

Pricing Document

Works to facilitate construction of new glasshouse

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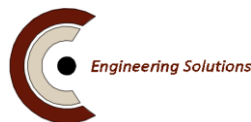
Glenveagh N. P.
Churchill, Letterkenny,
Co. Donegal

For

Glenveagh National Park



An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreachta
Department of Housing,
Local Government and Heritage



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Civil o Structural o Materials o Fire Engineering

Document Approval

Project	Works to facilitate construction of new glasshouse	
Client & Job No.	Department of Housing Local Government and Heritage	CC26-5065
Document Title	Pricing Document	

<i>Issue</i>	<i>Prepared by</i>	<i>Checked by</i>	<i>Approved by</i>
22/07/2026 Tender	Michael Carr Principal Engineer Patrick Galvin Senior Engineer	Michael Carr Principal Engineer	Michael Carr Principal Engineer
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PREAMBLE TO THE SCHEDULE OF WORKS

This schedule of works provides an indicative tender layout to be used by the contractor in itemising out their returned tender for the proposed works. The tenderer may add to as necessary to provide a detailed and quantifiable breakdown of their tender quotation for the proposed works. The purpose of this pricing document is to enable a true and realistic comparison to be made between tenderers on a competitive and comparative basis. The work items listed in the bill of quantities have not been measured in accordance with any method of measurement and the Tenderer shall allow in his price for all the preliminary, temporary and permanent works inclusive of all the direct and indirect costs, overheads and profits in connection with the installations as detailed within the tender documents and as deemed necessary for the design, construction and satisfactory functioning of the works. The tender shall complete the bill of quantities and sign and complete the Form of Tender and return with their tender submission.

The Form of Contract and Conditions is the model public contract for Public Works **PW CF6** Minor Building & Civil Engineering Works Contract. The Contractor will be deemed to have examined these Conditions and to have priced the items in accordance therewith, and also to have included for all of the Conditions in the Contract Documents.

Please note that all costs in this contract are fixed price and no increased costs will be allowed.

The Contractor shall be directly responsible for the following;

- a) Provision & maintenance of all plant, stand by plant & fuel supplies
- b) Loading, unloading and site positioning and sub-subsequent relocating of their own plant
- c) Loading, unloading and site positioning and sub-subsequent relocating of their own materials
- d) Complying with health & safety regulations, PPE equipment, first aid and so forth.

Working Hours

Work shall be undertaken between

08:00 and 18:00 Mondays – Friday and

08:00 and 18:00 Saturdays

(by arrangement with Denis Lafferty, NPWS)

Summary of works envisaged

Note:

1. The new glasshouse will be supplied and erected by a specialist contractor under a separate contract.
2. Existing electrical services will be disconnected by Glenveagh staff prior to works. Disconnection of heating system and water supply to be carried out by the contractor.

The works envisaged under this contract consist of the following:

- Disconnect the water supply and leave ready for reconnection Disconnect and dismantle the existing heating pipe system and carefully set aside for reuse.

- Demolish, remove and dispose of the existing glasshouse floor slab and cold frames etc as shown on the drawings.
- Carefully wrap and remove existing battlements (castling) intact to top of existing stone wall and store carefully for reuse. Remove existing lead flashing and DPC
- Build-up stone wall with selected stone and lime mortar to new wall height as shown on the drawings.
- Install new DPC and lead flashing in accordance with the drawings and replace the battlements in a bed of lime mortar.
- Reduce level of floor upper section of glasshouse and prepare entire area for new concrete floor slab
- Check erected glasshouse structure for stability and that all door and windows open & close, gutters and downspouts and commissioning of automated ventilation system.

Works to be commenced September 2026 and to be substantially complete by 23th October 2026. Weekend work may be required as agreed with Employers Representative. Programme for works shall be provided.

Site Visit

The tenderer shall visit the site and familiarise themselves with the scope of works required prior to submitting their tender. The site visit may be arranged with Denis Lafferty. (Mobile 087 945 7558).

