

**THERMAL UPGRADE WORKS AT ST. COLMCILLE'S NATIONAL SCHOOL,
WESTPORT, COUNTY MAYO**

FOR

BOARD OF MANAGEMENT, ST. COLMCILLE'S NATIONAL SCHOOL

**VOLUME A.2
THE WORKS REQUIREMENTS (INCLUDING DRAWINGS)**

Job No. - 71125

DATE - JULY 2026

PRICING DOCUMENT - PRELIMINARIES**GENERAL CONDITIONS**

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CONTRACT GENERAL**A1.100 THE PROJECT**

The project involves laying new attic insulation and installing new pumped cavity wall insulation to a relatively standard 1990s cavity block and pitched roof school building. Consequential works will include some natural ventilation and working around existing live services.

A1.101 LOCATION OF THE PROJECT

The site of the proposed works is St. Colmcille's National School located at the edge of Westport Town on the Quay side of the town. Access is just off the L1801 Quay Coast Road to Louisburg on a tight corner on the road. The site is in the functional area of Mayo County Council.

The working area for the Contractor will be confined to the immediate area of the works. Any disturbance to existing surfaces, features etc., beyond this must be made good at the Contractor's own expense.

Do not use the site for any purpose other than carrying out the Works

The Contractor is advised to visit the site and ascertain all local conditions and all restrictions likely to affect the execution of the Works. No claims arising from failure to do so will be considered.

The Contractor shall be deemed to have made a thorough examination of the Contract Documents and site and all features thereof, the existing premises, together with all mains, drains, water and fire main, telephone lines, E.S.B. underground and overhead lines, etc., adjoining property or other things affecting the proposed works, to ascertain precisely the nature and extent of same and the condition under which the Works will have to be executed, as no claim will be allowed on the grounds of want of knowledge in this respect. The Contractor shall generally obtain his own information on all matters and things which can in any way influence his tender.

A1.102 DESCRIPTION OF THE WORKS

The project shall include:

The establishment of the site, attic insulation and pumped cavity wall insulation to a relatively standard 1990s cavity block and pitched roof school building.

Some consequential natural ventilation works. All in accordance with the Tender Drawings and documents.

Handing over of O&M /Safety File Manuals to the Architect. All works to be completed to first quality trade standards leaving a clean and fully finished and furnished building.

The Works will be carried out on a live National School Site (possibly during the summer months). Contractor must take account of this fact and the likely restrictions that will result in terms of sequencing the works and programming. The costs associated with such restrictions shall be deemed to be included in the tender return.

The Contractor should note the extent and layout of the works from the Architect's drawings. The Contractor shall take all necessary precautions to safeguard existing property, features, etc., and protect all persons from injury, etc.

Access and exit to and from the site shall be via the existing entry/exit system only as shown on the site plan. The Contractor must take all necessary precautions to avoid nuisance caused by construction traffic, etc. The entrance and public road shall be kept clear of construction traffic and other obstructions at all times. The Contractor shall in particular restrict construction traffic movement during the main drop of and pick up School times. The builder's compound and any scaffold towers shall be to the rear of the school only, at a location agreed with the Architect and School Authority.

The Contractor must sequence and phase his access, delivery of materials, etc., to ensure that no disruption, danger, etc., is caused to the public/land owners etc

The Contractor shall note that all existing services must be protected, maintained, etc., at all times and diverted as necessary.

The Contractor shall note any existing overhead lines, etc., across the site and existing underground services on the site and shall take all necessary precautions for working with these in position and for sequencing his work and providing access to the public utilities, etc., in the event of these overhead lines, etc., being relocated during the course of the work.

The tenderers attention is drawn to the requirements of the Building Control Acts 1990 and 2007, Building Control Regulations 1997 to 2025 and Building Regulations 1997 to 2022. The tender submitted must include for all work carried out and must be in accordance with all the relevant and applicable requirements of the above.

The tenderer's attention is drawn to the requirements of the current Safety Health and Welfare at Work (Construction) Regulations and the tender must include for all the requirements of the relevant and applicable requirements thereof.

A1.103

PARTIES AND CONSULTANTS

THE CLIENT IS:

Board of Management, St. Colmcille's National School, The Quay, Westport, County Mayo.

THE EMPLOYERS REPRESENTATIVE IS:

AXO Architects Limited, Ellison Street, Castlebar, County Mayo F23 TH73

THE STRUCTURAL ENGINEER IS:

N/a

THE MECHANICAL AND ELECTRICAL CONSULTING ENGINEER IS:

N/a

THE DESIGN CERTIFIER IS:

N/a

THE ANCILLARY DESIGN CERTIFIER IS:

N/a

THE ANCILLARY DESIGN CERTIFIER FOR MECHANICAL & ELECTRICAL SERVICES IS:

N/a

THE ASSIGNED CERTIFIER IS:

N/a

THE ASSIGNED BUILDER SHALL BE:

N/a

PROJECT SUPERVISOR DESIGN PROCESS IS:

AXO Architects, Ellison Street, Castlebar, County Mayo F23 TH73

PROJECT SUPERVISOR CONSTRUCTION STAGE SHALL BE:

The Main Contractor will act in the role of Project Supervisor Construction Stage.

A1.104

TERMS AND DEFINITIONS

The terms used in the Contract Documents are defined in the Conditions of Contract at Clause 1. For the purposes of this specification the following definitions will apply:

Architect - shall mean the Employers Representative for the purposes of Contract Administration.

Architects Instruction - Shall mean an instruction from the Architect to the Contractor given in writing and signed by the Architect or his expressly authorised representative for the time being.

Approved by Architect - Shall mean in the case of shop drawings that if so executed the design element of the relevant works will be consistent with the overall design intent and that the contractor shall remain wholly responsible for the technical performance and suitability of the said works per component.

Employer shall mean the Board of Management, Newport National School

Fix Only - shall mean the fixing of materials or components obtained from sources as directed, in addition to the process of fixing the term shall include:

- (a) Obtaining all necessary information from the Suppliers.
- (b) Protecting and insuring as if purchased by the Contractor.
- (c) Assembly and/or dismantling and reassembly if required.

Fuel - Electricity, Gas, Oil and any other source of energy.

IS/EN - Shall mean any European Harmonised Standard numbered accordingly current at the date of tender.

I.S. - Shall mean any Irish Standard Specification numbered accordingly current at the date of tender.

Manufacturer - shall mean a firm under whose name a particular product is marketed.

Project - the Project shall mean the procurement of the whole of the proposed building and all ancillary and associated works which form the subject matter of the Contract.

Supply and Fix - Unless stated otherwise all items given in the schedule of work and/or on the drawings are to be supplied and fixed complete.

Works - The Works shall mean the whole of the undertaking including all activities and procedures by all persons whomsoever in the execution of the project.

A1.105 COMPLIANCE

The Contractor undertakes to comply fully with:

- (a) Department of Education and Youth technical guidance document 022 and 033.
- (b) All relevant Regulations made by any Authority having jurisdiction over or in connection with the works.
- (c) Codes of Practice issued by the Irish Standards Authority, the British Standards Institute or the European Standards Authority.
- (d) Irish, British, European and other Standards referred to in this Specification.
- (e) Technical Guidance Documents issued by the Department of the Environment and the Codes and Standards referred to therein and BRE Digests.
- (f) Printed directions issued by the manufacturers of proprietary materials and components specified or used in the works.

A1.108 FORM OF CONTRACT

The Articles of Agreement and Conditions of Contract shall be the form of Government Contract for use on Short Public Works Contract Document Reference PW-CF6 v1.15 25th November 2025 for civil Engineering and Building Works designed by the employer (copy available at: http://constructionprocurement.gov.ie/wp-content/uploads/PW-CF6_Contract.pdf)

A1.109 SCHEDULE OF CONDITIONS OF CONTRACT

The Contractor shall comply with the Conditions of Contract :

THE CONDITIONS

1. The Contract
2. The Site, starting and completing the Works
3. The works
4. The Price and payment
5. Representation and Communications
6. Contractor's Personnel
7. Pay and conditions of employment of workers
8. Loss of and damage to the Works
9. Indemnity for claims and damage
10. Insurance
11. Property
12. Termination
13. Ethics in Public Office
14. Project Supervisor for the Construction Stage
15. Law, jurisdiction and disputes
16. Covid-19 Mandatory Closure
17. Limit on Liability
18. Price Variation

THE SCHEDULE

- Clause 1.1 - Definitions
- Clause 1.2 - Contract Documents
- Clause 2.6 - Liquidated Damages
- Clause 2.7 - Weather event

Clause 3.15 - Defects Period
 Clause 4.1 - Interim Payment
 Clause 4.2 - Honouring Payment
 Clause 10.3 - Indemnity limits for Public & Employers liability Insurances
 Clause 10.4 - Insurances Excess
 Clause 12.3 - Termination Of Contract
 Clause 15.2 - Dispute Resolution Procedures

A1.110 THE SCHEDULE TO THE CONDITIONS OF CONTRACT

(i) The Schedule to the Conditions of Contract has been completed and is included in the copy of conditions of contract.
 (ii) Form of Tender, is to be completed by contractor and returned to the Employer's offices in accordance with Instructions to tender.

A1.111 CONTRACT DRAWINGS AND SCHEDULES

Contract Documents shall include all drawings, specifications and schedules issued by Axo Architects as Scheduled in the Drawing Register and Issue Sheet.
 The Architect will provide the Main Contractor with two sets of the drawings; all further hard copies will be charged to the Contractor.

A1.112 BOND

A Guarantee Bond IS NOT required for this project.

A1.115 INSURANCES

The Contractor shall secure prior to commencement and maintain for the duration of the Contract or up to Substantial Completion as the case may be all of the Insurances to be provided by virtue of his obligation under the Conditions of Contract, Clauses 9.1, 10 and all clauses referred to therein, to values not less than those designated in the Schedule to conditions of contract.
 The Contract Site for the purposes of Insurances shall curtail the whole of the Contract Site.
 Insurance cover necessary to provide the service of Project Supervisor Construction Stage is to be included, please see item A1.118

A1.116 PROOF OF INSURANCES

The Contractor shall submit evidence to the Employer in accordance with the provisions of Clause 10.7 of the Conditions of Contract and in accordance with Clause 10.1 that the required Insurances are in effect from the Starting Date to the date of the Defects Certificate.

A1.117 ARCHITECTS INSTRUCTIONS AND VARIATIONS

All instructions and Change Orders shall be issued by the Architect only.
 No payment will be made to the Main Contractor or any Novated Contractors in respect of work for which an instruction is issued by any person other than the Architect or his representative duly notified as an authorised person by the Architect in writing to the Contractor.

