



## **Pre-Qualification Assessment**

### **Scope of Works**

### **Electrical – Reserved Specialist**

#### **Project:**

**National Centre for Research and Remembrance -  
Phase 3-A Social Housing Works  
63-72 Seán McDermott Street Lower, Dublin 1, D01  
NX93**

# **National Centre for Research and Remembrance - Phase 3-A Social Housing Works**

## **Scope of Works: Electrical – Reserved Specialist**

**The complete electrical services installation shall be installed, tested and commissioned in accordance with the relevant Irish/EU standards throughout.**

For the purposes of this document, the works shall be carried out in Building D; Social Housing on the National Centre for Research and Remembrance Campus on Seán McDermott Street Lower, Dublin 1.

The electrical services works for the project shall generally comprise the following:

### **1. Utilities**

Liaison with all utility service providers including ESB Networks, Eir, Virgin Media, Vodafone and any other Utility companies providing services to the building. This shall also include any attendances to these service providers where service diversions are required.

### **2. New Main Distribution Board/Metering Panel**

Supply and Installation of the new main distribution panel/metering panel located in the new main switchroom at ground floor level.

### **3. New Sub- distribution boards**

Supply and Installation of the new landlord sub-distribution boards.

### **4. Apartment Consumer Units**

Supply and Installation of the new consumer units to apartments.

### **5. Sub- Mains Cabling**

Supply and Installation of all new sub mains cabling.

### **6. Cable Containment and support systems**

Supply and installation of all new cable containment systems including supports.

### **7. Generator**

Supply and Installation of the new generator to provide back up power supply to the sprinkler system and evacuation lift.

**8. Final Circuit cabling**

Supply and Installation of the final circuit cabling to all general services, lighting points, control points access control systems etc.

**9. Internal Lighting**

Supply and Installation of all new general and emergency lighting internally including all switching and controls

**10. External Lighting**

Supply and Installation of all new external general lighting, including all switching and controls.

**11. Emergency Lighting**

Supply and Installation of the complete emergency lighting system to I.S. 3217 – Current amendments

**12. General Services**

Supply and Installation of all new general services installation including socket outlets, connection units, disconnection units, control points etc.

**13. Information and Communication Technology**

Supply and installation of the new voice and data systems throughout including TV and Phone services, incoming utility provider requirements, junction boxes, connection plates and terminations.

**14. Fire Alarm Systems**

Supply and Installation of the new Fire Alarm system to meet I.S. 3218 – Current amendments.

**15. Access Control Systems**

Supply and Installation of new access control systems including video intercom systems, power supply units, release controls. Keypads/fob readers.

**16. CCTV Systems**

Supply and Installation of the new CCTV system including cameras, routers, monitors, recording equipment controlled from the “gate lodge” with facility for remote access to campus central monitoring station.

**17. Disabled Refuge Systems**

Supply and installation of the new disabled refuge system including all call points, control points and panels.

**18. Electrical Services to Mechanical Plant, Equipment and Controls**

Supply and Installation of the new electrical services requirements for the mechanical services installation including isolators, fused connection units, controls etc.

**19. Lightning Protection**

Design, Supply and installation of the new Lightning Protection system including all surge protection devices and bonding required.

**20. Site Services**

Supply and Installation of the new electrical site services, including security systems, lighting, CCTV, external power supplies and control points.

**21. PV Array**

Supply and Installation of new roof mounted PV array, inverter, switchgear, controls and metering.

**22. Earthing and Bonding**

Supply and installation of all new earthing and bonding system.

**23. Inspection, Testing, Commissioning and Certification**

Inspect, test, commission and certify the entire electrical services installation.

**24. Operation and Maintenance Manuals**

Provide comprehensive and detailed O&M documentation and record drawings.

**25. Demonstrations**

Provide comprehensive demonstrations to parties nominated by the stakeholders. Demonstrations to be recorded and included as part of the O&M documentation.