea station:	€	
10. Fit-out of wet rooms:	€	
11. Electrical Installation:	€	
12. Mechanical Installation:	€	
13. Internal finishes, floor & wall tiling:	€	
14. External re-pointing and render:	€	
15. Drainage Installation:	€	
16. Works to carpark:	€	
17. External steps and ramps:	€	
18. Site works and external finish:	€	
19. Works to garden:	€	
20. Decoration:	€	
21. Heat recovery and demand control ventilation:	€	
22. Other works not listed above:	€	
23. Contingency Sum:	€	25,000.00
Nett Total:	€	
V.A.T. @ 13.5%:	€	
Total Cost:	€	

All Tenders to be marked ‘Keshcarrigan Garda Barracks’

Name of Contractor: _____

Address of Contractor: _____

Contractor’s Signature: _____

Date: _____

Based on Drawings outlined in Specification.