A1.118 SAFETY AND HEALTH - PROJECT SUPERVISOR CONSTRUCTION STAGE

The Contractor shall in consideration of the acceptance of his tender and by way of Collateral Agreement to the Main Contract, provide the services of Project Supervisor Construction Stage within the meaning of the Safety Health and Welfare at Work (Construction) Regulations 2013. The cost of the provision of such said service shall be deemed to be included in the Contract Sum.

Project Supervisor Construction Stage is to be appointed as per clause 14 of the Conditions of Contract and the Form of the Appointment, at Appendix 1 of the Form of Tender, is to be signed, dated and returned with the Tender Documentation.

In addition the Contractor shall ensure that the insurance cover necessary to provide the service of PSCS is secured for the duration of the Works, as set out in Clause 4 of the Conditions of Contract and clauses referred to therein.

A1.119 CONTRACT PROGRAMME

Programme to be set out in accordance with schedule to conditions of contract "Time for completion" and instructions to tenderers and any further clauses referred to therein which sets the Date for Substantial Completion at no more than 30 working days from start date.

A programme indicating a time completion for the work is to be proposed and approved in advance of signing of contract in order for programme to be included as a contract document.

The Contract Programme shall be included within the Works Proposals.

A1.120 CASH FLOW PROJECTION

The Contractor shall, within 10 days of the acceptance of his tender, submit to the Architect a cash flow forecast based on the Programme.

The Contractor shall review the cash flow forecast and incorporate a current review on a running column basis at each valuation, a copy of which will be returned to the Architect forthwith.

A1.121 SITE SAFETY

The Contractor shall be wholly responsible for the adequacy, stability and safety of all operations and methods of construction arising out of or by reason of the contract in accordance with clauses 3.1, 3.2, 3.3 and 5.2 and all clauses referred to therein.

The Contractor shall in respect of all persons and site activities provide for and ensure compliance with all Health Safety and Welfare Regulations whatsoever arising in connection with the works and as between the Employer and Contractor.

The Contractor shall be responsible for the health and safety of all persons employed or present on the site at all times whether under his direct control or not, and shall ensure that safe practices and safe methods of work are adopted at all times in accordance with clauses 6 and clauses referred to therein.

The Contractor shall implement the requirements of the Construction Industry Safety accreditation scheme known as Safe Pass. Employees engaged on site shall be accredited Safe Pass operatives.

A1.123 PROOF OF VESTING OF TITLE IN SCHEDULED ITEMS

No vesting or proof of vesting is required for this Project.

A1.124 ASSIGNMENT AND SUBLETTING

Consent or approval under Clauses 1.6 & 6.3 of the Conditions of Contract if given shall not relieve the Contractor from any liability or obligation under the Contract or otherwise and he shall be responsible for the acts, defaults and neglects of the subcontractor, his agents, servants or workpeople as if they were the acts, defaults or neglect of the Contractor, his agents, servants or workpeople.

A1.125 VALUE ADDED TAX

Value Added Tax to be in accordance with Clause 4.9 of the Conditions of Contract and clauses referred to therein.

When submitting detailed progress statements as required under Clause 4.2 of the Conditions of Contract and when submitting details for settlement of the Final Account, the Contractor shall show separately the value of any items, including any such included in sub-contractors accounts, upon which Value Added Tax is chargeable at a rate different from that applicable to building contracts. In the case of "fittings" as defined by the Revenue Commissioners such values shall be the cost of supply and delivery only.

When claiming payment from the Employer on foot of any interim or final certificate which includes the value of items chargeable at a rate different from that applicable to building contracts the Contractor shall raise a separate Invoice covering each different rate of Value Added Tax applicable.

The Revenue Commissioners have stated that failure to raise Invoices in this way will render the total Final Account liable to Value Added Tax at the highest rate involved. The Employer will not be liable to pay the Contractor for any excess tax becoming payable as a result of failure to comply with this provision which is in accordance with the Regulations of the Revenue Commissioners.

A1.126 Prior to awarding this Contract, the Main Contractor whose tender is in all respects considered suitable for acceptance must produce within five days of being given notice of such requirements a tax clearance certificate (C.2) all in accordance with the procedures laid down by the Minister for Finance and the Revenue Commissioners.

In the case of a firm which is non resident in the State it will be required to produce a statement (in lieu of a tax clearance certificate) from the Revenue Commissioners that it has satisfied them as to its suitability on tax grounds to be awarded the contract.

A1.127 BUILDING REGULATIONS AND LICENCES AND CONSENTS

The Contractor shall carry out the works in accordance with the provisions of the Building Regulations 1997-2022 and any amendment thereto which shall relate to the works.

The Contractor shall inform the Architect of any specific requirement of the drawings or specification which he considers to be in contravention of the Building Regulations and the Architect shall take account of the Contractors submission and issue instructions accordingly as he shall see fit.

A1.128 CONDITIONS TO BE READ WITH SPECIFICATION/SCHEDULE OF RATES

Save where otherwise expressly provided, the provisions of these Specification/Schedule of Rates which do not relate to the quality or quantity of the works, or the standards of materials or standards and methods of workmanship, shall be read in conjunction with and in extension of the General Conditions of Contract.

A1.129 Costs for items which are not priced shall be deemed to be included in priced items in the Schedule of Rates

A1.130 Any alterations and additions made by the Contractor to the printed text of the Schedule of Rates will be disregarded unless authorised in writing by the Architect.

	The Schedule of Rates fully priced in ink must be submitted at the time of tendering.
A1.131	Provide for all customs and excise duties and import licence fees. Price items of work exclusive of Value Added Tax which shall be shown and priced separately as an item in the Summary
A1.132	SPECIFY SUPERVISION The Contractor shall provide a proper and competent representative at all times during the progress of the works to ensure that the works are carried out properly in accordance with the Contract. The level and type of supervision shall be in accordance with a Works Proposals in accordance with Clause 5.2 of the Conditions of Contract and clauses referred to therein. The Contractor shall in particular appoint a Representative to the works with full authority to act on the contractor's behalf in all matters affecting the contract. Should it become necessary at any time before practical completion to transfer this appointment, the Contractor shall notify the Architect in writing in advance, giving the name, experience and qualifications of such person. From the commencement of work at the site until the works have been certified as practically complete, the Contractor shall ensure that some suitable person is employed by him at the site as representative. The representative shall supervise all work carried out on the site by the Contractor and receive all instructions given by or on behalf of the Architect to the Contractor at the site. The representative shall be present at the site throughout normal working hours except when on leave, sick, or absent for reasons connection with the proper performance of this Contract. Whenever the representative is absent from the site during normal working hours, a suitable person shall be appointed to act as his deputy. The representative shall not be employed by the Contractor to do work other than works specifically related to the Contract. The Contractor shall notify the Architect of the person appointed as Site Manger and shall not change such appointment without the prior written consent of the Architect. The Contractor shall ensure that there are at all times on the site sufficient suitably qualified and experienced staff to supervise all work carried out by the Contractor in accordance with Clause 5.2 and 6.1 of the Conditions of Contract.
A1.133	CO-ORDINATION OF THE WHOLE OF THE WORKS Pursuant to Clause 3.1 of the Conditions. The Contractor shall be responsible for the co-ordination of the whole of the Works including safety and stability of the works, and all operations on the site consisting of sub-contract installations and shall organise the whole of the works including all sub-contractor's installations to ensure their proper progress in accordance with the Programme. The Contractor shall obtain from each Specialist Sub-Contractor details in respect of his requirements sufficiently early to allow the Contractor to incorporate such requirements in the works and to coordinate the whole of the works including the sub-contract works to be undertaken by Specialist sub-contractors. The Contractor shall provide all information necessary to Specialist Sub-Contractors to enable them to detail their installations accurately. The Contractor shall coordinate the installation of all Specialist Sub-Contracts with the Main Contract works and shall prepare and maintain accurate co-ordination drawings for this purpose for as long as may be necessary for the proper execution of the whole of the works. The Contractor shall appoint or nominate a suitably qualified person or persons with specific responsibility for the co-ordination of the works that shall propose a programme for the co-ordination of the works and shall attend all management meetings in respect of the same.

The Contractor shall bear the expense of any failure to satisfy this requirement.
Any loss or delay arising out of failure to effect the provisions of this Clause shall be the sole responsibility of the Contractor.
The Contractors coordinator shall co-ordinate installation of the mechanical, electrical, fire protection, glass curtain wall installations and related services, and their integration with the building.
To this end it will be part of his duties to liaise with all parties concerned on both the design and contracting side to ensure a satisfactory resolution of any problems regarding the integration of services into the building.
The Contractor shall notify the Architect of the name of the person so appointed and his normal place of work.
The Services Coordinator shall advise the Architect of any modifications required to the design to procure a satisfactory coordination of the services installations with the structure and fabric, and shall submit proposals in goodtime and obtain the architects approval in writing prior to proceeding with any relevant works.

- A1.134** Provide use of a 30 m tape, laser tape, automatic laser level, tripod and metric staff for the Architect or his representative as required.
The equipment shall be maintained in proper adjustment.
Provide the necessary attendance for the Architect or his representative.
- A1.135** The Contractor shall provide for all on site and off-site management costs necessary for the execution of the Works.
- A1.136** The General Foreman shall advise the Architect of any variations in work likely to be hidden or likely to become inaccessible and keep accurate measurement and sketches of any such work and furnish such information on request.
- A1.137** The Contractor is to make his own enquiries as to the availability of labour for the Contract and is to allow in his tender for all additional cost of any importation of labour from other districts that he deems will be necessary and also any cost in providing transport for work-people.
No subsequent claim for additional costs arising from any importation of labour and transport will be considered and the Contractor will be deemed to have made full allowance in his Tender for such Costs.
- A1.138** The Contractor shall provide for all costs in respect of any incentive and bonus payments necessary in respect of workmen and any other disbursements arising from the employment of labour not already included elsewhere including all necessary overtime and other costs associated with the order of the works.
- A1.139** The Contractor shall provide all plant, tools, vehicles, implements, tackle and machinery and all carriage, freightage and whatever else may be required for proper and efficient execution and completion of the works in proper sequence, including maintaining, adapting, shifting and removing same when no longer required.
- A1.140** The Contractor shall ensure that the best available silencers are used on pneumatic drills and other noisy machinery used on the works.
- A1.141** Any work which may cause disturbance to the occupants and use of existing building must be carried out outside normal working hours in agreement with the Architect.
The cost of such work outside normal working hours must be included for in the tender and no additional amounts will be payable later for such work.
- A1.142** No claim for extra for working of overtime will be allowed.