Health & Safety

Contractor shall have due regard to Safety & Health risks associated with these works and shall adopt safe systems of work. The contractor shall be appointed to act as Project Supervisor Construction Stage for these works and shall submit a AF-02 notice to the HSA. Risk assessments shall be completed for all aspects of the works taking into account that the Castle will remain open to the public during the works. A site specific Safety Plan shall be prepared and implemented by the Contractor for these works.

Insurances

Contractor shall provide evidence insurance to meet the requirements of the contract to the Employers Representative.

Tax Clearance

The contractor shall provide evidence of Tax Clearance in the Republic of Ireland.

Certification and submittals by the contractor

The contractor shall submit CE Marks, DoP's and data sheets for all materials and products be used for these works to the Employers Representative for approval one week prior to commencing works. At the end of the works the Contractor shall provide to the Engineer a written confirmation of compliance with the design requirements.

BILL OF QUANTITIES

Item No.	Item Description	Unit	Qty	Rate	Amount
					€
1.0	PRELIMINARIES				
1.1	Site & contract administration; provide for all on and off site management and administration including cost of Foreman and Project Manager in charge.	Sum			
1.2	Temporary hoarding/safety fencing to secure site Provide temporary security fencing/hoarding and overhead protection using plywood to perimeter of work area to screen works and protect the general public and park staff as agreed with Employers Representative.	Sum			
1.3	Insurance of works Public Liability €2.6million, Employers Liability, €13million and Contractors all-risk €200,000	Sum			
1.5	Health & Safety (Management) Perform the duties of PSCS and carryout appropriate risk assessment and method statements for all aspects of work.	Sum			
1.6	Health & Safety (Works) Compliance with all current health & safety requirements including provisions required for management of risks of contracting	Sum			
1.7	Welfare Facilities & Compound Set-up contractors compound and provide suitable Site Hut/Office/Sanitary accommodation for the duration of the works and remove at the completion of the works.	Sum			
1.8	Submittals CE Marks for all materials and products; certified concrete mix; scaffold certificates; waste disposal certificates Certificate of completion for works and ancillary certificate for heating and plumbing works. Method statements for demolitions, stonework, traffic management.	sum			
1.9	Attendance to glasshouse supplier Provide scaffolding for 4 days to internal side of glasshouse to assist with erection of glasshouse structure. 2 no. skilled staff to attend on-site for 2 days during erection to assist and manage Health & Safety.	sum			
	MODIFY, ADD TO ABOVE ITEMS AS PER CONTRACTORS MEASURE				
Page Total					

Item No.	Item Description	Unit	Qty	Rate	Amount
					€
2.0	DEMOLITIONS AND DISPOSAL OF WASTE				
2.1	Demolition of existing glasshouse structure and roof glazing. Disconnect and make safe electrical and plumbing services. Remove electrical fittings and heating pipes. Carefully demolish existing glasshouse including glazing, timber structure, doors and walls, flashings and all fittings. Remove from site and dispose of this waste in a licenced waste facility.	sum	1		
2.2	Demolition of existing cold frames Demolish existing cold frame units including glazing, timber structure, and masonry walls, flashings and all fittings. Remove from site and dispose of this waste in a licenced waste facility.	sum			
2.3	Removal/Demolish of stone battlements Contractor shall decide to demolish or remove stone battlements to top of existing walls as shown on the drawings. It may be possible to wrap and secure battlement blocks and lift off intact on to pallets for storage. If demolished retain useable stone and allow for new stone as required.	No.	13		
2.3	Removal/demolish existing lead flashings and DPC Demolish remove and dispose of existing Lead flashings and DPC on stonewall below battlements.	m	18		
2.4	Demolish concrete floors & drainage Demolish existing concrete floors, steps to glass house and drainage as shown in the drawings	m2	72		
2.5	Demolish external concrete Demolish external concrete slabs, steps and plinths as shown in the drawings.	m2	12		
2.6	Demolish perimeter masonry wall Demolish perimeter masonry wall to ground level and leave ready for reconstruction	m3	15		
2.7	Radiator Heating Pipes Drain heating system and carefully remove existing radiator heating pipes and cap remaining open ends. Store the removed heating pipes for future reconnection. (see item 7.1)	sum			
	MODIFY, ADD TO ABOVE ITEMS AS PER CONTRACTORS MEASURE				
Page Total					

