

	Description	Qty	Unit	Rate	Amount
	<u>PRELIMINARY PARTICULARS</u>				
A	The clause and schedule headings of the Form of Contract are included below for pricing. Unless specifically itemised elsewhere in these Preliminaries, any costs for or in connection with any contractual requirements or obligations arising from these clauses should be included under the clause and schedule headings. In accordance with the Agreed Rules of Measurement, some items are listed separately for pricing. All costs arising from or in connection with the following are to be included in the tender.		Note		
	<u>Project</u>				
	<u>Name</u>				
B	Cahir Market House Business Centre Phase 2				
	<u>Nature</u>				
C	Refurbishment & Conservation Works to Existing Buildings with New Build Extension to rear				
	<u>Location</u>				
D	The Square, Cahir, Co. Tipperary				
	<u>General description of the Works</u>				
E	The Works consist of alterations, conservation and restoration works to the Existing Market House Building & No 25 Old Church Street, completion of a new two storey extension to rear, new finishes, services and windows and doors throughout. External works				

Cahir Market House Business Centre
Phase 2 Works

BQ/1

To Collection €

Description	Qty	Unit	Rate	Amount
<u>Parties and Consultants</u> <u>Employer</u> Tipperary County Council, Civic Offices, Emmet Street, Clonmel, Co. Tipperary <u>Architects & ER</u> Deaton Lysaght Architects, 44 South Richmond Street, Dublin 2 <u>Civil & Structural Engineer</u> David Kelly Partnership, Chartered Engineers, Nelson House, Emmet Place, Youghal, Co Cork <u>Services Engineers</u> Hayes Higgins Partnership, The Arches, Gas House Lane, Kilkenny <u>Chartered Quantity Surveyors</u> Duffy Quigley, Wasdale, Coleville Road, Clonmel <i>Where a Clerk of Works is appointed he will act solely as Inspector under the Architect, and the Contractor shall afford him every facility for examining the work and materials. The Clerk of Works has no power to order or allow any work entailing either additions or omissions in the Contract. The Employer may appoint a Clerk of Works who will be paid by him, but neither his appointment nor his actions shall in any way affect the responsibility of the Contractor, and such Clerks of Works will have no power to authorise deviations of any kind.</i>				

	Qty	Unit	Rate	Amount
<u>Description of Site</u> <u>Boundaries</u> A <i>The boundaries of the site shall be as indicated on the Architects site plan and as ascertained by inspection. The Contractor shall confine his operations to those areas which have been handed over to him and marked in red on Site Layout Plan. All temporary buildings, stores and all other things and activities pertaining to the carrying out of the works in relation to the new buildings and alterations to the existing will be subject to the Architects approval. Contractor to provide adequate hoarding along, including gates, to prevent any interference. Contractors to make good to all areas disturbed on completion including removal of temporary hoardings, reinstating grounds, etc. Access to the Works will be from the North through the neighbouring Car Park development. Temporary possession to be agreed with TCC. Hoarding to be provided as indicated.</i> <u>Access</u> B <i>Access to the site is as indicated on the tender drawings. The Contractor is required to ensure that as little disruption as possible is caused to the occupants of the neighbouring buildings by reason of traffic to and from the site. Access to the Works will be from the North through the neighbouring Car Park development. Temporary possession to be agreed with TCC. Hoarding to be provided as indicated.</i>				

	Description	Qty	Unit	Rate	Amount
	<u>Visiting the Site</u>				
A	The Contractor is advised to visit the site and ascertain the facilities of access thereto, the supply of labour, and materials the district will afford and the general convenience of working. He will be taken to have made himself acquainted with the nature of the soil, the nature, character, dimensions, levels and other features of the site, all existing buildings thereon and all other things in so far as they may have any connection with or affect the Works. He must take all the above matters into account when tendering and no charge for any extra labour or materials will be allowed in consequence of the Contractors failure to do so.				
	<u>Drawings and other documents</u>				
	<u>Pricing document/Drawings</u>				
B	Drawings and other documents which were used in the preparation of this Pricing Document are as follows:-				
	Architects Drawings as scheduled per Register Job No 1829. Specification & Preliminary Health and Safety Plan; Engineers Drawings as per Register Job No 20185				
	<u>Exhibition/Issue of Document</u>				
C	The Articles of Agreement, contract drawings and specification are exhibited at the Architects office during normal business hours.				

	Description	Qty	Unit	Rate	Amount
	<u>Drawings</u>				
A	Two copies of all drawings and other documents relating to the Contract will be supplied to the Contractor. They will remain the property of the Employer and, together with any copies made by the Contractor, shall be returned to the Architect on completion of the Works. One copy shall be kept on the site in the charge of the foreman and shall be available for the Architects use when required				
B	Further Drawings and Instructions The Architect shall have full power and authority to supply to the Contractors from time to time during the progress of the works any further drawings and instructions as shall be necessary for the purpose of the proper and adequate execution and maintenance of the Works and the Contractor shall be bound by the same as if they had been listed herein.				
C	On completion of the Works, the Contractor, in conjunction with Sub-Contractors when appropriate, is to prepare and deposit with the Architect two hard copy and one electronic copy sets of drawings showing all services, sewers, drainage system and buildings as installed and is to include here for all costs in connection with preparation of these drawings		item		
D	The Contractor shall supply to the Architect two copies of maintenance manuals of all equipment installed.		item		

Description	Qty	Unit	Rate	Amount
<u>CONTRACT</u> <u>Standard Conditions</u> <u>Conditions of Contract</u> The Conditions of Contract are as per "Public Works Contract for Minor Building and Civil Engineering works Designed by the Employer". Document Reference PW-CF5 issued by the Department of Finance or the latest version applicable 10 days prior to designated tender date available on http://constructionprocurement.gov.ie/contracts/ Nothing in the Specification nor the Pricing Document shall override, modify or affect in any way whatsoever the application or of that which is contained in the Conditions of Contract. <u>Schedule of Clause Headings</u> A schedule of the Clause headings of the Conditions is set out hereunder for pricing <u>1. THE CONTRACT</u> 1.1 Definitions 1.2 Interpretation 1.3 Inconsistencies 1.4 Pricing Document & Works Proposals 1.5 Performance Bond 1.6 (sub-clause not used) 1.7 Joint Ventures 1.8 Assignment 1.9 Miscellaneous <u>2. THE LAW</u> 2.1 Law governing the Contract 2.2 Compliance with Legal Requirements 2.3 Consents				

Description	Qty	Unit	Rate	Amount
2.4 Project Supervisor				
2.5 Safety, Health and Welfare at Work Act 2005 and Safety Health and Welfare at Work (Construction) Regulations 2013				
2.6 Ethics in Public Office				
<u>3. LOSS DAMAGE AND INJURY</u>				
3.1 Employer's Risks of Loss and Damage to the Works				
3.2 Care of the Works				
3.3 Insurance of the Works				
3.4 Contractors Indemnity				
3.5 Employer's Indemnity				
3.6 Public liability and Employers Liability Insurance				
3.7 Professional Indemnity Insurance				
3.8 Existing Facilities and Use or Occupation by Employer				
3.9 General requirements concerning insurance				
<u>4. MANAGEMENT</u>				
4.1 Co-operation				
4.2 Contractor's Representative and Supervisor				
4.3 Employer's Representative				
4.4 Employer's Representative's communications				
4.5 Instructions				
4.6 Works Proposals				
4.7 Required Contractor Submissions				
4.9 Programme				
4.10 Progress Reports				

Description	Qty	Unit	Rate	Amount
4.11 Notice and time for employer obligations				
4.12 Documents				
4.13 Contractor's Management				
4.14 Communications				
4.15 Meetings				
4.16 Confidentiality and Secrecy				
4.17 Contractor's Things not to be Removed				
4.18 Contractor's Documents				
<u>5. CONTRACTOR'S PERSONNEL</u>				
5.1 Contractor's Personnel to carry out Contractor's Obligations				
5.2 Qualifications and Competence				
5.3 Pay and Conditions of Employment				
5.4 Subcontractors and Specialists				
5.5 Collateral Warranties				
5.6 Removal of Work Persons				
<u>6. PROPERTY</u>				
6.1 Ownership of Works Items				
6.2 Infringement of Property Rights				
6.3 Works Requirements				
6.4 Property and Rights in Contractor's Documents				
<u>7. THE SITE</u>				
7.1 Lands made available for the Works				
7.2 Trespassers				
7.3 Contractor Responsible for all Site Operations				
7.4 Services for Employer's Facilities				

Description	Qty	Unit	Rate	Amount
7.5 Security and Safety of the Site and Nuisance				
7.6 Other Contractors				
7.7 Setting out the Works				
7.8 Archaeological Objects and Human Remains				
7.9 Access and Facilities				
7.10 Charges				
<u>8. QUALITY TESTING AND DEFECTS</u>				
8.1 Standards of Workmanship and Work Items				
8.2 Quality Assurance				
8.3 Inspection				
8.4 Tests				
8.5 Defects				
8.6 Defects Period				
8.7 Defects Certificate				
<u>9. TIME AND COMPLETION</u>				
9.1 Starting Date				
9.2 Suspension				
9.3 Delay and Extension of Time				
9.4 Programme Contingency				
9.5 Omissions and Reduction of time				
9.6 Substantial Completion				
9.7 (sub-clause not used)				
9.8 Liquidated Damages				
<u>10. CLAIMS AND ADJUSTMENTS</u>				
10.1 Compensation Event				

Description	Qty	Unit	Rate	Amount
10.2 Quantities and Description in Bill of Quantities				
10.3 Contractor Claims				
10.4 Proposed Instructions				
10.5 Employer's Representative's Determination				
10.6 Adjustment's to the Contract Sum				
10.7 Delay Cost				
10.8 Price Variation				
10.9 Employer's Claims				
<u>11 PAYMENT</u>				
11.1 Interim Payment				
11.2 Unfixed Works Items				
11.3 Retention				
11.4 Full payment				
11.5 Final Statement				
11.6 Time for Payment and Interest				
11.7 Value Added Tax				
11.8 Withholding Tax				
<u>12. TERMINATION</u>				
12.1 Termination on Contractor Default				
12.2 Consequences of Default Termination				
12.3 Suspension by the Contractor				
12.4 Termination by the Contractor				
12.5 Termination at Employer's Election				
12.6 consequences of Termination by Contractor or at Employers Election				
12.7 Survival				
12.8 Payment				

Description	Qty	Unit	Rate	Amount
12.9 Reference to Conciliation				
<u>13. DISPUTES</u>				
13.1 Conciliation				
13.2 Adjudication				
13.3 Arbitration				
13.4 Jurisdiction				
13.5 Agent for Service				
13.6 Continuing Obligations				
<u>14. COVID 19 MANDATORY CLOSURE</u>				
14.1 Covid-19 Definitions				
14.2 Covid-19 General Provisions				
14.3 Covid 19 Costs				
<u>15. PRICE VARIATION</u>				
15.1 Definitions				
15.2 Contract Sum Adjustments				
15.3 Proportions				
15.4 Change in Law				
15.5 Failure to Commence by the Start Date				
15.6 Failure to Complete on Time				
15.7 Excluded Amounts				
15.8 Revisions to the Index Figures				
15.9 Permitted Increases and Permitted Decreases for Material Categories and Fuel Categories				
15.10 Adjustments for Labour				
15.11 Efficiency				
Appendices to Clause 15				
Appendix 1 Definitions				