A1.144	Assessment of the quality of materials and workmanship shall be made in the presence of the Architect or his representative unless otherwise instructed.
A1.145	CONTRACT SITE AND CONTRACT WORK ZONE The Contract Site shall be that designated in the Architects Drawings. It is intended that the greater majority of the works will be carried out while the facility is open. The successful contractor will be required to agree a suitable programme for in this regard – this may require weekend and other out of hours work. Should the work for some reason extend into the new school year there will be restrictions on access, noise control, working area, hours of work and this must be accounted for in the contractor's tender price.
A1.146	The Contractor shall note the buildings elsewhere on the campus will be in use throughout the building contract and that the works must be phased and programmed all to cause minimal and tolerable interference.
A1.147	Proper security must be provided on the works at all times.
A1.148	The access to the site shall be from the main entrance off R317 Regional Road. This access will be shared with other users of the School campus. The builder's compound must be located close to the area of the works and must be curtailed to a small area at the PE Hall side of the school. Deliveries to site will not be permitted during peak periods when school children are being dropped off or picked up, or during break periods.
A1.149	At all times the requirements of the School Authorities, members of the public, Local Authority and other competent Authorities in respect of access are to be complied with and it is the Contractor's responsibility to ascertain at all stages these requirements.
A1.150	The Contractor shall notify the Architect immediately if he considers that his access to the site or his movement about the site is in any way restricted or obstructed as otherwise no claim will be entertained for any extra under this heading.
A1.151	The Contractor shall provide and maintain any necessary temporary roads, sleeper tracks, ramps and temporary crossovers during the execution of the Works, clear away same at completion and reinstate and make good any work disturbed all to the satisfaction of the Local Authority and the Architect. The Contractor shall pay all charges in connection therewith.
A1.152	Access to the site for inspection purposes shall be obtained by making prior arrangements with the Architect.
A1.153	The working area for the Contractor will be confined to the immediate area of the works. Any disturbance to existing surfaces, features etc., beyond this must be made good at the Contractor's own expense.
A1.154	Do not use the site for any purpose other than carrying out the Works.
A1.155	The Contractor is advised to visit the site and ascertain all local conditions and all restrictions likely to affect the execution of the Works. No claims arising from failure to do so will be considered.

A1.156	The Contractor shall be deemed to have made a thorough examination of the Contract Documents and site and all features thereof, the existing premises, together with all mains, drains, water and fire main, telephone lines, E.S.B. underground and overhead lines, etc., adjoining property or other things affecting the proposed works, to ascertain precisely the nature and extent of same and the condition under which the Works will have to be executed, as no claim will be allowed on the grounds of want of knowledge in this respect. The Contractor shall generally obtain his own information on all matters and things which can in any way influence his tender.
A1.157	CONTRACTORS ACCESS – RESTRICTIONS The Contractors access shall be as provided as shown on Architect's drawings. Contractor staff parking shall be within the limits of the Contract Site or otherwise off site.
A1.158	The Contractor must take all necessary precautions to avoid nuisance caused by construction traffic, etc. The entrance and access road shall be kept clear of construction traffic and other obstructions at all times. The Contractor must phase and programme his use of this access, access road, etc., outside normal working hours so as to cause no interference or danger to other users, etc.
A1.159	FIRE ACCESS – RESTRICTIONS The Contractor shall ensure that adequate Fire Brigade access is maintained to the works at all times, and shall observe any restrictions to access to other buildings identified in the Architects Drawings. The Contractor shall consult with the Fire Authority as necessary, and shall at all events carry out the whole of the works with due regard for the fire safety of the works and of any other buildings or uses which may be affected by the works, and shall in particular protect existing fire access and egress routes, and access to fire hydrants.
A1.160	FIRE SAFETY The Contractor shall comply with all statutory requirements in respect of Fire Safety. The works shall be programmed and executed in a manner consistent with this requirement. The storage of combustible materials within the building is not permitted. No flammable liquids or compressed gases may be stored within the building except in so far as is required for the completion of one days work. A hot work permit system will be in force in accordance with the Specification. The Contractor and all Sub-contractors are required to implement this hot work system. Escape routes required for the safety of employees engaged in the works and escape routes maintained in use by the Employer for hospital purposes must be maintained free from obstruction and capable of functioning as escape routes at all times. The Contractor shall consult with and comply with all requirements of the fire authority in relation to the project. The Contractor shall designate a senior member of his staff as the person responsible for implementation of fire prevention on site. This person will be authorised to act as the Contractors representative in all matters pertaining to Fire Safety The Contractor shall liaise with the School's Fire and Safety Officer and adopt any recommendations put forward by the Boards Fire and Safety Officer and incorporate them into site management procedures. The Contractor shall maintain at all time the existing means of escape and fire exits throughout the existing School building. Note: This is a non smoking School. The Contractor including all direct and indirect employees must not smoke inside the premises

A1.161	GENERAL RESTRICTION ON USE OF THE SITE The Contractor shall confine his activities to the work included in the Contract and shall not allow his staff to trespass onto other parts of the site or onto adjacent lands unless in direct execution of work included in this Contract. In the event of any claims arising due to failure to comply with this Clause, the Contractor shall be held entirely and shall pay any cost in connection therewith. The Contractor will be held responsible for any damage to adjoining property and any other properties adjacent to the site, which may be caused by the execution of the works and he is to provide any necessary protection for this purpose and remove same when no longer required and make good any damage at his own expense. He is to indemnify the Employer in respect of any claim for disturbance or damage arising out of the foregoing.
A1.162	Obtain permission from the owners of adjoining property or the Employer if it is necessary to use that property or adjoining sections of the existing site for any purpose in connection with the Works. Indemnify the Employer against all charges arising therefrom.
A1.163	The Contractor is to allow for executing any work which, in the Architect's opinion is likely to cause annoyance or inconvenience to occupants or use of the existing building at such time outside normal working hours as the Architect may direct. The cost of such work outside normal working hours must be included for in the tender and no additional amounts will be payable later for such work.
A1.164	Do not store inflammable liquids or compressed gases within the Buildings.
A1.165	The Contractor is to allow for cleaning off and washing down on a daily basis the existing public roadway adjacent to the site and make good all surfaces damaged by access to and from the site to the satisfaction of the Architect's and Local Authority.
A1.166	Maintain the existing entrance roads, pavings and footpaths and make good any damage caused by site traffic or site operations. Clean and wash down on a daily basis.
A1.167	Protect all underground services encountered during the execution of the Works. The Contractor shall make good any damage caused by his own, by Sub-Contractors' or suppliers' operations.
A1.168	Check the position of all underground services work with the Employer before and during execution and substructure work, provide all necessary protection.
A1.169	Maintain and protect public property and the property of Public Utility Companies and make good or pay for making good any damage caused arising from the Works.
A1.170	The Contractor shall so manage his work as to cause no interference with, or inconvenience to the occupants of the existing buildings.
A1.171	Any work involving any element of noise must be carried out at a time and in a sequence agreed with the Architect, before the work is commenced.
A1.172	Do not display or permit advertisements to be displayed on the site without approval.
A1.176	The Contractor shall notify the Client and all service authorities before commencing site operations and he shall ascertain the location of all existing services. The Contractor shall uphold and maintain all services and shall not interfere with same without consent of any persons having a right to maintain control or benefit from the same.

A1.177 The Contractor shall maintain the whole of the site under his control by virtue of this contract in a clean and orderly condition and shall maintain fences and shall keep the site free from unsightly or noxious growth and shall protect trees and other site features at all times.

A1.178 All fossils, coins, or articles of antiquity or curiosity discovered on the site of the Works shall be the absolute property of the Employer and the Contractor shall take all precautions to prevent his workpersons or any other persons from damaging or removing any such fossils, coins or articles and shall immediately upon discovery thereof obtain and carry out the Architect's instructions in relation thereto.

A1.179 SITE SECURITY

The Contractor shall on possession of the site forthwith fence the site and secure the contract work zone site from trespass, and shall maintain the site in a secure and orderly condition limiting free access to persons with accredited safety training and ensuring that all other persons whose presence on the site is required or necessary are authorized are accompanied by the Site Safety Officer.

The Contractor shall ensure that the site is made secure from trespass at times when it is not in operation, in accordance with Clause 3.3 of the Conditions of Contract, and shall provide such fencing, hoardings, enclosures, lighting and watching necessary to ensure this.

The Contractor shall ensure, in particular, that all toxic and flammatory materials are secure and that all access to scaffolds or unprotected areas is restricted.

The hoardings shall be painted and maintained and shall meet the requirements of the Local Authority. Remove and make good on completion.

A1.180 LIGHTING AND WATCHING

The Contractor shall provide lighting and watching necessary for the security of the works and for the protection of the public and of users.

A1.181 EXISTING SERVICES

The Contractor shall satisfy himself in the matter of existing services and shall not be entitled to recover any costs or loss or expense incurred as a result of his failure to do so.

A1.181A The Contractor shall do everything necessary to avoid damage to any services and structures below, on or above the ground which are put at risk by the execution of the Works.

A1.181B The Contractor shall protect, uphold and maintain all overground and underground services or statutory authorities, service providers or private owners and all pipes, ducts, walls, underground or overhead cables, or pipes or ducts encountered during the execution of the works.

The Contractor is to make good any damage due to any cause within his control at this own expense or pay any costs and charges in connection therewith to the satisfaction of the Employer, Architect, Statutory Authorities, Service Providers or Private Owners.

A1.181C The Contractor shall fully satisfy himself as to the exact location of all existing services. The Contractor should contact the Electricity Supply Board, Eircom, NTL and the Local Authority in relation to power cables, gas pipes, telephone cables, cable TV. routes, drains and water mains in advance of any excavation or opening up work and formulate a contingency plan to ensure an immediate emergency response by the relevant bodies in the event that such services are damaged.