Item No.	Item Description	Unit	Qty	Rate	Amount
					€
3.0	EXCAVATIONS & BACKFILLING				
3.1	Excavation for external concrete works Excavate to depth of 150mm below proposed concrete slabs, steps and plinths as shown in the drawings.	m3	6		
3.2	Excavate for foundations Excavate 600mm x 250dp foundation under the external red brick wall to cold frames perimeter wall as shown in the drawings.	m3	6		
3.3	Excavations inside greenhouse area Excavate to reduce level of existing upper floor area by 400mm-500mm as shown on the drawings. Over excavated under all floor slab area to allow for 150mm subbase and 50mm insulation.	m3	12		
3.4	Excavate for drainage network Excavate for new drainage pipes and gulley traps as shown in the drawings. Include for backfilling trench after installing drainage network with pea gravel to bottom of subbase level.	m3	16		
3.5	Supply place and compact UGMA subbase Place and compact 150mm UGMA subbase under all external and internal concrete slabs, steps and plinths.	t	20		
3.6	Supply place and compact drainage stone base Place and compact 150 clean 10mm-4mm selected stone chip to drainage base to cold frame area.	t	5		
3.7	Surplus waste disposal Remove and dispose of surplus waste soils off site in a licenced waste facility.	sum			
	MODIFY, ADD TO ABOVE ITEMS AS PER CONTRACTORS MEASURE				
Page Total					

Item No.	Item Description	Unit	Qty	Rate	Amount
4.0	STONE WALL CONSTRUCTION + DPC & FLASHINGS				
4.1	Scaffolding Erect scaffolding approx. 3.5m high by 20m long to outside of existing stone wall to facilitate removal of battlements and construction of new stonework. Scaffolding to be fully certified and remain in-place until all works to the walls have been completed.	sum			
4.2	Preparation of wall base for new stonework Remove all fixings and flashings and loose material to a sound level surface suitable for building.	m2	9		
4.3	Supply of granite building stone Supply Stone to match existing in type, colour, texture, porosity, and bedding . Salvaged stone from site to be reused where possible.	t	40		
4.4	Stone Wall Construction Build stone on their natural bedding to match size and coursing of existing stonework. All masonry to be built with lime mortar as per specification up to the bottom of proposed battlements ready for DPC and Lead flashings. Build new battlements on top of the wall after placement of new DPC's and lead flashings. Slope top of wall/battlements toward glasshouse roof at gradient of 1:80 to promote drainage.	m2	26		
4.5	Breathable Geotextile DPC Supply and fit a breathable geotextile DPC, 550mm wide e.g. polypropylene or polyester non-woven membrane) to BS EN 13252 , compatible with lime mortar, suitable for conservation works, in a level lime based mortar bed, width 550mm, minimum lap 200 at joints. Place above and below lead DPM where in contact with lime based mortar.	m2	12		
4.6	Lead DPC & Flashings Supply and fit lead sheet damp-proof course to BS EN 12588 , code 5 (2.24 mm thick) as detailed. Lay full width of wall (min. 600 mm for 500 mm stone wall) on lime-based mortar bed , continuous across wall thickness, lapped 150 mm at joints. Separate lead from masonry with breathable geotextile slip layer (as per item 4.5 above) to prevent chemical reaction.	m2	12		
4.7	Lead DPC & Flashings Supply and install lead flashings (code 5 as above) 500mm wide to both sides of wall. Place under Lead DPC. With drip approved drip detail outside and flash glasshouse roof on inside as shown in the drawings.	m2	20		
	MODIFY, ADD TO ABOVE ITEMS AS PER CONTRACTORS MEASURE				
Page Total					