	Description	Qty	Unit	Rate	Amount
	Appendix 2 Permitted Increases and Permitted Decreases for Materials and Fuel Appendix 3 Labour <u>Employers entries to the Schedule</u> Note: The headings of the Schedules Part 1 of the Conditions of Contract are set out hereunder for pricing. Notwithstanding Rule 2.1 (Preliminaries) of ARM4 Supplement 1 Issue 2, where the Employer has made an entry in Schedule Part 1, the text entered is not repeated here. The Contractor is referred to the Schedule and is to include under the headings below for any costs for or in connection with any contractual requirements or obligations arising from these schedule items <u>Schedule Part 1: Refer to completed Schedule Part 1.</u>				
A	A. Employer's Representative and Communications				
B	B. Documents				
C	C. Project Supervisor				
D	D. Insurance				
E	E. Performance Bond (Amount for Bond to be identified separately in the General Summary)				
F	F(i) Collateral Warranties				
G	F(ii) Ancillary Certificates				
H	F(iii) Named Specialists				
J	G Dates for Substantial Completion, Sections, Liquidated Damages, Retention				
K	H Early Completion				
L	I Defects Period				
M	J Random Checks for Employment Records				
N	K Delay Events, Compensation Events, Programme Contingency, Delay Costs, Adjustments				

	Description	Qty	Unit	Rate	Amount
A	L Payment particulars				
B	M (not used)				
C	N Conciliation, Adjudication and Arbitration				
D	O Rights in Contractor's Documents				
	<u>Schedule Part 2:</u>				
E	A Communications				
F	B (not used)				
G	C Dates for Substantial Completion				
H	D Adjustments to the Contract Sum including Delay Costs				
	<u>Delay or Compensation Events (Risk remaining with Contractor)</u>				
J	Where a Delay or Compensation Event item has 'no' entered against it on Part 1, Schedule K, all costs associated with the Delay or Compensation Event shall be at the risk of the Contractor.				
	<u>Schedule Part 3:</u>				
K	A (not used)				
L	B Named Specialists				
M	Appendix 4 to Clause 15 (Parts 1 and 2)				
N	Appendix 5 to Clause 15				
	<u>Contractors Liability</u>				
P	The Contractor shall, subject to any other provision in the contract, be liable for risk or injury to persons and property and for damage to the Works and shall indemnify the Employer in accordance with the Contract.				
Q	Where required, the Contractor shall effect insurance in respect of the Contractor's liability for some/all of the above risks. The relevant particulars will be detailed in the Schedule Part 1.				

	Description	Qty	Unit	Rate	Amount
A	Where required, the Contractors shall provide for professional indemnity insurance. The relevant particulars will be detailed in the Schedule Part 1.				
B	Where the Employer intends to relieve the Contractor of liability for any such risk, the relevant particulars will be detailed in the Schedule Part 1.				
	<u>Insurance Liability of Employer</u>				
C	The Contractor shall include for the cost of insuring any liability of the Employer required to be included in the Contract Sum. The relevant particulars will be detailed in the Schedule Part 1.				
	<u>Local Authorities Fees and Charges</u>				
	<u>Notices and Fees</u>				
	The Contractor shall give all notices and pay all fees required to be given or paid by Regulation or Bye-Law of any Local or other Statutory Authority in relation to the execution of the works and by the rules and regulations of all public bodies whose property or rights are affected or may be affected in any way be the works or any temporary works. The Contractor shall conform in all respects with the provision of any general or local Act of Parliament and the Regulations or Bye-Laws of any local or other Statutory Authority which may be applicable to the works or to any temporary works and with such rules and regulations or public bodies and companies as aforesaid and shall keep the Employer indemnified against all penalties and liabilities of every kind for any breach of such Acts, Regulations or Bye Law				
D	Contractors are to include here for all fees, charges demandable by the Local Authorities.		item		
	<u>Customs Duties</u>				
	The Contractor will be deemed to have included in his tender for all Customs and other duties legally payable at the date of tender				

	Description	Qty	Unit	Rate	Amount
	<u>Covid 19</u>				
	<u>Tendering Contractors are to adhere to all current Protocols in respect of Covid 19 including:</u>				
A	1) Site infrastructure and welfare facilities such as toilets; canteens; isolation spaces; access, egress and circulation routes must meet the standards set out in the Protocol.		item		
B	2) Cleaning to the standard required in the Protocol.		item		
C	3) Covid-19 supervisor role(s) as necessary to meet the requirements of the Protocol.		item		
D	4) Covid-19 PPE where necessary to meet the requirements of the Protocol		item		
E	5) Social distancing to meet the requirements of the Protocol.		item		
	<u>Obligations and Restrictions imposed by the Employer</u>				
	<u>Access to Works</u>				
F	Access to the Works is predominantly from the adjoining proposed Car Park development site. Access arrangements and temporary possession to be agreed with TCC. Temporary hoarding to be provided along section of Carpark Site as per Architect's drawing no 1829-T-PH1-00.				
	<u>Existing Right of Way</u>				
G	The existing neighbouring building to the East of the Site has a right of way for access through the Archway along the existing Laneway. Tendering contractors are to ensure this access and right of way is maintained to the neighbouring building throughout the course of the works and ensure consultation and co ordination is ongoing with affected neighbours				

	Description	Qty	Unit	Rate	Amount
	<u>Safe Access by the Public</u>				
A	Neighbouring Buildings will remain occupied and in use throughout the course of the Works. Contractors are to ensure safe and secure access is maintained throughout the course of the Works				
	<u>Access to and possession or use of the site</u>				
B	The Contractor shall consult the convenience of anybody who may be affected by the work with regard to the approaches to be used, suitable times for making deliveries and all other matters affecting them. Parking of Contractor's and operatives' cars and other vehicles will be at the discretion of the Contractor and any expense of same will be borne by the Contractor.				
	<u>Limitations of working space</u>				
C	The Contractor is to confine operations to within the site. Storage space for materials shall be confined to areas immediately adjacent, as far as practicable, to where they will ultimately be used or may be contained in the compound. No materials, site huts, etc. shall be placed in a position which is likely to interfere with the progress of the works or tenants of the neighbouring properties. All works, storage etc. must be contained within the site boundary, unless agreed with the Employers Representative. The Contractor may provide his own ancillary storage space at his own expense.				
	<u>Building Control Act</u>				
D	The Contractor shall include for all costs in connection with complying with and carrying out any requirements of the Building Control Act 1990 and any Regulations and amendments to the Regulations.				

	Description	Qty	Unit	Rate	Amount
A	Particular Requirements relating to Building Control Amendment Regulations 2014- The contractor must be a registered competent contractor. The Builder may be required to provide testing etc. and will be required to assist the Assigned Certifier to collate particulars which demonstrate that the works are carried out in accordance with the requirements of the Building Regulations. The scope of service expected from the Builder in relation to this forms part of the works requirements. The Inspection Notification Framework and Inspection Plan will be provided by the Assigned Certifier. The builder, appointed by the Client, gives an undertaking to construct, cooperate with the Assigned Certifier and sign the certificate of compliance (completion) as required under the Building Control regulations. Form to be signed by Principal or Director of Building Company. Certificate of completion to be signed by both the Builder and Assigned Certifier. The development is being undertaken under Part IX of the Planning and Development Act. As all parties will have to work to a 'shadow' procedure that includes the same level of inspections, certification and handover of information. <u>Existing Services</u>				
B	Proprietary Works will also include contacting TCC, ESB, Bord Gas, Eircom etc to ascertain the location of all concealed and underground services on and within the vicinity of the Site; including electrical, communications, water, gas and drainage services using a proprietary detector tool/CAT scan; and securely railing off each Work area and access <u>Access from public roadways</u>				
C	The Site is located off a busy road with traffic in both directions. Contractors will be required to strictly control access to the site and ensure all necessary traffic management procedures are in place to allow safe delivery of all goods and services to the site and throughout the site				
Cahir Market House Business Centre Phase 2 Works					To Collection €

	Description	Qty	Unit	Rate	Amount
	<u>No Night or Sunday Work</u>				
A	Subject to any provision to the contrary contained in the Contract none of the permanent work shall be carried on during the night or on Sundays without the permission in writing of the Architect save when the work is unavoidable or absolutely necessary for the saving of life or property or for the safety of the works in which case the Contractor shall immediately advise the Architect. Specific requirements in relation to limitations of working hours: Mondays to Saturdays - 8.00 a.m. to 6.00 pm, Sundays and Public Holidays - No activity on site.				
	<u>Maintenance of existing roadways</u>				
B	No muck, dirt, debris or other material shall be deposited on the public roadways, footpaths or verges by machinery or vehicles traveling to or from site. The contractor shall ensure that all vehicles leaving site are to be cleaned. If necessary they are to employ a roadsweeping machine to maintain roadways in a clean state.				
	<u>Access to Site for Inspections</u>				
C	The Architect and any person authorised by him shall at all times have access to the works and to the site and to all workshops and places where work is being prepared or whence materials manufactured articles and machinery are being obtained for the works and the Contractor shall afford every facility for and every assistance in or in obtaining the right to such access.				

	Description	Qty	Unit	Rate	Amount
	<u>Consultants</u>				
A	All consultants appointed from time to time by the Employer will be able to visit the site and to supervise all or any of the work. The Contractor shall observe their instructions and directions with regard to same and shall collaborate with them fully and to any extent that may be required, provided always that the Architects directions with regard to all or any of the work shall be final and binding.				
	<u>Access to Site DOE and Eircom Officials and their Contractors and Suppliers</u>				
B	The Contractor shall if required allow access to the site and building for the staff of An Bord Telecom or others carrying out telephone and other installations and employed by or acting on behalf of the Councils staff connected with this work and to their Contractors in the delivery, storage and execution of, furnishing and other fitting out of work. The insurances required under the Contract shall provide for insuring against any claims arising from or damage to public or private property or things and from injury to persons arising out of the use of the building in connection with such installations and other uses set out above.				
	<u>Inspection of Building Local Authority Officers</u>				
C	Should a recognised and responsible officer of a Local Authority desire to see the premises, buildings, drawings, Bill of Quantities Specification, the Contractor shall refer him to the Employer.				
	<u>Annoyance to Occupants of Adjoining Property</u>				
D	The Contractor is to allow for executing any work which, in the Architects opinion, is likely to cause annoyance or inconvenience to occupants of adjoining property at such times during normal working hours as the Architect may direct.				