A1.181D	The contingency plan shall be approved in advance by the Architect and will include the names and contact numbers to affect an immediate response to restore and maintain services. The Contractor will advise the relevant bodies in advance of commencing excavation or opening up work of the dates on which such services may be at risk.
A1.182	NUISANCE - RESTRICTION The Contractor shall take all practicable steps to avoid nuisance in particular in respect of noise, vibration and dust.
A1.183	LABOUR RESTRICTION As per Clause 7 of the Conditions of Contract and any clauses referred to therein.
A1.184	None but qualified and competent workpersons shall be employed on the Works and the Contractor shall furnish such evidence as the Architect may require as to the qualifications and competency of any workpersons. The Architect shall have the power to have dismissed from site any workpersons who misconducts himself/herself or who is incompetent or negligent, and the Architect, shall be the sole judge in this matter. The Contractor shall be responsible for keeping all workpersons under his control and within the confines of the site. Provide for all transport for workpersons to and from site as required.
A1.185	All labour employed on the Works shall be members of recognised Trade Unions.
A1.186	Contractors are obliged to confirm their compliance with the appropriate registered agreement registered in the Register of Employment Agreements including the CIF Pension Fund/Sick Pay Scheme and any other Pension Fund/Sick Pay Scheme relevant to whichever industry the Contractors and or Sub-Contractors are so involved.
A1.187	Contractors are obliged to confirm their compliance with the statutory requirements in respect of payment of PAYE, PRSI contributions.
A1.188	EMPLOYER'S FACILITIES The Contractor shall provide and maintain until substantial completion, a facility for the accommodation of all anticipated people at any given time with lighting heating and access to sanitary facilities and car parking. The Employer shall have the use of this facility as he may require throughout the progress of the works: this facility shall be maintained by the Contractor to office standards at all times.
A1.189	CLEANING Remove all rubbish from the Works as it accumulates and maintain the Works in a clean and tidy condition for the duration of the Contract. All cleaning at the completion of the works must be carried out by a professional cleaning company or to the standard of a professional cleaning company, in the opinion of the Architect.
A1.189A	Clean the Works internally and externally remove all rubbish, wash, polish and clean all surfaces, glass, etc., and leave the entire Works in a tidy condition ready for occupation and use.
A1.190	TEMPORARY FACILITIES

	The Contractor shall be solely responsible for the adequacy of all temporary facilities. The school's sanitary and culinary facilities must not be used by construction staff.
A1.190A	The Contractor shall not use the employer's telephone, broadband or any other data facilities for the duration of the works. The contractor must provide his own facilities in this regard, the cost of which will be deemed to be included in his tender.
A1.190.E	Provide a suitable office for the General Foreman in charge of the Works with telephone and remove and make good on completion.
A1.190.F	Enclose the site to prevent unauthorised entry to or trespass beyond the boundaries of the site. Provide for complying with all traffic regulations.
A1.191	TEMPORARY SERVICES
	Provide an adequate supply of clean water for the Works and pay all charges. Distribute around the site as necessary.
A1.191A	Provide all necessary electricity for power and light for the Works and pay all charges.
A1.191B	Provide temporary telephone and broadband/IT facilities as required for own use and Subcontractors and pay all charges.
A1.192	PROGRESS MEETING
	Progress Meetings shall be conducted by the Architect and attended as relevant by the Design Team, Main Contractor and Subcontractors and Suppliers. Progress meetings shall be for the purpose of dealing with matters relating to the administration of the Contract. Progress Meetings shall be called by the Architect on site at two weekly intervals, or at such other intervals as the Architect may direct. The Contractors Representative and Supervisor shall attend Progress Meetings. The Contractor shall inform Subcontractors and Suppliers that their attendance at Progress Meetings is required as appropriate. The Architect or his delegate shall notify the date, time and venue (at the site unless he notifies another location) of each meeting and will chair the meeting and write and circulate the minutes. The Contractor will be required to present the following information at each Progress meeting:- Progress report. Marked up programme with "time now" line at monthly intervals. Information release schedule for comparison with Information required. Sub-Contractors procurement report. Status of rolling final account.
A1.193	PROGRAMMING, PROGRESS
	Prepare a detailed programme in bar chart form together with any other detailed information the Architect may request for the completion of the Works within the Contract period. All necessary overtime working must be included for in the tender price in order to complete the project on time.
A1.193A	Include for sequencing work all to the Employer's requirements to avoid disruption to the normal access and use of the existing buildings.

A1.193C	When requested by the Architect, the Contractor with the lowest evaluated tender shall submit, within three working days to the Architect for his approval a programme showing the order referring to work sequence which he proposes to carry out the Works the duration of each activity and the resources to be employed by the Contractor for each activity, together with a description (including diagrams and drawings as necessary) of the arrangements and procedures for construction which the Contractor proposes to use. The programme and description shall incorporate the required work sequence. The programme shall also specify the drawings and other information required by the Contractor from the Architect for each activity and the period before the start of the activity by which the information is reasonably required. The Contractor shall furnish such further details and information as the Architect may reasonably require about any such matters or any other matter. The programme must include for all Nominated Subcontractors and Suppliers.
A1.195	CONTRACTORS LIAISON WITH CLIENT The Contractor shall allow for the following constraints and restrictions in programming and pricing the works. In the event of complaints from the adjoining building users, the Contractor will be expected to act swiftly and to take all reasonable measures to in resolving the complaint to the satisfaction of the users or Employer. The Contractor shall note also the requirement to prepare and agree Method Statements in respect of all works. The Contractor shall take minutes of Contractors Client Liaison Meetings and distribute them to the appropriate persons.
A1.196	JOB DIARY The Contractor shall keep a fully documented and dated job diary available for inspection by the Architect and the Site Inspectorate when so requested. The Contractor shall record all events relevant to the construction of the works and shall include, inter alias, those mentioned below: (a) All drawings or other documents issued or requested. (b) All instructions issued to the Contractor and the action taken. This shall include verbal instructions and the date of written confirmation. (c) Details of day work. (d) Weather conditions including temperatures, rain, wind and other conditions which he considers abnormal. (e) Records of tests if not recorded elsewhere. (f) Any poor workmanship observed or reported; and condemned work stating the reasons. (g) Delays and their causes. (h) Details of labour and plant. (k) Measurements and cost information to support valuations and the final account. (l) Commencement and completion dates of significant stages of the work, with particular reference to work which requires time to dry out. (m) Details of notices and works outside the Contract Zone. (n) Details of notices issued by the Contractor as required by these Conditions. (o) Details of notices or inspections or demands by Local or other Authorities or any representative of those Authorities. (p) Photographs. (q) Such other matters as may be relevant to the proper recording of the progress and execution of the works.
A1.197	SITE SURVEYS AND SETTING OUT

The Contractor shall satisfy himself in respect of the survey and setting out as per Clause 3.6 of the Conditions of Contract.

A1.198 PHOTOGRAPHS

The Contractor shall keep a digital camera on site for the duration of the works. And shall photograph the progress of the works throughout the contract as directed by the Site Inspectorate.

The Contractor shall hold digital records of all photographs on site for inspection by the Architect and the Design Team as required and shall in addition submit to the Architect, on CD format, 50 digital progress photographs per month of the works taken from locations on or about the site as directed by the Architect.

A1.199 MAINTENANCE MANUALS AND AS BUILT DRAWINGS

The Contractor shall give to the Architect at Substantial Completion two copies (one hard copy and one PDF copy on a CD) of all manufacturers', suppliers' and/or subcontractors' maintenance instructions in the form of a comprehensive maintenance manual including as built or installed drawings including the locations of all concealed services.

The Contractor shall furnish to the Architect at the same time a full set of 'As Built' drawings (one hard copy and one PDF copy on a CD) of the works as a whole and any information required by the Project Supervisor Design Process to allow the completion of the Safety File. In addition the contractor shall hand over to the Architect at substantial completion two copies (one hard copy and one PDF copy on a CD) of all O&M and as built information.

A1.200 SAFETY FILE

The Contractor shall include for providing all necessary information (one hard copy and one PDF copy on a CD) as requested by the Project Supervisor for the Construction Stage to enable the preparation and completion of the Safety File excluding design drawings and specifications which shall be provided by the appropriate member of the Design Team and relevant sub-contractors.

A1.201 Safety Statements in accordance with the provisions of the Safety, Health and Welfare at Work (Construction) Regulations 2013 will be required from the main Contractor and all Sub-contractors to be issued to the PSDP.

A1.202 Provide for and comply with the regulations for the following:-

Safe Pass and Construction Skills Certificate schemes operation
 Safety Officers and other safety personnel
 Tests and Certificates for plant and equipment
 Safety Signs and Signals
 PPC and PPE requirements for all operatives
 Provision and maintenance of emergency routes, exits and designated personnel responsible for emergency procedures
 Energy distribution installations
 Temporary fire detection and fire fighting systems
 Maintenance of appropriate working conditions and work stations
 Site traffic routes provision and maintenance
 Provision of first aid equipment and first aid room
 Provide for and comply with the Architect's Preliminary Health and Safety (Unless priced previously)
 Specification: contract areas, sequence of works, restrictions and access
 Instructions to tenderers

Allow for Contractors parking

A1.203

TEMPORARY WORKS

The following items should be priced in conjunction with the Safety Health and Welfare at work (Construction) Regulations 2013 The Project Supervisor Construction Stage (PSCS) shall co-ordinate the design of temporary works to facilitate the construction of the project:

A. the Main Contractor is to appoint a competent temporary works designer to take overall design responsibility for the stability of the structure during the construction process, and to liaise with the Structural Engineer and Project Supervisors, Design and construction

B. the Main Contractor is to employ a suitably qualified Engineer to liaise with the temporary works designer and Project Supervisors, Design and Construction

A1.204

ADJUSTMENTS TO THE CONTRACT SUM

Adjustments to the Contract Sum are to be determined under the 4.3 of the Conditions of Contract and any clauses referred to therein. The Contractor shall submit to the Architect as part of each claim for payment an application for payment for all approved additional or substituted Work done since the preceding claim. Contractor shall give to the Architect or his representative vouchers in support of applications for payment under the Conditions of Contract.

A1.205

MEASUREMENT NOTICES

In respect of Approved additional or substituted works, the Contractor shall give reasonable notice to the Architect before covering works required to be measured.

A1.206

VALUATIONS

The Contractor shall submit to the Architect, together with any interim claim for payment details in accordance with the Conditions of Contract, Clause 4.2.

A1.207

CONTRACTOR CLAIMS

In addition to and without prejudice to the other obligations of the Contractor in this matter, the Contractor shall advise the Architect in writing in a letter written specifically and singularly for this purpose immediately he becomes aware of or anticipates any significant delay to the Works due to any cause, or any extra cost for which he claims or reserves the right to claim compensation, in accordance with Clause 4.7 of the Conditions of Contract and any clauses referred to therein.

The Contractor shall include as much relevant information as possible with the said letter, and as soon as possible supplement the information as necessary. Relevant information includes details of the cause, circumstances and likely course of the events; estimated length of the delay; programme revisions and any extension(s) of time claimed; details of changes and additions to plant, labour and other resources; proposals and information for managing the matter most constructively for the benefit of the works, and investigating and recording the facts; additions, accelerations and other changes to previous particulars.

In the case of an instruction from the Architect, documents as required by Clause 4.6 shall be given before the instruction is carried out, unless the Architect, in writing, specifically directs to the contrary. Where the Architect does so direct, the Contractor shall nevertheless, before carrying out the instruction, give as much as possible of the information referred to, and then complete the information as soon as possible.

An estimate from the Contractor shall bind the Contractor and the Employer only if it is accepted by the Architect after consultation with the Employer, but not otherwise in any circumstances whatsoever.

The Architect may require the Contractor to provide proof, or further proof, of any information or records.