Item No.	Item Description	Unit	Qty	Rate	Amount
5.0	CONCRETE WORKS				
5.1	Foundation 600m x 250mm about 15 m long reinforced concrete foundation under cold frame walls. Strength class C 28/35.	m3	3		
5.2	Concrete Slabs 150mm Concrete slab to glasshouse graded to drain gulleys. Strength class C 28/35. Power trowel finish including selected and approved terracotta dye to colour plus application of curing compound.	m2	72		
5.3	Internal concrete steps Internal concrete steps to higher level floor in glasshouse. Strength class C 28/35. Power trowel finish including selected and approved terracotta dye to colour plus application of curing compound.	no	1		
5.4	External concrete slab steps & ramp to glasshouse External 150mm thick concrete slab, steps and ramp to glasshouse. Strength class C 28/35. Smooth trowel finish including application of curing compound.	m2	12		
	Steel Reinforcing to foundations and floor slab Supply and fix one layer of A393 mesh to bottom of foundations, floor slab and steps.	t	0.65		
5.5	Partial Contraction Joints (PCJ) Provide sawcut or formed PCJ to floor slabs including polysulphide mastic sealing	m	11		
5.6	Isolation joints Provide propriety isolation joints between concrete slabs and all wall abutments	m	54		
	MODIFY, ADD TO ABOVE ITEMS AS PER CONTRACTORS MEASURE				

Item No.	Item Description	Unit	Qty	Rate	Amount
6.0	DRAINAGE & SERVICE DUCTS				
6.1	Drainage Pipe Supply and install two runs of 150mm dia. uPVC drainage pipe connected to gulley traps to floor and downspouts. Connect into existing MH, with all fittings etc	m	55		
6.2	Gulley traps to internal slab Supply and fit h. d. concrete gulley traps as per drawings.	no.	3		
6.3	Gratings to internal slab Supply and fit bespoke h. d. stainless steel openable flowforge 400mm 400mm x 30mm gratings as agreed with Employers Representative.	No.	4		
6.4	Gulley traps to downspouts and taps Supply and fit h. d. stainless steel gulley traps and gratings to down spouts and at water taps as per drawings.	no.	7		
6.5	Ducts Install 75mm pvc service ducting as shown	m	40		
	MODIFY, ADD TO ABOVE ITEMS AS PER CONTRACTORS MEASURE				

Item No.	Item Description	Unit	Qty	Rate	Amount
7.0	MISCELLANEOUS ITEMS				
7.1	Radiator Heating Pipes Re-install stored heatings pipes supply all new seals and fittings required.	sum			
7.2	Electrical Installation Note: Electrical works will be carried out by NPWS electricians. Allow for attendances to electrician	sum			
7.3	Water Supply and new taps Reconnect to existing water supply pipe and supply and fit new taps to match existing.				
7.4	Support to glasshouse rafter structure Supply and fix an 50mm x 200mm hardwood timber plate to stone wall to receive glasshouse rafters. Bolt to wall with 20 no. M12 x 400mm long Grade 316, stainless steel bolts, bedded into wall as shown in the drawings	m	18		
7.5	Perimeter Masonry wall Supply and build concrete masonry block wall 500mm x 980mm high perimeter wall to glasshouse to match existing. Include for continuous concrete bearing pad 300mm wide by 300mm deep with 20 no. M10, Grade 316, stainless steel h. d. bolts cast-into concrete.	m	30		
7.6	Smooth Plaster Finish Apply two coat sand cement smooth plaster with float finish to Perimeter masonry wall inside outside and top.	m2	64		
7.7	Make-good & tidy up Make good courtyard to perimeter of works and tidy up and make good external perimeter of stone wall. Wash glasshouse walls and roof complete. Prewet stone wall joints and wash stonework wall internally and externally by hand using clean water and soft natural bristle brushes in accordance with conservation principles. No power washing. Leave all surfaces clear from dirt and dust.	sum			
	MODIFY, ADD TO ABOVE ITEMS AS PER CONTRACTORS MEASURE				

Item No.	Item Description	Carried Forward Amounts €
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	Page No. 8 CONCRETE WORKS	
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	Page No. 10 MISCELLANEOUS ITEMS	
	SUB-TOTAL	
	VAT	
	GRAND SUMMARY (Carry forward to the Tender and Schedule)	