	Description	Qty	Unit	Rate	Amount
	<u>Protection of Adjoining Property</u>				
A	The Contractor shall provide everything that may be necessary for the protection and safety of adjoining property while carrying out the works. The Contractor shall alter, adapt and maintain as necessary any temporary works required in this connection and finally clear away and make good. The Contractor shall be held solely responsible for the safety of the adjoining buildings and the safety of all temporary work and after removal make good to all work disturbed.				
	<u>Convenience of Occupants</u>				
B	The Contractor shall consult the Employer regarding the convenience of anybody who may be affected by the work with regard to approaches to be used; suitable for making deliveries and all other matters affecting them.				
	<u>Limitation of Working Space</u>				
C	The Contractor shall confine his activities to the work included in the Contract and shall not allow his men to trespass onto adjacent property 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 responsible and shall pay all costs in connection therewith. Storage space for materials shall be confined to areas immediately adjacent as far as practicable, to where they will ultimately be used. No materials site huts, etc, shall be placed in a position which is likely to interfere with the progress of the works. All construction vehicles and storage of materials and spoil associated with the construction of the development shall be contained within the site and shall not be stored on the public roadway or verges				

	Description	Qty	Unit	Rate	Amount
	He shall confine his compound to the area indicated on the site plan. See Site Plan Layout. <u>Removal of Improper Work and Materials</u> A The Architect shall have power to order during progress of the works:- (a) Removal from the site of any materials which in his opinion are not in accordance with the contract (b) Substitution of proper materials (c) Removal and proper re-execution (notwithstanding any previous test thereof or interim payment therefor) of any work which in respect of materials or workmanship is not in accordance with the contract <u>Old Materials</u> B Building materials found on the site shall not be used. <u>Sand, Gravel etc.</u> C The Contractor shall not excavate for sand, gravel or ballast on the site. Sand, gravel, ballast or other such useful materials as may be found in the excavations shall not be removed from the site, become the property of the Contractor or be used in the Works, except upon the express instructions of the Architect. In this event, the value of the materials will be ascertained by the Quantity Surveyor and will be deducted from the Contract Sum or otherwise taken into consideration when valuing the work executed by the Contractor.		item		

	Description	Qty	Unit	Rate	Amount
	<u>Archaeological Objects</u>				
A	All archaeological objects which may be found are the Property of the State. Any such objects discovered must be reported to the National Museum of Ireland within 4 days in accordance with the National Monuments (Amendment) Act, 1994. Any such object discovered should be left where it is unless it appears in danger of damage or destruction. Objects should not be cleaned, conserved or restored. Under the relevant legislation, such objects must not be sold, or disposed of, unless the State's ownership has been waived.		item		
	<u>Historical Finds</u>				
B	All fossils, coins, articles, structures and other remains or things 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 workmen or any other persons from removing or damaging any such articles or things and shall immediately upon discovery thereof and before removal acquaint the Architect of such discovery and except insofar as is provided under contract for the removal and disposal of rubble, rubbish, demolished material etc., shall carry out at the expense of the Employer the Architects orders as to the disposal of the same.				

Description	Qty	Unit	Rate	Amount
<u>Hoardings, fences, screens, temporary roofs; temporary name boards and advertising rights</u> The Contractor shall provide suitable secure hoardings and maintain them in a safe and proper manner. Specific requirements in relation to hoardings: The Contractor shall assess the actual cost of hoarding for this project and include all costs within his tender. Construction works are only allowed within hoarded off areas during normal working hours and for the removal and making good of the area used by the contractor. The contractor shall also allow for all necessary protections to exclude the public from access routes where required or agreed with the local ground staff or the ER. The Contractor shall provide suitable secure hoardings and maintain them in a safe and proper manner. The Contractor shall erect information signage to outer perimeter to inform public of the works, design to be provided by the Architect. No other name-board(s) may be displayed on the site without the consent of the Employer who shall have absolute control and discretion as to size, specification and location, etc. The Contractor shall not take photographs, write articles for publication or cause to be issued or displayed any advertisement about the Works or any product therein nor permit such acts by others, unless expressly authorised in writing by the Employer. <u>Notice Board</u> Any site notice board or sign proposed by the contractor shall be submitted to the architect for approval. The proposed structure for same may require approval by the Architect. The cost of Compliance with this approval and total cost of site notice board shall be borne by the Contractor				

	Description	Qty	Unit	Rate	Amount
A	Provide for erection of Project Signage; including necessary structural supports and footings in accordance with ER requirements to incorporate, Funding Authority details, Logo and message; Developments name and address etc., details relating to project consultants and employer and successful contractor; approx size 1200 x 900 <u>Maintenance of Services</u>				
B	Protect, uphold and maintain all pipes, ducts, walls, underground or overhead cables, etc., encountered during the execution of the works. The Contractor is to make good any damage due to any cause within his control at his own expense or pay any costs and charges in connection therewith. <u>Protection of Existing</u>				
C	The Contractor shall provide all requisite shoring, needling, underpinning, shuttering and other supports to walls, floors, roofs, etc, that may be necessary for the protection and safety of existing buildings other than those scheduled for demolition. The Contractor shall alter, adapt and maintain all such temporary works as necessary and finally clear away and make good. The Contractor shall be held solely responsible for the safety of such existing buildings and sufficiency of all temporary works. <u>Eircom Machinery</u>				
D	The Contractor will be held responsible for any damage caused through his want of proper care to any of the fittings, equipment or machinery installed by Eircom Engineers or their agents others already in the building or in other buildings already existing on or adjoining the site. <u>Remuneration</u>				
E	No tenderer will be remunerated for any trouble or expense incurred in preparation of his tender.				

	Description	Qty	Unit	Rate	Amount
	The lowest or any tender will not necessarily be accepted <u>Imported Items</u> A Imported items should be listed at the end of the Pricing Document together with date of quotation is based. <u>Setting Out</u> B The Contractor shall set out the works and keep them correct. Errors in setting out shall be put right by the Contractor at his own expense. Opening up and excavation shall not be commenced until the Architect has inspected the setting out. The checking of any setting out or of any line or level by the Architect or the Clerk of Works shall not relieve the Contractor of his responsibility for correctness thereof. <u>Architects Inspection</u> C Before placing foundations, laying drains, filling trenches, pouring reinforced concrete and otherwise proceeding with work that cover and conceal previous work, the contractor shall give early notice in writing to the Architect and shall afford him an opportunity of inspecting the previous work. Approvals given at such inspections will not relieve the Contractor from full responsibility for the quality of the work throughout.				

	Description	Qty	Unit	Rate	Amount
	<u>Foundations</u>				
A	The Contractor shall excavate for all foundations to walls and piers and for all underground drainage work and shall put in and if specified reinforce the several footings, beds, rising walls and underground parts of the works in the positions and to the dimensions indicated on the drawings, Pricing Document, and specification. If the nature of the subsoil renders it necessary or desirable in the opinion of the Architect to vary the work from that drawn or specified, such variations shall be deemed an omission, alteration, addition or substitution as the case may be coming within the Conditions of Contract.				
	<u>Pipe Courses</u>				
B	Pipe, cable and wire courses shall be laid out by the Contractor as far as practicable for approval by the Architect and laying or fixing shall not be commenced without such approval. Existing pipe, cable or wire courses interfered with during the execution of the work, shall be reinstated to the Architects satisfaction.				
	<u>Order of Works</u>				
C	The Contractor shall submit with his tender a planned programme in the form of a Gannt Chart analysis for the whole of the work. The programme shall incorporate the Contractors resource requirements for each work activity. This programme must reflect clearly all work outside the confines of the site which must be carried out during periods which meet the approval of the ER before the placing of the Contract. It is to include and reflect all necessary phasing of the Works. Contractors will also be required to provide detailed look ahead for a 2 week period of proposed Works to ER as requested.		item		

	Description	Qty	Unit	Rate	Amount
	<u>Charge of Work</u>				
A	The Contractor shall be given possession of the site at the commencement of the work and he shall take entire charge of the building works from commencement to completion of same, and he shall make good all injuries, damages and repairs occasioned or rendered necessary to same by any act whatsoever.				
	<u>Maintenance Period</u>				
B	The work shall be maintained by the Contractor in perfect condition for twelve (12) months after the issue of the Architects Certificate that the work is practically completed and any work exhibiting defects during that period shall be made good by the Contractor at his own expense before the issue of a Certificate for of the percentage deductions referred to in the Condition of Contract.				
	<u>Liability for Defects</u>				
C	Any work showing defects or any other damage, whether such defects or damage were caused by or consequential upon the negligence of the Contractor or not and whether the discovery of such defects etc., was made during the progress of the work, or completion of the work, or whether payment had been fully certified or the works approved of, the Contractor shall make good, at his own expense, such defects or damage complained of or on his refusal to do so the Employer shall be entitled to carry out the work and recover expenses in accordance with the Condition of Contract.				

	Description	Qty	Unit	Rate	Amount
	<u>Liquidated Damaged for Delay</u>				
A	If the Contractor shall fail to complete the works within the time prescribed herein or within the extended time for completion then the Contractor shall pay to the Employer the sum as perscribed in Schedule Part 1 as liquidated and ascertained damages for such default for every week or part of a week which shall elapse between the time prescribed in the Agreement or extended time as the case may be and date of completion of the works. The employer may without prejudice to any other method of recovery deduct the amount of such sums from any monies due or which may become due to the Contractor. The payment or deduction of such damages shall not relieve the Contractor from his obligation to complete the works or from any other of his obligations and liabilities under the Contract. <u>Retention</u> The Retention money shall be paid on completion of the work and the at the end of the retention period, and only then if the contract terms of maintenance have been properly carried out. <u>V.A.T.</u> The addition for Value Added Tax, shall be regarded as a provisional sum which shall be adjustable pro rata to the amount of final account before tax. It shall be calculated at 13.5% of such amount or at such other rate as may be properly decided by the Commissioners under the powers vested in them by the Value Added Tax Act, 1972 but shall exclude any over payments made or penalties incurred under the Act.				

	Description	Qty	Unit	Rate	Amount
	<u>Tax Clearance Certification Procedures</u> <u>It will be a condition for the award of this contract that a firm must be able to produce promptly a tax clearance certificate (unless he has a subcontractors C2 Certificate). In the case of a non-resident, a statement from the Revenue Commissioners will be required.</u> <u>Freedom of Information</u> A (i) The Client proposes that the following information relating to this tender will be made available on request under the Freedom of Information Act 1997: B (a) The name of the Contractor who is awarded the contract, and the total amount of tender C (b) To the unsuccessful tenderers the reasons why their tender was rejected D (ii) The Client undertakes to hold confidential, any information provided by the tenderer in his tender subject to: E (a) disclosure of the information specified at (i) above as liable for release to the public F (b) The Client's obligation under law including the Freedom of Information Act, which came into force on 21st April, 1998 G You are asked to consider if any of the information supplied by you in this tender should not be disclosed because of its sensitivity, (other than that referred to at (i) above.) If this is the case, you should, when providing the information, identify same and specify the reasons for its sensitivity. The Office will consult with you about sensitive information before making a decision on any Freedom of Information request received				

	Description	Qty	Unit	Rate	Amount
A	Please make a statement to the effect that information not identified as sensitive (in accordance with the foregoing) may be released in response to a request under the Freedom of Information Act, (refer to Summary) <u>GENERAL MATTERS</u> <u>Workmen</u>				
B	None but fully qualified and competent workmen shall be employed on work and the Contractor shall furnish such evidence as the Architect may require as to the qualifications and competence of any workman. The Architect shall have the power to have dismissed from site any workman who misconducts himself or who is incompetent negligent and he, the Architect, shall be the sole judge in this. The Contractor shall be responsible for keeping all men under his control and within the confines of the site. <u>Materials and Workmanship</u> The workmanship throughout shall be of a high standard and the material in all cases the best quality of the kinds specified. The Architect shall be the sole judge as to the fulfilment of these requirements. In every case where materials, appliances or fittings of special design, manufacture or otherwise, are described or the names of the suppliers or agents are given, it is to be clearly understood that such references are inserted solely for the guidance of intending Contractors with respect to the nature and quality of the goods or services required.				
Cahir Market House Business Centre Phase 2 Works					To Collection € BQ/30

	Description	Qty	Unit	Rate	Amount
	<u>Standard</u>				
A	The term "Standard" in the Specification means that the articles specified shall conform to the latest appropriate Irish Standard Specification or where such is not available to the appropriate British Standard Specification or European Standard Specification.				
	<u>High Alumina Cement</u>				
B	Under no conditions whatsoever is concrete containing high alumina cement to be used in any part of the work.				
	<u>Fire Prevention during Construction</u>				
C	Contractors attention is drawn to the fire hazard that may exist during the construction and commissioning period of the building. It is recommended that the Site Safety Officers responsibilities should extend into the field of fire safety and should cover all facets of the subject.				
	Particular attention is drawn to the schedule of Safety Precautions the use of bottle propane on building sites issued by the manufacturers.				
	Provide for setting up, maintaining and removing on completion of the job, sufficient suitable first aid fire fighting equipment.				
	<u>Time and Material</u>				
D	No work of any kind, payment for which is to be made in accordance of "Time and Material" shall be executed unless the complete arrangements for such are specially authorised by the ER in writing beforehand. The Contractor in such cases shall be paid at the Daywork Charges tendered per Schedule Part 2.				