A1.208 SUBCONTRACTORS & SUPPLIERS: RESPONSIBILITY

Irrespective of whether any part of the Works is to be carried out and/or materials to be supplied by the Contractor or by Sub-Contractor(s) and/or Supplier(s), the Contractor shall be responsible to the Employer for ensuring that such part of the works is carried out and completed in accordance with the requirements of the Contract Documents and the current programme.

A1.209 INSPECTION ACCESS AND NOTICES

In accordance with Clause 3.8 of the Conditions of Contract, the Contractor shall give notices in respect of any work to be inspected prior to covering up. Such work includes:

- (a) Any work of structural importance.
- (b) Functional work such as drains and other pipework.

The Contractor shall not cover up any such work until inspected and approved by the Architect, Engineer or any other duly authorised inspector.

The Contractor shall in particular give early notice to the Architect before placing foundations, laying drains, filling trenches, pouring reinforced concrete, or otherwise before proceeding with work which limits inspection. Approval of work in progress shall not relieve the Contractor of his responsibility for the quality of the works throughout.

A1.210 DEFECTIVE WORK

The Contractor shall make good any and all defective work forthwith or in accordance Clause 3.10 of the Conditions of Contract.

A1.211 SUBSTANTIAL COMPLETION

The Contractor shall achieve Substantial Completion in accordance with The Schedule to Conditions of Contract clause 1.1 and Clauses 2.4, 2.5 & 2.6 of the Conditions of Contract and any clauses referred to therein.

A1.212 DEFECTS PERIOD

The Contractor shall make good defects during the currency of the defects period with due dispatch and shall arrange such works to cause a minimum disruption to client operations. A programme for the execution of such works shall be submitted to and approved by the Architect in writing in each case prior to undertaking such works.

A1.213 STANDARDS AND CODES

Generally: All relevant I.S. B.S. and EN Standards shall be deemed to apply to all works, materials, procedures and assemblies whether specifically mentioned in the Specification of or, and shall be deemed to be the standard issued next before the date of the relevant work. Workmanship shall generally comply with the relevant standards, and where standards are silent shall reflect the best practice. European Harmonised Standards, Irish, British or other National Standards or Codes of Practice shall refer to the latest relevant published version at the date of Invitation to tender including any relevant amendments at that date.

Any reference to Irish or other National Standards shall be deemed to include equivalent standards that are required in other European Union countries.

A1.214 EVIDENCE OF COMPLIANCE WITH STANDARDS

In the case of an Irish Standard the presence of an Irish Standard Mark under NSAI licence shall be evidence of compliance. Similar marks issued under licence from EU. National Authorities shall be deemed likewise. An approved IAB mark in the case of Irish Products or equivalent EU. National Agreement Board Certificates of EOTA in Certification in the case of any product shall be evidence of compliance with the Standard so certified.

A1.215 MATERIAL AND COMPONENT SPECIFICATIONS

The Contractor shall ensure that any and all materials and components which are left at the option of the Architect are of good quality, fit for their intended purpose and conform to good building practice as per Clause 3.2 of the Conditions of Contract.

Generic Specifications

Specifications of generic materials and components are used in the Works Requirements to indicate the required specification and standard; however the Contractors proposals in regard to materials and components are to be approved by the Architect, whom shall take into account quality, performance and appearance in determining any proposals the Architects decision in this matter shall be final. The materials & components proposed are to be appropriately integrated in the context of the design as a whole of the proposed building.

A1.216 MANUFACTURERS INSTRUCTIONS

In every case the Contractor shall ensure that full enquiry is made in respect of every product, material, system or assembly to ascertain the full extent of the manufacturers instructions or recommendations in relation to the whole and/or each part, and shall ensure that such instructions or recommendations are strictly observed and implemented and shall secure and ensure that all such materials, products, systems and/or assemblies are warranted by the said manufacturers and/or suppliers.

The Contractor shall ensure that the manufacturers' instructions and other information are at the site whilst the related work is being executed and shall retain these documents and upon completion of the works hand these instructions over to the Architect in suitable folders together with a contents list. Should manufacturer's instructions and this specification be at variance, the Contractor shall obtain instructions from the Architect in writing and shall proceed accordingly.

A1.217 SELECTION OF FINISHES

Unless specific requirements are indicated, self finished and decorative materials and components shall be subject to approval by the Architect as noted in A1.215.

A1.218 PURPOSE MADE COMPONENTS

All components shall be deemed to be purpose made unless indicated to be proprietary or readily identifiable as standard articles. Ready made components may be provided in place of components implied to be purpose made if they conform to specification, subject to the Architects direction.

A1.219 UNSUITABILITY

If, in the opinion of the Contractor, anything described in the Specification or shown on the Drawings is unsuitable or inconsistent with his guarantees or responsibilities under the Contract, the Contractor shall have drawn or be deemed to have drawn such matters to the attention of the Architect before the submission of tenders or in the case of documents or instructions issued after the time of tendering as soon as practicable and in any case before commencement of any part of the works which might be affected.

A1.220 LIAISON WITH TRADES

Before commencing work the Contractor shall liaise with all trades and interests concerned and shall not start or continue any part of the work until:

- (a) Environmental conditions are suitable for the type of work involved.
- (b) Supervisors are satisfied that operatives understand what is required.
- (c) Related preceding work is fully completed, and if necessary tested and approved.

A1.221 DELIVERIES

The Contractor shall programme deliveries to minimise site handling and deterioration. The Contractor shall ensure that everything liable to damage during transport is delivered in manufacturers' wrapping and given such other protection as may be required to ensure that it is installed in prime condition and protected from site conditions

A1.222 ACCEPTANCE OF GOODS AND MATERIALS

The Contractor shall check deliveries and immediately remove from site any materials or components that are not:

- (a) New (unless otherwise specified) and in new condition
- (b) In compliance with specification and/or any approved samples. The Contractor shall in particular check that the correct proprietary and standard and type references are clearly and unambiguously authenticated on the product or its wrapping as appropriate.
- (c) Able to be used within stated shelf life.

A1.223 HANDLING AND STORAGE

The Contractor shall handle and store materials and components as follows:

- (a) Separately if incompatible.
 - (b) So that any particular delivery or consignment can be identified with its delivery ticket and test certificates, etc.
 - (c) So that protection from any form of damage is effected.
 - (d) With due consideration and all necessary precautions when the materials are flammable.
 - (e) So as to avoid overloading or otherwise causing damage to the works.
 - (f) Using lifting hooks, slings, and forks etc. only at places indicated by the manufacturer.
- If liable to deterioration during storage, the Contractor shall use in order of delivery and store accordingly and shall obtain materials and components in quantities that will be used within the recommended storage life.

A1.224 SOURCES RESTRICTIONS

Unless otherwise specified, the Contractor shall use a single source of supply for materials and components having characteristics that:

- (a) Differ according to source of supply or manufacture.
- (b) Could affect their appearance or performance.
- (c) Could affect the appearance or performance of the works.

The Contractor shall maintain for inspection complete records of sources of supply of specified materials and components.

A1.225 ASBESTOS

The Contractor shall not use asbestos based materials save where specified and shall ensure that materials containing asbestos display the Asbestosis Research Council's safety symbol, the frequency of labelling being appropriate to the product.

Where approved, materials containing asbestos shall be used as directed by the Project Supervisor Construction Stage in consultation with the supplier and EPA, any such use shall be monitored and recorded and shall comply in all respects with Health and Safety Regulations governing the use of such materials.

A1.226 PROTECTIVE FINISHES

The Contractor shall apply galvanising and other protective coatings after fabrication; make good any subsequent exposure of the protected material to the standard of the

A1.227 STANDARDS OF WORKMANSHIP: GENERALLY

The Contractor shall undertake all work with skill and care in order to produce work fit for its intended purpose and of good quality. The Contractor shall carry out and complete the works in accordance with the best recognised practices and in a substantial manner to the satisfaction of the Architect. Unless otherwise specified the standard of workmanship set out in the relevant sections of this Specification, or otherwise in B.S. 8000, shall be the standard of workmanship to be achieved by the Contractor in the works.

A1.228 SCAFFOLDING

Provide as necessary all general scaffolding and roof edge protection as required for the execution of the Works.

A1.229 BENCHMARK

The Contractor shall establish a master benchmark on the site for the duration of the Contract and shall relate the same to zero datum. The permissible deviation in level between the master benchmark and Ordnance Datum ± 5.0 mm.

The Contractor shall establish reference levels at vertical intervals as follows:

The permissible deviation in the horizontal distance between two adjacent reference lines shall be ± 2.00 mm. The cumulative permissible deviation in the horizontal distance between reference lines shall not exceed 1 m in 1000 m or 30mm whichever is the lesser.

The permissible vertical deviation at the intersection of reference lines shall be not greater than ± 2.0 mm

A1.230 MEASUREMENT

The Contractor shall not scale drawings, and shall use figured dimensions on drawings for setting out of the works. The Contractor shall check all dimensions and levels on drawings and on site, particularly the correlation between components and receiving dimensions.

A1.231 TEMPORARY WORKS - DESIGN

The Contractor shall submit temporary work design calculations to the Design Team structural engineer for approval prior to erection. Programming of the submissions for the temporary works designs are to allow minimum 5 days for the approval process.

A1.232 TEMPORARY WORKS

The Contractor shall maintain, adapt, remove and make good after removal of temporary work and services required for the due performance of the Contract,
The Contractor shall provide for all temporary roads, tracks, entrances, hardstandings and crossings as required in order to carry out and complete the works.
The Contractor shall remove, reinstate and make good all temporary access routes and installations on completion of the Project.

A1.233 MAINTENANCE OF COMMON ACCESS

The Contractor shall maintain all access routes in a safe and serviceable condition at all times and reinstates the same fully on completion of the works.

A1.234 CONTRACTORS CAR PARKING

The Contractor shall make adequate provision for car parking for site operatives and shall require that all site operatives, whether his own Employees or those of subcontractors, park within his Contract Areas unless otherwise expressly agreed with the Employer.

A1.235 PROTECTION OF THE WORKS

The Contractor shall protect the works, materials and plant from the weather and make good any damage caused.

The Contractor shall keep finished surfaces clean as work proceeds and protect from dirt, staining and physical damage.

A1.235A The Contractor makes good any damage caused.

A1.235B Protect existing buildings, fences, gates, walls, power lines and other site features which are to remain in position during the execution of the Works, from damage by site operations. Make good any damage to existing features resulting from the Works.

A1.235D Protect, uphold and maintain all pipes, ducts, sewers, manhole covers, service mains, etc., and existing overhead cables and water mains during the execution of the Works. The Contractor shall make good any damage due to any cause at his own expense or pay any costs and charges in connection therewith.

A1.235E Protect from damage during the execution of the Works all trees, shrubs and lawns on the site which have been scheduled for retention. Replace all damaged trees, shrubs and lawns with well established growths guaranteed for a period of twelve months after planting.

A1.235F Prevent the growth of noxious weeds on the site during the contract period. Noxious weeds include thistle, dock, ragwort, common barberry and wild hop.

A1.235G Store materials in a tidy manner. Separate different materials and protect them from dirt, physical damage, reaction with other materials, marking or staining, micro organisms, mildew, fungus and vermin.

A1.235H Do not store materials in ways which may cause damage to the Works or the materials or endanger the safety of people or property.

A1.235I Handle and store materials in accordance with the manufacturer's recommendations. Do not use materials which have been stored for a period in excess of the manufacturer's recommended shelf life.

A1.236 SITE PREPARATION

The Contractor shall clear and prepare the site for reception of the proposed works including demolitions scheduled.

A1.237 WORK OUTSIDE CONTRACT ZONE

The Contractor shall ascertain the location and conditions of any work which may be required beyond the Contract Zone and provide for the proper execution of the same, and shall obtain any permissions or consents necessary and shall have advised his Insurers in respect of the same.

A1.238 APPROVAL FOR HOLES AND CHASES

The Contractor shall obtain approval of the Architect for cutting holes or chases in structural elements where not otherwise expressly provided in Contract Documents.

A1.240 POLLUTION

The Contractor shall not deposit deleterious material in drains: The Contractor shall comply with statutory requirements in respect of disposal of waste.

A1.241 STORAGE OF MATERIALS

The Contractor shall store materials in a tidy manner and separate different materials and protect them from dirt, physical damage, and reaction with other materials, marking or staining, micro organism, mildew, fungus and vermin. The Contractor shall not store materials in ways which may cause damage to the works or to the materials or endanger the safety of people or property.

A1.245 DIMENSIONS/SIZES

Unless otherwise indicated, any dimensions stated in descriptions are in the sequence of length, width and height.

A1.246 DESCRIPTIONS

Unless otherwise provided any description of work to be undertaken shall be deemed to include:

- (a) Materials and components as specified and all labour in fitting and fixing in position including cutting and wastage.
- (b) Use of plant, tools and temporary works of every description.

A1.247 OVERLOADING

The Contractor shall not overload or stress the existing roof structure when carrying out the works.

A1.248 UNFAVOURABLE WEATHER

The Contractor shall obtain local weather forecasts and take precautions against adverse weather conditions.

A1.249 SPECIAL FIRE PRECAUTIONS

In addition to Statutory requirements, the Contractor shall take special precautions to avoid risk of fire, and shall cease any work involving naked flames or sparks at least 45 mins. before work stops for the day. The Contractor shall not permit any accumulation of inflammable debris. The Contractor shall not take flammable liquids and gases onto the works other than that needed for one day's work.

A1.250 SAMPLES - SMALL

The Contractor shall provide for Mock Ups and Samples for approval by the Architect in accordance with the Architects Specification. This will entail the fabrication of min. One full window complete with sash and all ironmongery, presented as a sample of the materials and workmanship to be deployed on this project.

Notwithstanding this requirement the Contractor shall provide small samples to the Architect as and when required together with supporting information and details on availability and other relevant matters.

A1.251 NOXIOUS WEEDS

Provide for the destruction of all noxious weeds on the site in accordance with the Noxious Weeds Act 1936 and Noxious Weeds (Japanese Knotweed, Thistle, Ragwort, Giant Cabbage, and Dock) Order 1937.

A1.252 CHECKS AND TESTS

Generally: Regardless of any specified tests the Contractor shall undertake regular checks and tests to ensure that the work is functional and as specified as works proceed. The Contractor shall ensure that mechanical components are functioning before and after installation.

A1.252B Carry out all testing as outlined in the Specifications.

A1.252C Provide and deliver samples of materials to the Architect's office for approval or at the offices of an approved testing authority as may be directed.

A1.253 RECORDING EQUIPMENT

The Contractor shall provide the following:

- (a) Adequate thermometers of various types properly sited to give representative readings.
- (b) Tell-tales if necessary, fixed as directed.
- (c) A site digital camera with an adequate supply of appropriate digital cards and disks.

A1.254 DRAWINGS

The Contractor shall check all drawings issued after the commencement of the works to ensure that they do not conflict in any respect with those previously supplied, or with actual dimensions measured on site.

The Contractor shall notify the Architect of any errors or discrepancies in dimensions or levels as shown on or as between drawings or between drawings and site features, prior to setting out, and shall take whatever action the Architect shall direct in respect of the same.

A1.255 SHOP DRAWINGS

For parts of the works for which only general design and layout drawings are provided the Contractor shall prepare any detail, shop or installation drawing which is necessary and indicate any modification to the design drawings and shall submit drawings for approval in good time and not less than 14 days before the relevant work is due to commence. The Contractor shall obtain the approval of the Architect to shop drawings in writing. If shop drawings are not approved the Contractor shall amend and resubmit. In all events the Contractor shall allow adequate time for approval having regard to the type and relative complexity of the content. Work shall not commence in advance of approval.

A1.256 FIXINGS

Generally: Subject to specified requirements, the Contractor shall fix everything that is intended to be fixed in such a manner that it remains securely in position. The Contractor shall observe the following qualifications in addition to this requirement:

The Contractor shall select fixings which are proof against any corrosion likely to occur in their position in use.

The Contractor shall use fixings suited to the likely stresses and vibration in use.

The Contractor shall ensure that visible fixings are selected to match or suit the items being fixed.

The Contractor shall fix items to be removed or removable with accessible and removable fixings such as screws or bolts.

The Contractor shall not use shot fixings without approval which, if given, will require compliance with BS 4078 in respect of the tools and their operation.

The Contractor shall avoid any damage to anything being fixed or anything receiving fixings.

Cleanliness: The Contractor shall keep the works and the equipment used for their construction clean, and shall accumulate debris in suitable pre-determined areas and promptly remove from site.

A1.257 SERVICES NOTICES

The Contractor shall give all notices required by the Local Authority and or any Public Service Provider in respect of the works.

A1.258 EMPLOYER'S DISPLAY

The Contractor shall provide for the Employer's Display requirements in accordance with the provisions of the Architects Specification.

A1.258A Provide and erect a temporary name board giving the names of the Contractor, Employer and Architect. Provide all necessary temporary signage, safety notices, etc., as required.

A1.259 SUSPENSION OF THE WORKS

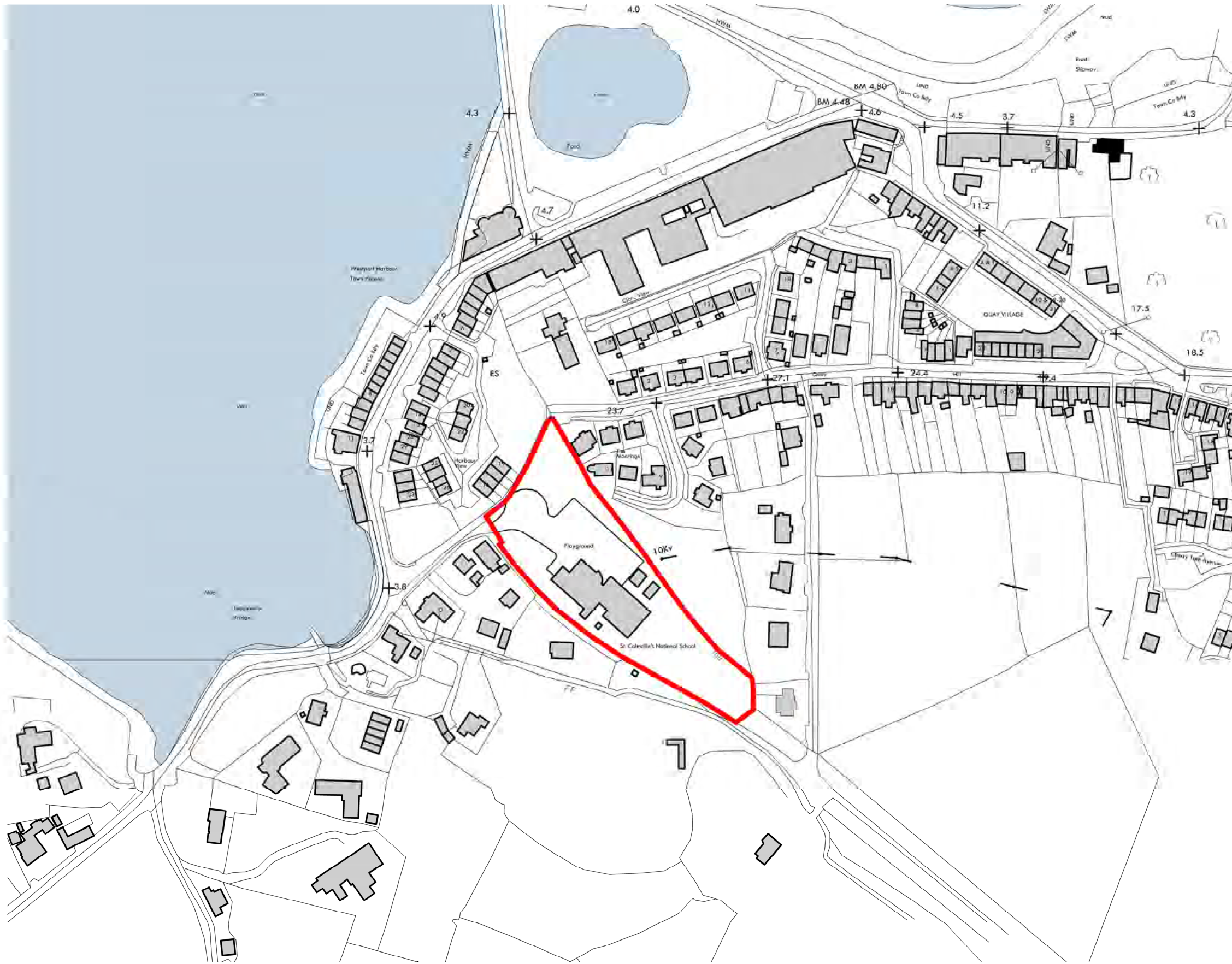
The Employer may, on the authority of any person expressly authorised in writing by the Employer to the Contractor, require suspension of any works for an agreed period if required by the overriding considerations of the Employer. In this event the instruction shall be recorded and signed by the authorising person including the length of time for which the particular operation is to be suspended.