	Description	Qty	Unit	Rate	Amount
	Vouchers specifying the time for each day (and if required by the ER, the workmens names) and the materials used shall be delivered for verification to the ER or his authorised representative at or before the end of the week following that in which the work has been executed. <u>Tests and Samples</u> A The Contractor shall make such tests of executed work and shall supply such samples of materials fixed or unfixed for tests as the Architect may direct, executing all necessary removals and reinstatements. The Contractor shall bear the expenses of all tests carried out on the site including the cost of any apparatus required. The contractor shall supply all samples as and when required for tests ordered by the Architect to be carried out by Independent persons at any place other than the site. Samples of all materials, manufactured articles and executed work shall be submitted to the Architect for approval, and will not relieve the Contractor from responsibility for any defects <u>Patent Rights & Royalties</u> B The Contractor shall save harmless and indemnify the Employer from and against all claims and proceedings for or on account of infringement of any patent rights design, trademark or name or other protected rights in respect of any constructional plant machine works or material used for or in connection with the works <u>Definitions</u> C Words importing the singular only also include the plural and visa versa where the context requires. The following abbreviations are used:- IS-Irish Standard Specification; BS-British Standard Specification; ARM Agreed Rules of Measurement				

Description	Qty	Unit	Rate	Amount
The term "the works" shall mean the whole of the works envisaged by Contract, including, unless expressly stated otherwise, the works of Sub- Contractors, Nominated Suppliers, Local Authorities and Public Under-takings. The term "Fix" where used in connection with materials or goods supplied by a Nominated Supplier shall include the actual fixing in position, also unloading, storing, hoisting and returning packing materials, carriage paid, to the merchants. <u>Quantities</u> <u>Notwithstanding the provisions of ARM Clause A.10., fractions of a unit or of a kilo less than half, which would cause an entire item to be eliminated have been regarded as a whole unit or whole kilogramme.</u> <u>General Notes</u> A (a) All items in this Pricing Document should be priced in detail. If any items are left unpriced they shall be deemed to be included in the prices given for other items of the work. (b) The Employer does not bind himself to accept the lowest or any tender and no Contractor will be remunerated for any trouble or expense incurred in making up his tender. (c) Claims for non-productive overtime will only be entertained when authorised in writing by the Architect. <u>Weekly Records</u> B Provide each week for the Quantity Surveyor, a daily return of the number, type and capacity of all plant (excluding hand tools) currently in operation on the Works		item		

	Description	Qty	Unit	Rate	Amount
A	Give the Quantity Surveyor each week a daily return of the number and description of tradesmen and general labourers employed on the Works including those employed by Sub-Contractors, both Nominated and Domestic listed separately <u>Interim Payments</u>		item		
B	If the Contractors claims for Interim payment shall be submitted in "Electronic Copy" form, receipt of same must be confirmed by the consultant quantity surveyor. Date of receipt will be taken as the next full working day from receipt of application. <u>WORK BY SPECIALIST WORKS CONTRACTORS, WORK BY UTILITY PROVIDERS & WORK BY OTHERS ENGAGED BY THE EMPLOYER</u> <u>Reserved Specialists</u>		item		
C	Work which is required to be carried out by a Reserved Specialist (Sub-Clause 5.4) is listed in Schedule Part 1F(iii) (if applicable). The Contractor is to include in the tender the amount for each 'Reserved Sum' for work to be carried out by Reserved Specialists. Prior to the award of the main contract and after the successful tenderers for the Reserved Specialists' works categories are identified, the Contracting Authority will replace each of the Reserved Sums in the Pricing Document with the tender sum for the relevant Reserved Specialist category. <u>Novated Specialists</u>				
D	Work which is required to be carried out by a Novated Specialist (Sub-Clause 5.4) is listed in Schedule Part 1F(iii) (if applicable). The Contractor is to include in the tender the amount for each Contract Sum for Novated Work				

	Description	Qty	Unit	Rate	Amount
	<u>Contractor's Profit on 'Reserved Sums' and 'Contract Sums for Novated Work'</u>				
A	The Contractor is to include in the tender for profit in association with each 'Reserved Sum' and each 'Contract Sum for Novated Work', rated as a percentage of each 'Reserved Sum' and each 'Contract Sum for Novated Work'. These percentages will be applied to the named Specialists' Sums to create lump sum items for profit on named Specialist works. The tendered percentage for the main contractor's profit on each named Specialist Sum will not be less than zero. <u>Contractor's Management in association with 'Reserved Sums' and 'Contract Sums for Novated Work'</u>				
B	The Contractor is to include in the tender for management in association with each 'Reserved Sum' and each 'Contract Sum for Novated Work'. This is to incorporate the Contractor's management, risk acceptance and overhead costs associated with the employment of each of the named Specialists to be engaged for the Works. This is listed in the Pricing Document as an item for each of the Specialists and priced as a lump sum for each. The amounts tendered for management shall not be less than zero and no adjustment to the amounts for these items will be made when the actual amounts for the Reserved Specialists become available.				

Description	Qty	Unit	Rate	Amount
<u>Contractor's General Attendance on 'Reserved Sums' and 'Contract Sums for Novated Work'</u> A The Contractor is to include in the tender for the provision of 'general attendance' in association with each 'Reserved Sum' relating to Specialist Work and for each 'Contract Sum for Novated Work'. This is listed in the Pricing Document as an item for each of the Specialists and priced as a lump sum for each. The amounts tendered for general attendance shall not be less than zero and no adjustment to the amounts for these items will be made when the actual amounts for the Reserved Specialists become available. General attendance shall be deemed to include the use of Contractors temporary roads, hardstandings, standing scaffolding, standing power-operated hoisting plant, the provision of temporary lighting and water supplies, provision of space for the Reserved Specialists' and Novated Specialists' own offices and the storage of their plant and materials and for the use of the Contractor's messrooms, sanitary accommodation and welfare facilities.				

Description	Qty	Unit	Rate	Amount
<u>Contractor's Special Attendance on all Reserved Specialists and Novated Specialists</u> A <i>The Contractor is to include in the tender for the provision of 'special attendance', where required, in association with each 'Reserved Sum' relating to Specialist Work and for each 'Contract Sum for Novated Work'. An item shall be provided for each special attendance required for each named Specialist and is to be priced as a lump sum for each. The amounts tendered for special attendances shall not be less than zero and no adjustment to the amounts for these items will be made when the actual amounts for the Reserved Specialists become available. Special attendances shall be deemed to include the following attendances as appropriate unless specifically excluded: (a) Temporary access roads and hardstandings and remedial works to be carried out to the trafficked areas, (b) Weatherproof covered storage and accommodation. (c) Power supplies. Specialists shall be deemed responsible for the provision of transformers and temporary distribution cabling unless otherwise stated in the description. (d) Scaffolding including the provision of scaffold boards and ladders and of all certification required for safe use. e) Unloading, hoisting and distributing and placing in position significant items, plant and equipment. (f) Maintenance of specific temperature and humidity levels. Any restrictions on the use of the permanent mechanical installation of the building shall be stated. In the case of all special attendance items, the provision, maintenance and removal or any plant, equipment or work required and the reinstatement of any part of the Works disturbed shall be deemed to be included. For all other special attendance items to be provided by the Contractor, the scope of the work required of the Contractor is described with the appropriate individual Reserved Sum</i>				

	Description	Qty	Unit	Rate	Amount
	<u>Adjustment Items on Final Total</u>				
A	Any adjustment item that a Tenderer may (legitimately) apply to their final total in a Pricing Document will not apply to Employer controlled sums such as Reserved Sums, Contract Sums for Novated Specialists, nor to any associated amounts as referred to above.				
	<u>Builder's Work in connection with work by Reserved Specialists and Novated Specialists</u>				
B	The Contractor is to include in the tender for Builder's Work in connection with work carried out by Specialist Works Contractors. Any Builder's Work required is described elsewhere in the tender documentation				
	<u>Work by Utility Providers</u>				
	<u>Work by Statutory Authority, Public Undertaking, Local Authority or Public or Private Utility Provider</u>				
C	The Contractor shall include for the cost of any work to be undertaken by a Statutory Authority, Public Undertaking, Local Authority or Public or Private Utility Provider (including charges for connecting to the services) in connection with the project other than those (if any) that the Employer undertakes to pay for in the Works Requirements.				
	<u>Work by others Engaged Directly by the Employer</u>				
D	Contractor to facilitate safe access for all such contractors. The PSCS role will cover the activities of such contractors. Contractor will liaise directly with such contractors.				

Description	Qty	Unit	Rate	Amount
<u>Obligations and forbearances required of the Contractor including attendances with respect to work by others engaged directly by the Employer</u> Facilitate taking delivery of and temporary storage of all the above goods and /or materials (referred to in previous item) within the confines of the site. Allow use of welfare facilities. Provide for any additional insurance premium that may be required in connection with the foregoing works by others engaged directly by the Employer. Specific requirements in relation to obligations and forbearances required of the Contractor including attendances with respect to work by others engaged directly by the Employer: none <u>SUB CONTRACTORS AND SUPPLIERS</u> <u>Assignment and Subletting</u> The Contractor shall not assign the contract or any part thereof or benefit or interest therein or there under without the written consent of the Employer. The Contractor shall not sub-let the whole of the works. Except where otherwise provided by the contract the Contractor shall not sub-let any part of the Works without written consent of the Architect, and such consent, if given, shall not relieve the Contractor from any liability or obligation under the Contract and he shall be responsible for the acts, defaults and neglect of any Sub-Contractor, his agents, servants or workmen as fully as if they were the Acts, defaults, or neglects of the Contractor, his agents, servants or workmen. This paragraph shall apply to Sub-Contractors, manufacturers or others for the Contractor, as it applies to the Contract insofar as it is applicable to their work and the necessary extracts shall be sent to them.				

	Description	Qty	Unit	Rate	Amount
	<u>Sub-Contractors</u>				
A	The Contractor shall give all facilities and render all necessary assistance to sub-contractors allowing them the use of scaffolding, platforms, ladders, hoists, screens, water supply power, safe storage accommodation, labour for unloading and bringing in and all help save only the materials, labour and special equipment specifically covered by their sub contracts. <u>GENERAL FACILITIES AND OBLIGATIONS</u> <u>Implicit in the Contract and at the Discretion and Risk of the Contractor</u> <u>Supply of Plant, Material and Labour</u>				
B	The Contractor shall at his own expense supply and provide all the Construction plant, temporary works, materials (both for temporary and for permanent works) and labour (including supervision there of); transport to or from the site and every other thing required for the construction, completion and maintenance of the works. The Rules of Arm dispense with the requirement for an item for plant for each element of the works. Accordingly all plant and equipment required for the proper execution of the work shall be priced here. The Contractor shall provide also for all freightage costs, charges expenses incidental to the complete performance of the works unless special exemption shall have been made. <u>Removal of Plant</u>	1	item		
C	Plant, scaffolding etc., shall not be moved until ordered by the Architect and when so ordered it shall be removed expeditiously.				

	Description	Qty	Unit	Rate	Amount
	<u>General Scaffolding</u>				
A	Provide all necessary temporary scaffolding for the proper execution and completion of the works. If the Contractor shall strike any of this scaffolding before ascertaining whether it is required by a Sub-Contractor or Public Authority, he must re-erect it, if so required, at his own expense.		item		
	<u>Superintendence</u>				
B	The Contractor shall give and provide all necessary personal superintendence during the execution of the work and for as long thereafter as the Architect may consider necessary. He shall keep at least one good competent Foreman approved by the Architect who shall be constantly on the Works with power to act in the Contractors absence and for all purposes as his general agent.		item		
	<u>Protection Watching and Lighting</u>				
C	The Works shall be protected at all times against damage from inclement weather, impact or any other cause and the Contractor shall provide waterproof and frost proof coverings, temporary shelters, temporary drainage, and any other necessary protection for this purpose. He shall provide also all watching and lighting etc., necessary for the protection of the public and the works.		item		
D	The Rules of ARM dispense with the requirement for items of protecting the works in each element and for the protection of individual floor finishes. the Contractor shall provide here for all costs in connection with protecting the works at all stages and for protecting all finished works until completion of the project.		item		
	<u>Transport</u>				
E	Provide for all transport for workmen to and from the site as required.				

	Description	Qty	Unit	Rate	Amount
	<u>Protective Clothing Etc.</u>				
A	Provide, maintain on site for use by the Employer; 4 No sets of the following - Helmets; reflective vest; 2 No sets of Rubber Boots; Waterproof Jackets (various sizes)				
	<u>Water for the Works</u>				
B	The Contractor shall allow for all temporary plumbing work, etc., necessary and shall make his own arrangements for the supply of water for the works.				
	<u>Temporary Services</u>				
C	The Contractor shall provide all necessary supplies of electricity (single and three phase) and other services necessary for the execution of the works, shall pay all charges in connection therewith and shall ensure that all temporary installations are made in a safe and proper manner, provide for temporary metering as necessary; ensure same are cleared away and made good on completion.		item		
	<u>Temporary Roads</u>				
D	Provide and maintain all necessary temporary roads, hardstandings and crossings on site and remove on completion				
	<u>Temporary Buildings for use by the Contractor</u>				
E	(a) Provide and maintain temporary buildings, office accommodation for the Contractors staff including temporary telephone and fax facilities and watertight sheds for the use of workmen employed on the site and the storage of materials, tools and tackle, in positions to be agreed with the Architects. Stores for cement are to be watertight and are to have raised floors to the approval of the Architect. Alter, shift and adapt same as necessary from time to time and remove on completion.		item		

	Description	Qty	Unit	Rate	Amount
A	(b) Provide suitable sanitary conveniences for the workmen in an appropriate place on the site and to the approval of the Architect. They shall be maintained by the Contractor at all times in a clean and hygienic condition and removed on completion of the works, the site and made good and deodorised where necessary.		item		
B	(c) Provide, erect, maintain and remove upon completion temporary weatherproof office and associated furniture and facilities suitable for accomodating regular site meeting meetings with design team representatives, nominated subcontractors, client representatives, representatives of the main contractor and all other relevant parties during the course of the works; refreshment facilities to be provided including small fridge for use during site meetings Such accommodation as the Contractor is required to supply shall be taken away on completion and the area made good. <u>Traffic Regulations</u>		item		
C	i) The Contractor shall be responsible for the control of traffic on to the public road and shall, if necessary, provide the services a flagman to control the traffic. ii) Provide temporary car-parking facilities for Contractors staff. (iii) Provide as necessary any temporary traffic lights, signs, cones, lamp barriers and removal of same upon completion <u>Disbursements arising from the Employment of Workpeople</u>				
D	The Contractor shall comply with all the 'Pay and Conditions of Employment' clauses in the Form of Contract.				

Description	Qty	Unit	Rate	Amount
<u>Welfare facilities for work people</u> A Welfare facilities for work people shall be in compliance with the Safety, Health and Welfare at Work (Construction) Regulations. Toilets for the use of the work people and welfare accommodation shall be placed in positions approved by the Employer's Representative and the Contractor shall so manage them that they shall cause no nuisance. The Contractor shall remove on completion and deodorise and disinfect to the Employer's Representative's satisfaction.				

	Description	Qty	Unit	Rate	Amount
<u>Safety, Health and Welfare at Work provisions</u> A The Contractor shall comply with all Health and Safety at Work provisions as required under the contract. The Contractor shall provide for the following: The operation of the requirements of the 'Safe Pass' and 'Construction Skills Certificates' schemes; Safety officers and all safety supervisors, first-aiders, inspectors and certifiers required; Tests and certificates on plant and equipment; Safety signs and signals; Provision of personal protective clothing and personal protective equipment; Provision and maintenance of emergency routes and 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; Provision and maintenance of on-site traffic routes; Provision of first aid equipment and first aid room as appropriate. The Contractor shall be responsible for the design of Temporary Works and all costs in connection therewith. The Contractor shall include for all costs associated with the provision of a final draft Safety File in Hardcopy and Soft Copy formats. The final draft Safety File shall be submitted complete one month in advance of substantial completion/handover. The final draft Safety File shall be fully indexed and set out strictly as per the format specified in the appendix to the preliminary Safety & Health Plan, issued at tender.					
Maintenance of Public and Private Roads B Maintain public and private roads, Public pavings, footpaths, kerbs, etc., and keeping the approaches to the site clear of mud. The Contractor is to make good any damage caused by his own or any Sub-Contractors or Suppliers transport, at his own expense and pay costs and charges in connection therewith.					

	Description	Qty	Unit	Rate	Amount
	<u>Clearance of the Site</u>				
A	On completion of the Works and as and when directed by the Architect, the Contractor shall clear away and remove from the site constructional plant, surplus materials, rubbish and temporary works of every kind and leave the whole of the site and Works clean in a workmanlike condition to the satisfaction of the Architect.		item		
	<u>Enclosing</u>				
B	The site of the works shall be effectively enclosed and protected against trespass and interference.				
	<u>Hoardings and Screens</u>				
C	The Contractor shall provide secure temporary dust proof screens to fence off his working area. Suitable temporary signs shall be erected in positions nominated by the Architect to indicate alternative escape routes when a route has been closed to execute the work. The Contractors shall provide suitable secure temporary hoardings to all new openings in external walls and make good all work disturbed on completion.		item		
D	Suitably constructed hoardings at least 2.2m high shall be provided around the site as required, complete with the necessary access gates etc. These shall be painted and kept in good condition throughout the contract period. Shift and adapt from time to time as and clear away on completion. Tendering contractors are to include for necessary hoarding required as indicated due to access from adjoining Car Park site		item		

	Description	Qty	Unit	Rate	Amount
<u>Compliance with waste management statutory requirements</u> A The Contractor shall include for complying with all waste management statutory requirements and shall include for all levies and charges in connection therewith. Prior to commencement on site, the Contractor shall submit a Waste Management Plan for removal, disposal and management of all waste arising from demolitions (if any), for the written approval of the Employer's Representative. Such plan shall include, inter alia: list of wastes and quantities likely to arise as a result of the demolition works, into the following categories: (1) Non-hazardous, non re-usable wastes, (2) Hazardous wastes, including asbestos, (3) Non-hazardous, recyclable / re-usable waste. The Contractor shall supply the following: (a) Details, including name and address of all proposed waste removal contractors, including a copy of each contractor's waste collection permit (b) Details (address) of disposal / recovery locations, authorised in accordance with the Waste Management Acts (c) A method statement for the removal and disposal of asbestos-containing materials, if any. Producers and suppliers of all electrical equipment, fittings and accessories must be WEEE registered for handling and disposal of waste electrical materials. An up-to-date list of all such producers and suppliers may be found on the website www.weeregister.ie/ <u>Contractor's method statement</u> B The Contractor's method statement shall fully and clearly describe all methods proposed to carry out the Works including site organization, temporary works, carrying out the Works, final cleaning and including: Off-Site Quality Control Procedures; On-Site Quality Control Procedures; Methods of Demolition; Protecting built work					

	Description	Qty	Unit	Rate	Amount
	<u>Management</u>				
A	The Contractor shall provide competent supervision by means of experienced personnel informed in all of the requirements of this Specification for all stages of the work. The Contractor shall be responsible for the co-ordination of the whole of the Works. The Contractor shall obtain from each specialist 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 works to be undertaken by specialist contractors, and the Contractor shall provide that information in a timely manner. The Contractor shall be responsible for ensuring that record drawings, instruction manuals, operations and maintenance manuals and test certificates are properly and punctually prepared and submitted by the Engineering Services Specialist Contractors and other specialist contractors. <u>Site Meeting and Progress Reports</u>				
B	Contractor to provide up to date progress report at least two working days before each site meeting which will be held fortnightly.				