A1.260	Suspension of the works to be in accordance with Clause 3.12 of the Conditions of Contract. PRIORITY OF DOCUMENTS Priority of the Works Requirements and any inconsistencies are to be notified by the contractor on immediate discovery to the Architect.	
	SUB- TOTAL FOR PRELIMINARIES FORWARD TO SECTION (--)01	

	SCHEDULE B PRICING DOCUMENT - SCHEDULE OF WORKS	
	(09) DEMOLITIONS / REMOVALS	€ Euro Rate/cost
(09)01	Provide for erection of any necessary temporary security fencing/hoarding to secure the builder's compound and construction site, as appropriate and in consultation with the school authorities. Any fencing or contractor's storage facilities should not interfere with fire exits of fire brigade access.	
(09)02	Contractors must be fully aware that the works will be carried out in a functioning primary school building; therefore heightened levels of noise control, dust control, access, confidentiality, discretion and security are of the utmost importance. It is likely that the works will be carried out over the summer months. It will be the main contractor's responsibility to implement, monitor and manage appropriate procedures and protocols in this regard.	
(09)03	Protect all existing buildings, tarmac areas, roads, fencing, play areas, lighting, services, furniture, equipment, computers, projectors, TVs, wall posters and any other features that are not scheduled for removal/replacement. Make good any damage caused to such items arising from the works.	
(09)04	Access to the works will be via the front door of the school. Close and seal all other doors off the main corridor to prevent any dust from entering other classrooms or other areas of the school building, insofar as is reasonable and practical.	
(09)05	Provide temporary covering to windows to prevent damage to glass, as required.	
(09)06	Include for segregation of any waste material and disposal, under appropriate licence, to a registered waste receiver.	
(09)07	Include for all other demolition/removal works reasonably inferred from the tender documents.	
	(21) EXTERNAL WALLS	
(21)01	Include for forming 6 no. 150mm diameter wall vent in existing 450mm thick cavity walls. Supply and fit powder coated aluminium ventilation grilles externally and internally, to achieve the desired free air flow requirement to comply with Part F of the Building Regulations. Provide 'free ventilation area' calculation for the proposed vent to be used, to the architect on completion. Contractor must make a formal technical submittal on the type of louvre to be used, for the architect's written approval.	
	(29) INSULATION	
(29)01	Include for accessing all areas of existing attic spaces in the main school building and carrying out an audit on the coverage of existing quilt insulation. If disturbed or pulled away from its proper position, the contractor must neatly refix the existing insulation so that it provides a suitable and uniform base for the new insulation.	

(29)02	Supply and lay in two layers IndiNature, IndiBreathe Flex Natural flexible insulation made from hemp and recycled jute fibres. BBA Agreement Certificate 24/7266. 570mm x 1200mm x 140mm thick for the first layer between the joists and the same for the second layer running across the joists at right angles. <u>The insulation shall have the following technical characteristics:</u> Thermal conductivity of 0.042 W/m.K Density - 35 kg/m³ Specific Heat Capacity - 1857 J/KgK Vapour diffusion Resistance - 0.48 Sound reduction - 41 db (50mm) Sound absorption - Class A Carbon (net negative) incl. biogenic - -0.63 kgCO₂eq/kg Lay the insulation to all areas of the attic spaces and ensure that every joint is snug and tight without any gaps. Only cut the insulation with a sharp handsaw. Tuck the insulation down into the eaves area, while maintaining minimum 50mm air flow gap. Dress insulation around, up and under all obstructions, including cold water storage tanks, cold water and mains water pipework, overflow pipework, heating mains, electrical containment trays, electrical trunking, fire alarm cabling, intruder alarm cabling, power supplies to lighting etc.... to achieve a consistent and thorough insulation blanket to achieve a maximum thermal barrier.	
(29)03	Supply and fit a durable, breathable ventilation card between all rafters/joists at the eaves location around the entire perimeter of the school to ensure 50mm free natural ventilation from the external environment to the internal attic space. Include for making a technical submittal to the architect for the proposed ventilation card, for the architect's approval.	
(29)04	Carefully drill external walls from the outside and pump in BASF Walltite full fill, closed cell, cavity wall insulation and stabilisation system, or similar approved insulation system. BBA Agreement Certificate 13/5002. <u>The insulation shall have the following technical characteristics:</u> Thermal conductivity of 0.027 W/m.K Closed cell content - 94.5% Adhesion to block - 231k U-Value (assuming 50mm existing residual cavity - 0.35 W/m²K Include for filling and repairing the holes with an external render to match existing. Include for spot painting the masonry repairs in a colour to match existing walls.	
(29)05	Include for carrying out a thermographic camera survey of the all wall areas on completion of the pumping work, to determine any voids or areas where the insulation did not reach. Include for drilling and pumping insulation as described above to any voids detected from the thermographic survey. Provide a report with thermographic evidence to the architect on completion of the work.	

	(47) ROOF FINISHES	
(47)01	Include for forming 165 no. 100mm diameter holes in existing soffit and fitting white soffit vents to achieve ventilation to the attic space to comply with Part F of the Building Regulations. Ensure that vent is robust and is tightly fitted. Provide 'free ventilation area' calculation for the proposed vent to be used, to the architect on completion.	
(47)02	Include for supply and fitting 600mm wide strip of 19mm thick WBP ply walkway down the centre of each attic space, including any required 44x35mm softwood supports. Approx. total linear meters = 80m long x 0.6m wide.	
	(5-) MECHANICAL SERVICES GENERALLY	
(5-)01	Include for identifying all relevant mechanical plant and for working around plant such as cold water storage tanks, cold water and mains water pipework, overflow pipework, and heating mains, etc.....and for working around such items to achieve a consistent and thorough insulation blanket to achieve a maximum thermal barrier. Should any such mechanical items need to be disconnected, isolated, moved, or made safe, it will be the contractor's responsibility to contact the school authorities to coordinate same and arrange for it to be reconnected and re-commissioned properly.	
	(6-) ELECTRICAL SERVICES GENERALLY	
(6-)01	Include for identifying all relevant electrical equipment, such as electrical containment trays, electrical trunking, fire alarm cabling, intruder alarm cabling, power supplies to lighting etc.... and for working around such items to achieve a consistent and thorough insulation blanket to achieve a maximum thermal barrier. Should any such electrical items need to be disconnected, isolated, moved, or made safe, it will be the contractor's responsibility to contact the school authorities to coordinate same and arrange for it to be reconnected and re-commissioned properly.	
(--)	GENERAL	
(--01	Allow for complying with preliminaries and conditions of contract (Short Public Works Contract Document Reference PW-CF6 v1.15 25th November 2025).	
(--02	The tendering contractors must visit the site to ascertain the exact extent of works required.	
(--03	Remove all construction equipment, builder's rubble, etc. from the site and leave perfect to the satisfaction of the Architect.	
(--04	Include for compiling all as built data, warranties, certificates and the like and hand over to the PSDP and architect for the compilation of the safety file. All such records must be handed over prior to Substantial Completion.	
(--05	Total excluding VAT to Form of Tender	€
(--06	VAT @ 13.5%	
(--07	Total including VAT	€



THIS DRAWING IS FOR PLANNING PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND DOCUMENTS FORMING PART OF THIS APPLICATION.

USE FIGURED DIMENSIONS ONLY. DO NOT SCALE OFF THIS DRAWING.

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**SITE AREA OUTLINED IN RED -
1.025 hectares (2.533 acres)**

Rev	Date	Description	Drawn By	Checked By

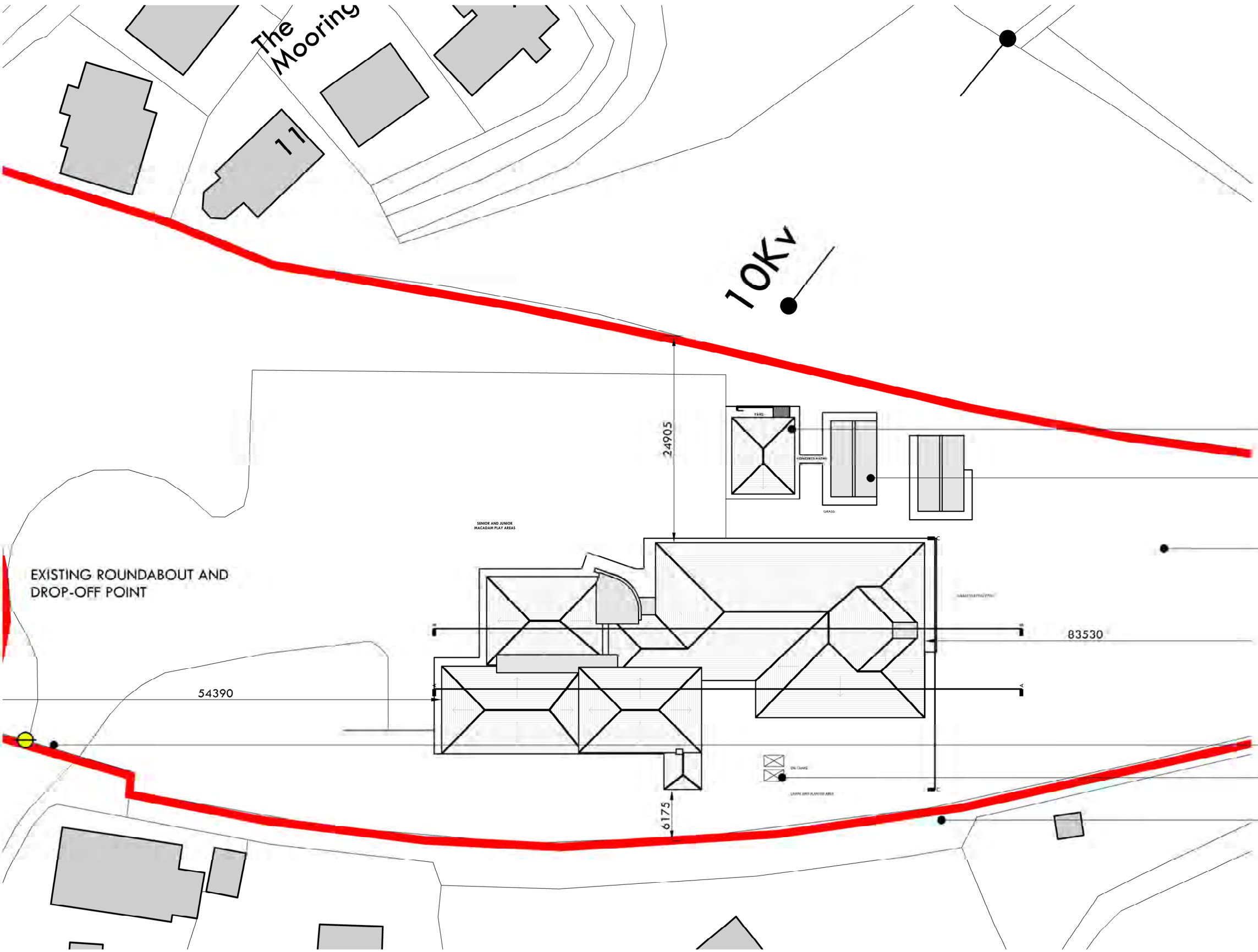
SITE LOCATION MAP

SCALE - 1:2,500

ORDNANCE SURVEY OF IRELAND MAP ITM
COORDINATES FOR SITE - E 497928 N 784219

ORDNANCE SURVEY SHEET NUMBER - 2078-10, 15 and 20.