Description	Qty	Unit	Rate	Amount
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Description	Qty	Unit	Rate	Amount
COLLECTION				
<i>Page No. BQ/48</i>				
PRELIMINARIES Carried to Summary				

	Description	Qty	Unit	Rate	Amount
	<u>FLOOR SCREED</u>				
	<i>Proprietary Quick Dry Screed</i>				
A	<i>n.e. 150 thick</i>	19	m2		
	<u>SUNDRIES IN CONCRETE WORK</u>				
	<i>Treating surface of unset concrete</i>				
B	<i>powerfloating</i>	19	m2		
	<u>INSULATION</u>				
	<u>120mm Xtratherm Thin-R XT/UF insulation</u> <u>(or equal and approved Polyisocyanurate</u> <u>(PIR) insulation with to attain a</u> <u>certified thermal conductivity as Low as</u> <u>0.022 W/Mk)</u>				
	<i>horizontal laid on dpm</i>				
C	<i>120 thick</i>	19	m2		
D	<i>50 thick; 125 vertical</i>	21	m		

Description	Qty	Unit	Rate	Amount
COLLECTION Page No. BQ/52 SUBSTRUCTURES - NEW ANNEX TO REAR Carried to Summary				
Cahir Market House Business Centre Phase 2 Works				BQ/53

	Description	Qty	Unit	Rate	Amount
	<u>STUD PARTITIONS</u>				
	Sawn softwood; "Gyproc" or equal plasterboard and timber stud partition				
	<u>100 x 50 studs at 300 centres; 100 x 50 noggins at 900 vertical centres; wall posts, sills, sole pieces, trimming pieces 100 x 75; 2 no layer soundbloc wallboard to each side; butt joints staggered in each layer; filled with joint tape and finished with joint finish; 200 thick Moy or equal approved insulation to cavity; 2mm Pinnacle skim finishing plaster both sides</u>				
	Walls				
A	2950 high	8	m		
B	extra; door/screen opes	2	no		
C	extra; abutments to other finishes	3	nr		
D	2645 high	21	m		
E	extra; door/screen opes	4	no		
F	extra; abutments to other finishes	6	nr		
	<u>PATENT TOILET CUBICLES</u>				
	<u>Armitage Shanks Venesta Equinox or equal and approved washroom system; high pressure laminate range with powder coated aluminium pilasters; 17mm thick V313 moisture eesistant boards with high presure laminate finish; ironmongery etc powder coated aluminium finish; 2120 high overall from FFL; full privacy; as per Architect drawing and specification</u>				
	Range of				
G	1500 side x 950 end wall including door; forming 1 nr cubicle	1	nr		
H	2800 side x 950 party wall including doors; forming 2 nr cubicles	1	nr		

Description	Qty	Unit	Rate	Amount
COLLECTION Page No. BQ/54 INTERNAL WALLS - NEW ANNEX TO REAR Carried to Summary				

	Description	Qty	Unit	Rate	Amount
	<u>EXISTING HOARDING TO WINDOW AND DOOR OPENINGS</u>				
	<u>Remove existing battens to perimeters and plywood sheeting to existing openings</u>				
	Windows Openings				
A	ope size 800mm x 1360mm	1	nr		
B	ope size 800mm x 1484mm	1	nr		
C	ope size 800mm x 1484mm	5	nr		
	Door Opening				
D	ope size 1136mm x 2291mm	1	nr		
	<u>NEW WINDOWS & DOORS</u>				
	<u>TIMBER DOUBLE GLAZED SPRING BALANCE SASH WINDOWS: High performance vertical sliding, Engineered clear grade knot free hardwood timber, (FSC certified) sash windows with period sightlines and details, made to measure with 3 coat spray applied factory finish using water based micro-porous paint/stain, Full standard with acoustic weatherpile weather seal with slimlite glazing to detail comprising Slim 14mm (4/6/4) double glazed units, Planitherm Total+ glass (outer pane) and Krypton gas filled cavity. Centre Pane U-Value of 1.5 Wm2K, Total Window U-Value of 1.8 Wm2K, operated with with spring balances. Swept horns to upper sashes only. As standard, fit with one brass non-locking fitch fastener fitted to the meeting rails and two brass hook lifts to the lower sash rail. Sash windows to be fitted with draught-proofing system tested to British Standards BS 6375-1 2009 Class 3, withstanding 71 mph winds, comprising pile carrier, appropriate sized of weatherfin piles, in the mid-rail, bottom-rail and parting beads and staff beads of the sashes and the window frame.</u>				
	Windows				
E	ref. B; ope size 800mm x 1360mm; GW 07	1	nr		
F	ref. B; ope size 800mm x 1484mm; GW 08	1	nr		

	Description	Qty	Unit	Rate	Amount
A	ref. B; ope size 800mm x 1484mm; FW 11 to 15 EXTERNAL ALLUMINIUM DOORS: high performance Polyester Powder coated, 28mm double glazed, soft coat low E 90% argon filled glazing with Safety glass to be in accordance with BS 6262 & BS 6201 Glass in Buildings, outward opening aluminium rebated door system with Multipoint locking systems complete with adjustable receivers operated by key from outside only and latch inside with 300mm pull handles, flush bolts and dead locks incorporating 3 point locking, (sample approval required). to spec by architects in accordance with BS 6375-1, there shall be no degradation of the sealing or the operational function of the door due to failure of the sealing materials. Hinges used must be face fixed and be capable of taking loads in excess of 150Kgs. Door to come with Fully weathered thermally broken flush drained, Wheelchair accessible (14mm high) threshold. Doors must be fitted with external drip bars. Door styles, top and bottom rails to be mitre cut and fixed securely by means of purpose made castaluminium cleats, with stainless steel nails. The doors are to open out and are to be controlled by exposed Dorma or equally approved overhead door closures. The closure shall be timed to allow the slave door to close prior to the other leaf. Doors to incorporate a weather bar to the bottom rail. Door tested to BS6375 part 2 to 200,000 cycles Door Sets	5	nr		
B	ref Type B; glazed aluminium door set; 1136mm x 2291mm; GR 13 AIR TIGHTNESS	1	nr		
C	Adhesive sealing tape; Pro Clima Contaga SL or equivalent; to the perimter of all external windows and doors; as per manufacturer's instructions & Section P10, 315A of the Specification	36	m		

	Description	Qty	Unit	Rate	Amount
A	<u>WINDOW BOARDS</u>				
	<u>European oak; selected</u>				
	Window boards; bullnosed 30 thick; as per Architect's specification and details; fixed to concrete or blokwork including necessary grounds; include all cutting and fitting; complete				
	300 girth on face	6	m		
B	<u>NEW PAINTWORK</u>				
	<u>One coat leadless primer to backs prior to fixing</u>				
	Window Boards				
	150 - 300 girth	6	m		
C	<u>One coat pigmented priming lacquer; one undercoat; one finishing coat "Sadolin Sadotop" or equal approved</u>				
	Window Boards				
	150 - 300 girth	6	m		
D					

Description	Qty	Unit	Rate	Amount
COLLECTION				
<i>Page No. BQ/56</i>				
<i>Page No. BQ/57</i>				
<i>Page No. BQ/58</i>				
EXTERNAL WALL COMPLETIONS- NEW NEW ANNEX TO REAR Carried to Summary				

	Description	Qty	Unit	Rate	Amount
	INTERNAL DOORS (32)				
	COMPOSITE ITEMS; DOORS, IRONMONGERY AND FRAME SETS				
	<u>Doors, ironmongery and associated frame sets, linings and architraves complete; including glazing where required; including expanding bolt fixings and associated mortices in structure; including mastic pointing one or both sides as appropriate; painting / varnish to all elements as required; all as detailed on Architect's schedules, drawings and specification</u>				
	Single door; hardwood veneer flush door; hardwood frame and architraves				
A	door type D1.1; to suit ope 945mm x 2100mm; half hour fire rated to B.S. 476 part 8/20 - 22	3	nr		
B	door type D1.1; to suit ope 1000mm x 2100mm; half hour fire rated to B.S. 476 part 8/20 - 22	1	nr		
C	door type F1; including glazed vision panel; to suit ope 945mm x 2100mm; half hour fire rated to B.S. 476 part 8/20 - 22	3	nr		
	Double door; hardwood veneer flush door; hardwood frame and architraves				
D	door type D2; to suit ope 1650mm x 2100mm; half hour fire rated to B.S. 476 part 8/20 - 22	1	nr		
	Door set and side screen; hardwood veneer flush door; hardwood frame and architraves				
E	door type F2.3 and associated side screen; ; door leaf including glazed vision panel; side screen including two number fixed glazed panels; suit ope 1825mm x 2100mm; half hour fire rated to B.S. 476 part 8/20 - 22	1	nr		

Description	Qty	Unit	Rate	Amount
COLLECTION Page No. BQ/60 INTERNAL WALL COMPLETIONS - NEW ANNEX TO REAR Carried to Summary				

	Description	Qty	Unit	Rate	Amount
A	Prices for plaster are to include for all incidental labours, work in confined areas, narrow widths, angle, expansion, stop beads, assessories and the like <u>INSITU PLASTER</u> <u>Scud in cement and sand (1:3); render in two coats cement lime sand (1:1:6); nap finish</u> 26 thick three coat work to concrete or blockwork base Walls to concrete or blockwork base		Note		
B	n.e. 300mm wide forming patent reveal to window and door opes <u>NEW PAINTWORK</u> <u>"Keim Granital" or equal approved exterior wall paint; to selected colour; two coats: applied in accordance with the manufacturer's instructions</u> To plaster surfaces	36	m		
C	over 300mm wide	67	m2		
D	reveals n.e. 300mm girth	36	m		

Description	Qty	Unit	Rate	Amount
COLLECTION Page No. BQ/62 WALL FINISHES EXTERNALLY NEW ANNEX TO REAR Carried to Summary				

	Description	Qty	Unit	Rate	Amount
A	Hack off external wall plaster; remove all particles of rendering, dust, etc. from background using wire brushes; brush off any fungi or algae; leave wall ready to receive new finish elsewhere measured; including to isolated areas <u>PLASTERWORK</u> <u>Plaster; dubbing out; scud in cement and sand (1:1) render in cement and sand (1:3) lightly scratch to form key; one coat Gyplite finish; steel trowelled</u> To Existing masonry walls	60	m2		
B	over 300mm wide <u>One coat Gyplite bonding; one coat Gyplite finish; steel trowelled.</u> 12.5 thick two coat work to walls to concrete or blockwork base.	60	m2		
C	over 300mm wide <u>CERAMIC TILES</u> <u>Dry Pressed Liso Matt Finished Ceramic wall tiles; non bevelled; regular pattern; to selected colour per Specification; butt joints; fixing and grouting with approved adhesive; adhesive and grout to be supplied by contractor</u> 300 x 100 x 8 units to walls to plastered base; including all cutting and fitting	67	m2		
D	over 300mm wide	54	m2		
E	n.e 300mm wide; reveals 200 x 100 x 8 units to walls to plastered base; including all cutting and fitting	9	m		
F	over 300mm wide	35	m2		
G	n.e 300mm wide; reveals	4	m		
	<u>Galvanised steel</u>				
H	Angle beads; expamet Expamet or equal and approved	12	m		

	Description	Qty	Unit	Rate	Amount
A	expanded metal lathing; shot fixed to blockwork/concrete, 650mm wide	8	m		
	<u>NEW PAINTWORK</u>				
	<u>Prepare and paint one coat sealer and two full coats vinyl silk emulsion in a variety of selected colours, to smooth plastered walls</u>				
	Plastered walls				
B	over 300mm wide	196	m2		
C	n.e 300mm wide; reveals	10	m		

Description	Qty	Unit	Rate	Amount
COLLECTION				
<i>Page No. BQ/64</i>				
<i>Page No. BQ/65</i>				
WALL FINISHES INTERNALLY NEW ANNEX TO REAR Carried to Summary				

	Description	Qty	Unit	Rate	Amount
	<u>Notes:</u> i. Labours not specifically measured shall be deemed to be included with the work items to which they apply. ii. The contractor will be entirely responsible for ensuring that all surfaces of the floor will be sufficiently level to obviate the necessity for the spreading of levelling compounds. Should it arise that it becomes necessary to spread levelling compound as a preliminary to laying the floor covering the cost of the work will be deemed to be included in the prices against the various items of floor covering finish. <u>Floor Preparation</u> A In order to lay floor finishes the moisture content of the surface below should be less than maximum moisture content required by the manufactures of the flooring, otherwise an Epoxy Waterproof membrane is required. Allow all costs associated with preparation of floor surfaces to receive new floor finishes; it is the contractors sole responsibility to ensure the moisture levels are correct prior to laying of floor finishes; all as per Architects Requirements <u>Entrance Mat & Frame</u> Forming sinkings concrete floor for mat well; formwork; float finish; one coat sealer; all as per Architects Specification B size 1450mm x 1200mm <u>Aluminium; smooth</u> Mat frame 50 x 50 x 5 angle section; including plain lugs plugged and fixed to concrete base; all as per Architects Specification C size 1450mm x 1200mm				
			Item		
		1	no		
		1	no		

	Description	Qty	Unit	Rate	Amount
	<u>Emco Diplomat or equal and approved entrance mat and frame system; ref: model 522 GCB with rubber insert and cassette brush; colour black; supplied and fitted in accordance with manufacturer's instructions</u>				
	Mat & Frame				
A	size 1450mm x 1200mm	1	no		
	<u>Carpet Tiles</u>				
	<u>To selected colour and design; 7.2mm total thickness; 100% recycled solution dyed nylon or equivalent; Cquest Bio for standard baking; 596g/m2 pile yarn weight; 3786g/m2 total weight; 15 year warranty; Class 33 heavy contract clasification to EN 1307 and LC2 Luxking with Cury rating class; reference Architect's Specification FL-2</u>				
	Work to floors on concrete/timber base				
B	over 300mm wide	18	m2		
	<u>Sheet Vinyl Floors</u>				
	<u>To selected colour; 3.35mm with 0.13mm wear layer (2m min roll width); Heterogeneous pvc 19 db sheet with slip resistant R10 as per European clasification EN651 with a plus 25 yaer life cycle installed; to BS EN 685 class; reference Architect's Specification FL-1</u>				
	Work to Limecrete floors				
C	3.35 thick; Work to floors on limecrete base	11	m2		
	Skirtings; coved; with and including capping strip				
D	150mm high	8	m		
E	angles	4	nr		
	Work to Timber floors				
F	3.35 thick; Work to floors on timber base	39	m2		

	Description	Qty	Unit	Rate	Amount
A	Skirtings; coved; with and including capping strip				
	150mm high	32	m		
	angles	13	nr		
	<u>Woodwork</u>				
	<u>Softwood</u>				
	Skirtings				
C	125mm x 20mm; ref. SK-5 to detailed profile; plugging and pelleting	43	m		
	<u>Accessories</u>				
	<u>Dividing strips; stainless steel,</u>				
	Fixed to limecrete at junction of different finishes				
D	standard size, T section	2	m		
	<u>Dividing strips; aluminium</u>				
	Fixed to timber at junction of different finishes				
E	standard size	4	m		
	<u>New Paintwork</u>				
	<u>One coat leadless primer to backs prior to fixing</u>				
	Wood surfaces				
F	n.e 150mm girth	43	m		
	<u>One coat leadless primer; two undercoats; one gloss finishing coat</u>				
	Wood surfaces				
G	n.e 150mm girth	43	m		

Description	Qty	Unit	Rate	Amount
COLLECTION <i>Page No. BQ/67</i> <i>Page No. BQ/68</i> <i>Page No. BQ/69</i> FLOOR FINISHES - NEW ANNEX TO REAR Carried to Summary				

	Description	Qty	Unit	Rate	Amount
	<u>BASEBOARDING</u>				
	<u>Plasterboard ceilings; 2 no layers of 15 thick Gypsum Fireline plasterboard or other approved; fixed to and including 50 x 38 softwood battens at 400 centres, and wall perimeters, fixed to joists; taped and scrimmed joints all in accordance with manufacturer's instructions</u>				
A	Work to ceilings; to receive plaster over 300mm wide; horizontal	69	m2		
	<u>AIR TIGHTNESS MEMBRANE</u>				
	<u>Vapour control layer; Majpel or equal and approved; fixed above ceilings; no breaks and with the minimum of joints; seal to vapour control membrane with tape at all penetrations & abutments; minimum 150mm laps, sealed with tape; taped at all joints and at junctions of wall & ceiling; turned up vertically at junction with blockwork; achieve full bond; tape to be double sided sealant with vapour resistivity not less than the vapour control membrane; fixed in strict accordance with manufacturers instructions</u>				
B	Horizontal and vertical over 300mm wide	50	m2		
C	extra; sealing at junctions of walls with specified tape	31	m		
D	extra; airtight tape as specified to all service penetrations through the membrane	1	item		
	<u>NEW PAINTWORK INTERNALLY</u>				
	<u>One coat alkali resisting primer; two coats PVA based emulsion; flat finish</u>				
E	Ceilings; plastered surfaces over 300mm wide	69	m2		

Description	Qty	Unit	Rate	Amount
COLLECTION <i>Page No. BQ/71</i> CEILING FINISHES - NEW ANNEX TO REAR Carried to Summary				
Cahir Market House Business Centre Phase 2 Works				BQ/72

Description	Qty	Unit	Rate	Amount
<u>ROOF FINISHES</u> <u>Canopy to Rear Entrance</u> <u>2 nr 44x 125mm bearer battens bolted to concrete at in two rows at 300mm centres with Hilti HRD anchors; 45 x 125mm timber ties at 350 centres with additional 2 nr battens to facia; 50 x 50mm stainless steel brackets painted white; deck, soffit and facia lined with 18mm marine plywood; deck finished with fibre glass covering returned up block walls and to facia; soffit finished with painted fibre cement board; all as per detail Architect's drawing 202</u> <u>Canopy</u> 10500mm x 900mm	1	item		

Description	Qty	Unit	Rate	Amount
COLLECTION Page No. BQ/73 ROOF FINISHES - NEW ANNEX TO REAR Carried to Summary				
Cahir Market House Business Centre Phase 2 Works				

	Description	Qty	Unit	Rate	Amount
	<u>INSPECTION OF PROPERTIES</u>				
A	Contractors are required to visit the site and to ascertain the nature and extent of the work involved and conditions under which the Contract will be carried out. Arrangements to do so should be made with the Architects				
	<u>NOISE CONTROL</u>				
B	The Contractor shall ensure that noise from the work is kept to the lowest level practical and without prejudice to the generality of this requirement he shall:				
C	a. Site noisy tools, plant, engines and equipment as far as possible from the adjoining roads and buildings				
D	b. Efficient silencing devices should be used on all tools, plant and motors and should be in accordance with BS 6187 "Noise Control on Construction and Demolition Sites".				
E	c. Ensure that no engines or items of machinery are left running for long periods when not required to be used.				
	<u>CODES AND STANDARDS</u>				
F	The work should be carried out in accordance with recommendations of British Standard Codes of Practice C.P. BS 6187, BS 5228 1975 - Code of Practice for noise control on construction and demolition sites and C.P. 97 Parts 1, 2 and 3 - metal scaffolding and all current amendments to these Codes and Standards.				
	<u>FIRES ON SITE</u>				
G	The disposal of materials and rubbish by burning on site will not be permitted under any circumstances whatsoever and no fires will be permitted on site.				

	Description	Qty	Unit	Rate	Amount
	<u>DEMOLITION</u>				
A	Demolition and removals will be carried out with care and in a manner to ensure that no nuisance occurs. Particularly, it is a requirement that the removals be performed via chutes and that debris is removed at the end of each days work.				
	<u>MUD FROM THE SITE</u>				
B	Before leaving the site, all vehicles are to be hosed down and all mud removed from the tyres and the Contractor will be responsible for ensuring that the surfaces of adjoining roads remain clean at all times during the carrying out of the Contract.				
	<u>SALVAGED MATERIALS</u>				
C	Should the Architects decide that parts of any buildings are historic interest or of particular use to the Employer, these parts shall be carefully dismantled and stored in a convenient area of the site for retention by the Employer and if the Architect deems it to be a reasonable allowance will be made for the value thereof.				
	<u>PROTECTION OF ITEMS</u>				
D	Items that are noted for re-use will be carefully protected during both the demolition and the remainder of the work to ensure against damage. In particular this refers to all existing windows and their joinery surrounds and stonework and landing ceilings, which items to be encased securely in wall board or other approved solid protective material.				
	<u>OLD MATERIALS</u>				
E	All old materials arising from the demolition are to become the Contractors property and together with all rubbish and debris are to be basketed out if necessary and removed from the site to a tip provided by the Contractor.				

	Description	Qty	Unit	Rate	Amount
	<u>NUISANCE FROM DUST AND MUD</u>				
A	The Contractor is to arrange with the Water Board for the provision of temporary stand pipes near the area being cleared and is to pay all charges for temporary water supplies and hoses.				
B	Loads of hardcore and rubbish are to be sprayed with water to keep down the dust and each loading or pulling down operation is to be sprayed continuously. No mud is to be deposited on the roads in the area by the lorries or plant leaving the site. The Contractor will be responsible for any complaints arising from this Clause and checks will be made to see that these instructions are carried out.				
	<u>TEMPORARY ROADS</u>				
C	The Contractor shall provide any necessary temporary roads and clear them away at completion of the works.				
	<u>DIVERSION OF SERVICES</u>				
D	Before commencing the demolition of any part of the structure, all electrical heating sprinkler, sanitation and other services which come within the area to be demolished shall be disconnected or diverted so that they may be entirely self contained with any portion of the premises which is to remain.				

	Description	Qty	Unit	Rate	Amount
	<u>SHORING</u>				
A	Contractors are required to inspect adjoining buildings to ascertain the nature of the construction. The Contractor shall provide, erect and maintain all necessary needles, dead and raking shores to the surrounding property to the entire satisfaction of the Engineer and Local Authorities. The construction, location and efficiency of the shoring for the purpose for which it is erected shall be the entire responsibility of the Contractor. Should any subsidence or any other damage occur due to the inefficiency of the shoring or any other support provided the damage shall be make good by the Contractor at his own expense.				
B	Foundations to all raking shores to be on the clay i.e. gravel main foundation material.				
	<u>AVOIDANCE OF NUISANCE AND PROTECTION OF MEMBERS OF THE PUBLIC</u>				
C	The demolition of the property is to be carried out in such a manner as to cause as little inconvenience to adjoining property owners and or the public as possible and the Contractor will be held responsible for any claims which may arise from disregard to this clause.				
D	During the demolition works no part of the structure shall be left in a dangerous or insecure condition at any time when a representative of the Contractor is not on site and adequate barriers and (after darkness) lamps shall be provided to warn users of the public highway of any obstruction or danger.				
E	The Contractor is to use his best endeavour to avoid giving grounds for complaints from adjoining owners on the score of excessive noise caused by the use of compressors or demolition equipment. If such complaints should arise the Architect may instruct the Contractor to carry out work, which is giving rise to such complaints at night time or over the weekends without extra cost to the Employer.				