Project	THERMAL UPGRADE WORKS AT ST. COLMCILLE'S NS, WESTPORT			Drawing No.	L(29)01
Client	BOARD OF MANAGEMENT, ST. COLMCILLE'S NS, WESTPORT			Revision	/
Drawing Title	SITE LOCATION MAP			Released	R
Job No.	Date	Scale	Drawn By	Checked By	
71123	MARCH 2020	1:2500	MH	MH	



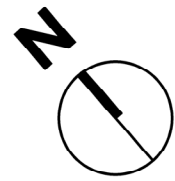
EXISTING SITE PLAN

Scale 1:500

EXISTING SLATE FINISHED HIPPED ROOF

EXISTING FLAT ROOF

SITE AREA OUTLINED IN RED - 1.025 hectares (2.533 acres)



- EXISTING YARD STORAGE SHED
- EXISTING PREFAB ACCOMMODATION
- EXISTING GRASS PLAYING PITCH
- EXISTING ROUNDABOUT AND DROP-OFF POINT
- VEHICULAR SITE ENTRANCE
- EXISTING OIL TANKS
- EXISTING PUBLIC WALKING ROUTE ALONG SITE BOUNDARY

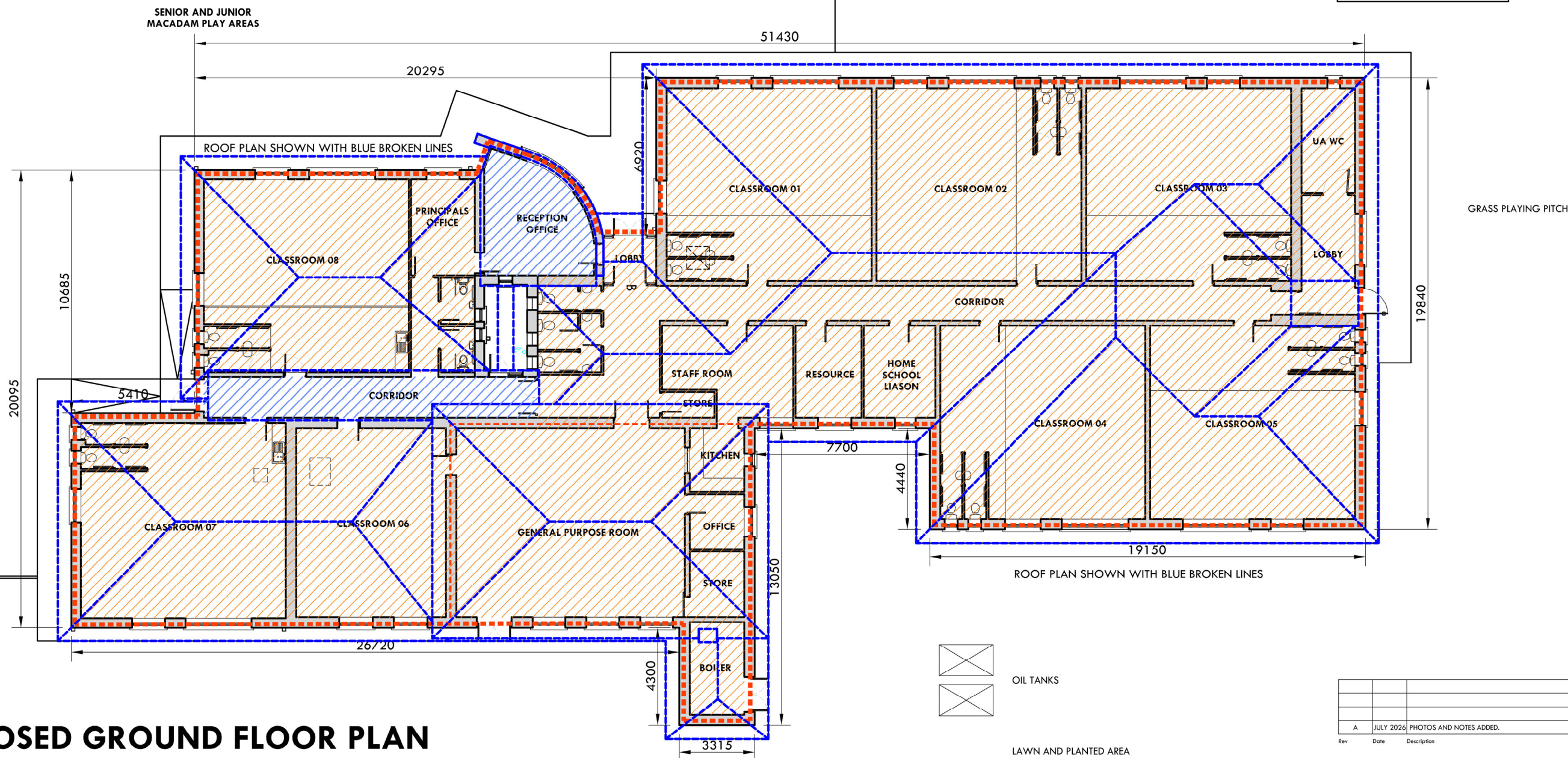
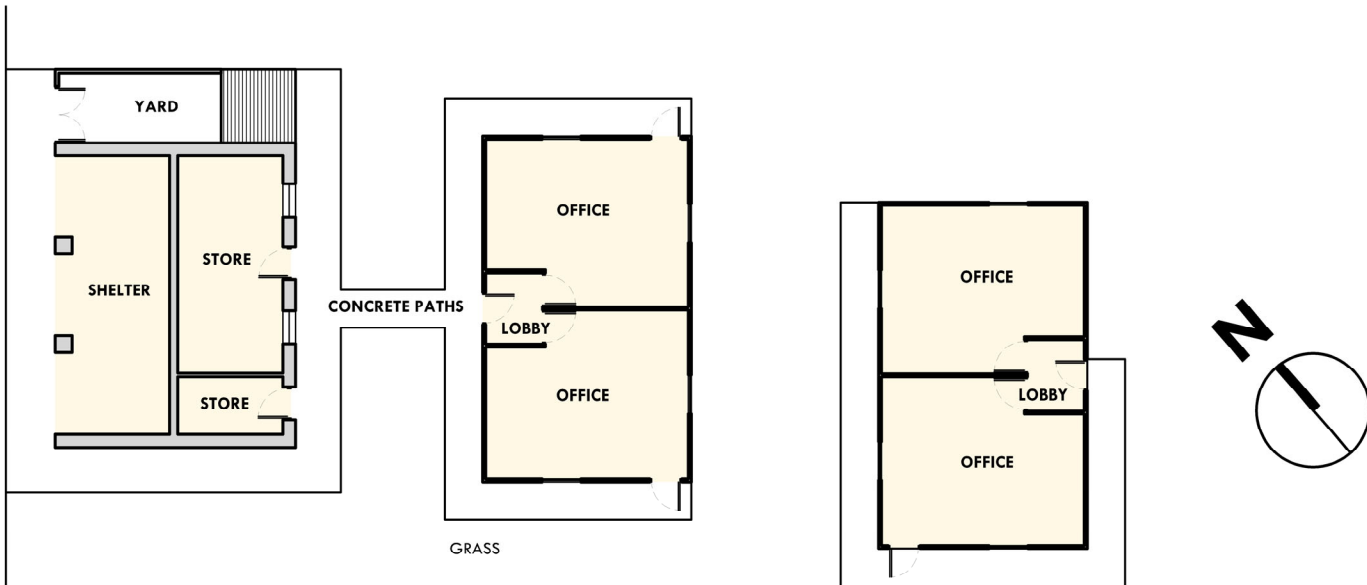
Rev	Date	Description	Drawn By	Checked By

Project	THERMAL UPGRADE WORKS AT ST. COLMCILLE'S NS, WESTPORT			Drawing No.	L(29)02
Client	BOARD OF MANAGEMENT, ST. COLMCILLE'S NS, WESTPORT			Revision	/
Job No.	71123	Date	MARCH 2026	Scale	1:500
		Drawn By	MH	Checked By	MH
		Released			R



TYPICAL PHOTO OF 'CUT' AND PREFAB ROOF TRUSSES

Scale: NTS



PROPOSED GROUND FLOOR PLAN

Scale 1:200

- EXISTING DETACHED OUTBUILDINGS / MODULAR UNITS (NOT PART OF WORKS)
- EXTENT OF PROPOSED NEW ATTIC INSULATION
- EXISTING FLAT ROOF AREAS - NO INSULATION REQUIREMENT.
- EXTENT OF PROPOSED NEW CAVITY WALL INSULATION

Rev	Date	Description	Drawn By	Checked By
A	JULY 2026	PHOTOS AND NOTES ADDED.	MH	MH
Project			Drawing No.	
Client			L(29)03	
Drawing Title			Revision	
Job No.			Released	
Date			A	
Scale			R	
Drawn By			MH	
Checked By			MH	



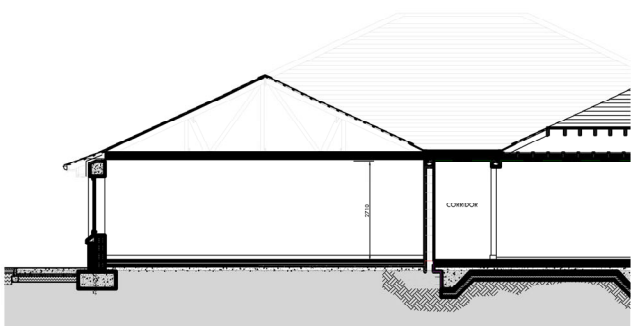
EXISTING NORTHEAST ELEVATION (FRONT)
Scale 1:200



EXISTING SOUTHWEST ELEVATION (REAR)
Scale 1:200



EXISTING SOUTHEAST ELEVATION
Scale 1:200



EXISTING TYPICAL CROSS-SECTION
Scale 1:200



AERIAL VIEW OF QUAY SCHOOL
Scale: NTS

Rev	Date	Description	Drawn By	Checked By

Project	THERMAL UPGRADE WORKS AT ST. COLMCILLE'S NS, WESTPORT			Drawing No.
Client	BOARD OF MANAGEMENT, ST. COLMCILLE'S NS, WESTPORT			L(29)04
Drawing Title	EXISTING ELEVATIONS			Revision
Job No.	Date	Scale	Drawn By	Checked By
71125	MARCH 2026	1:200	MH	MH
Released				R