	Description	Qty	Unit	Rate	Amount
	<u>Hoardings</u>				
A	Suitably constructed hoardings at least 2.2 m high shall be provided around the site as required, complete with the necessary access gates etc. These shall be painted and kept in good condition throughout the contract period shift and adapt from time to time as necessary and clear away on completion. Hoarding to remain on site for use by the future developments.				
	<u>Removal of timber</u>				
B	The contractor is to ensure when removing any existing timberwork that all timber plugs and fixings associated with same are also removed. Any rotted or infested timbers are to be burnt.				
	<u>Unless otherwise noted the following items are deemed to include all necessary temporary supports, removal of debris from site, making good structures and finishes disturbed and protection of existing and new elements as the work proceeds; all work is to be carried out in accordance with the Architect's & Engineer's Specifications & Drawings</u>				
C	Disconnect as necessary and in consultation with the ESB, and remove all defunct overhead cables across the site		item		
	<u>PROTECTION OF EXISTING ELEMENTS</u>				
	The following Architectural features indicated on Architectural Drawings of historical importance are to be protected and maintained throughout the course of the Works				
D	original stairs and balustrades, R3; Market House		item		
E	front door; No 25 Church Street		item		
F	cornice entrance lobby; No 25 Church Street		item		
G	screen, entrance lobby; No 25 Church Street		item		

	Description	Qty	Unit	Rate	Amount
A	cornice, RM3 & RM4; No 25 Church Street		item		
B	ceiling rose; RM4; No 25 Old Church Street		item		
C	stairs and balustrade; No 25 Old Church Street		item		
D	fireplace; RM5; No 25 Old Church Street		item		
E	Architrave, GD09; No 25 Old Church Street		item		
F	architraves; FD04 and FD05; Market House		item		
G	sash box, R14; Market House		item		
H	architrave, RM6; No 25 Old Church Street		item		
J	cornice, architrave and door, RM6; No 25 Church Street		item		
K	fireplace, architrave and door, RM5; No 25 Church Street		item		
L	Doors and architraves, RM9, RM10, RM11, RM12, RM13, RM14, RM16 & RM17; No 25 Old Church Street		item		
M	fireplace, RM15 & RM16; Old Church Street		item		
	<u>REMOVAL OF HAZARDOUS MATERIAL</u>				
N	NOTE: The Contractor is to adhere to the 'Asbestos Survey Report' prepared by OHSS Safety Consultants; Contractors are to be advised that this survey is not definitive and any other hazardous material encountered for removal during the works is at the Contractors own risk		Note		
P	NOTE: Asbestos handling only to be carried out by a Specialist Contractor licensed to handle and dispose same; permit to be obtained prior to removal and notification given to Health & Safety Authority; work to be monitored and supervised by body approved by HSA		Note		

	Description	Qty	Unit	Rate	Amount
	Summary findings of the Survey note Asbestos containing materials were found in the following locations (additional costs associated with handling and disposal of same to be included herewith): All Costs Associated with the Removal of Same to be included herewith				
A	Ground floor vinyl floor tiles and bitumen contain asbestos		item		
B	Bitumen adhesive within ground floor contains asbestos		item		
C	Asbestos insulation to walls and ceilings in boiler house		item		
D	Asbestos roof slates throughout		item		
	<u>GENERAL DEMOLITIONS & REMOVALS INTERNALLY</u>				
	Remove all furniture, electrical items, cookers, general household goods debris & rubbish from the following floor levels as neccessary to proceed with the works				
E	ground floor level	1	item		
F	first floor level		item		
G	second floor		item		
H	attic areas		item		
	Remove all mechanical and electrical services complete to the following				
J	ground floor level		item		
K	first floor level	1	item		
L	second floor		item		
M	attic areas		item		
	Remove all existing built in Culinary/Kitchen/Work or Storage Fittings				
N	ground floor level		item		
P	first floor level	1	item		
Q	second floor		item		

	Description	Qty	Unit	Rate	Amount
A	attic areas		item		
	Take out the following sanitary fittings				
B	w.c.'s complete	6	no		
C	urinals	2	no		
D	w.h.b.'s	5	no		
E	sinks	1	no		
	Take out existing external doors, frames, architraves and associated linings in existing masonry walls				
F	boiler room; 1000 x 2100	1	nr		
G	Store; 1000 x 2100	1	nr		
	Take out existing internal doors, frames, architraves and associated linings in existing masonry walls				
H	900mm x 2100mm approx	26	nr		
J	1600mm x 2100mm approx,	1	nr		
K	Take out existing timber skirting incl plugs	310	m		
L	Clean out existing fireplace, mantle piece and associated flues; block up existing ope on completion; plaster to match existing	2	nr		
M	Existing mantelpiece, hearth and surround to GR10 to be retained; all to be protected throughout the Works, temporarily moved to allow works proceed and later reinstated		item		
N	Take up existing floor tile	25	m2		
P	Take up existing viny/carpetlfloor covering	325	m2		
	<u>REMOVAL OF EXISTING INTERNAL WALLS</u>				
	Demolish existing internal masonry walls; grub up all rising walls and associated foundations as applicable; make good all elements disturbed				

	Description	Qty	Unit	Rate	Amount
A	100mm thick approx; between gnd floor toilet / store Library building; 2000 x 3500 Remove existing timber stud internal walls, measured through and including all doors, screens, skirtings, general joinery etc; 125 thick approx; make good all elements disturbed		item		
B	150mm thick; between hallway and existing library at gnd floor level 7250 x 3600 approx		item		
C	100mm thick forming store under stairs; 4250 x 2000		item		
D	100mm thick dividing proposed office GR10; 3600 x 2800		item		
E	100mm thick dividing existing rooms R10 & R11; 5450 x 3500		item		
F	100mm thick dividing existing rooms R12, R13 & R14; 9000 x 3500		item		
G	100mm thick dividing existing rooms R7, R8 & R9; 10000 x 5140		item		
H	100mm thick dividing existing rooms RM7 & RM8; 12000 x 2875		item		
J	100mm thick dividing existing rooms RM5 & RM6; 9750 x 2875		item		
K	100mm thick dividing existing rooms RM16 & RM17; 10500 x 3246				
	<u>WORKS TO WALLS</u>				
L	Remove existing boiler exhaust and make good wall		item		
M	Block up 900mm x 2100mm door ope in existing external wall using concrete blockwork; leave ready for plaster finish to both sides(em)	2	nr		

	Description	Qty	Unit	Rate	Amount
A	Form new ope in existing 850mm thick external masonry wall to western gable; proposed finished ope size 1640 x 2810 to fit window type C; make good jambs and head; provide structural support with stainless steel curved lintol to suit arched head with 200mm end bearing, wedged and pinned as necessary to carry wall structure; make good all elements disturbed; all as per detail Engineer's drawings and specification		item		
B	Form new ope in existing 850mm thick external masonry wall to Access area GR7; proposed finished ope size 1100 x 2150 to form door ope; make good jambs and head; provide structural support with 215 x 65mm precast lintols across head with 200mm end bearing, wedged and pinned as necessary to carry wall structure; make good all elements disturbed; all as per detail Engineer's drawings and specification		item		
C	Form new ope in existing 750mm thick external masonry wall to GR9 Entr Hall; proposed finished ope size 1100 x 2150 to form ope; make good jambs and head; provide structural support with 215 x 65mm precast lintols across head with 200mm end bearing, wedged and pinned as necessary to carry wall structure; make good all elements disturbed; all as per detail Engineer's drawings and specification		item		
D	Form new ope in existing 750mm thick external masonry wall to FR1 Landing; proposed finished ope size 900 x 2150 to form ope; make good jambs and head; provide structural support with 215 x 65mm precast lintols across head with 200mm end bearing, wedged and pinned as necessary to carry wall structure; make good all elements disturbed; all as per detail Engineer's drawings and specification		item		

	Description	Qty	Unit	Rate	Amount
A	Form new ope in existing 250mm thick internal masonry wall to R06 Boiler Room / R5 Store Landing; proposed finished ope size 1000 x 2150 to form ope; make good jambs and head; provide structural support with 215 x 65mm precast lintols across head with 200mm end bearing, wedged and pinned as necessary to carry wall structure; make good all elements disturbed; all as per detail Engineer's drawings and specification		item		
B	Widen existing door opening in 850mm thick internal masonry wall from 850mm wide to 2500mm wide; wet saw cutting existing masonry; make good jambs and heads; 4 nr 152UC23kg steel beams acting as lintols for the full wall width with 200mm bearing each side; beams to be hot dipped galvanised with 60 min intumescent coating for fire protection		item		
C	Form new / adjust existing opening in existing 500 thick internal masonry wall to proposed FR13 Landing; finished ope size 810mm x 2100mm to form ope; make good jambs and head; new brick piers to jambs as necessary; provide structural support with 215 x 65mm precast lintols across head with 200mm end bearing, wedged and pinned as necessary to carry wall structure; make good all elements disturbed; all as per detail Engineer's drawings and specification	2	nr		
	Carefully expose existing lintols over openings to external wall opes; take out and dispose; insert new 215 x 65mm concrete lintols with 200mm end bedding; bedding wedging and pinning; provide new bearing pads as necessary; make good all elements and finishes disturbed				
D	4 nr lintols to ope 1150mm approx	2	nr		
E	3 nr lintols to ope 1150mm approx	5	nr		
	Carefully expose existing lintols over openings to internal wall opes; take out and dispose; insert new 215 x 65mm concrete lintols with 200mm end bedding; bedding wedging and pinning; provide new bearing pads as necessary; make good all elements and finishes disturbed				

	Description	Qty	Unit	Rate	Amount
A	3 nr lintols to ope 1000mm approx	1	nr		
B	2 nr lintols to ope 1000mm approx	2	nr		
	Carefully expose existing lintols over openings to external wall opes; take out and dispose; fit new stainless steel insulated curved lintol for Arched head over with 200mm end bedding; bedding wedging and pinning; provide new bearing pads as necessary; make good all elements and finishes disturbed; wall 850 thick approx				
C	to window opening GW03; 1640mm wide opening with arched head	1	nr		
D	to window opening FW04; 1270mm wide opening with arched head	1	nr		

Description	Qty	Unit	Rate	Amount
COLLECTION				
<i>Page No. BQ/75</i>				
<i>Page No. BQ/76</i>				
<i>Page No. BQ/77</i>				
<i>Page No. BQ/78</i>				
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<i>Page No. BQ/80</i>				
<i>Page No. BQ/81</i>				
<i>Page No. BQ/82</i>				
<i>Page No. BQ/83</i>				
<i>Page No. BQ/84</i>				
<i>Page No. BQ/85</i>				
<i>Page No. BQ/86</i>				
DEMOLITIONS & ALTERATIONS EXISTING LIBRARY & NO 25 Carried to Summary				

	Description	Qty	Unit	Rate	Amount
	<u>Discoveries</u>				
A	All fossils, coins, articles, structures and other remains or things 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 workmen or any other persons from removing or damaging any such articles or things and shall immediately upon discovery thereof, and before the removal and disposal of rubble, rubbish, demolished material, etc., carry out the Architects orders as to the disposal of same		item		
	<u>Excavation</u>				
	Excavation to reduce levels				
B	starting from existing level n.e. 2.00m deep; internally	148	m3		
C	extra; breaking out and disposing existing concrete floor and subfloor including any underfloor insulation	197	m2		
D	extra; next to existing buildings / structures	107	m2		
	Excavating foundation trenches and associated connected pits				
E	starting from reduced level n.e. 2.00m deep	12	m3		
	Breaking up Existing				
F	rock; Contractors Risk Item		Item		
G	concrete; Contractors Risk Item		Item		
H	reinforced concrete; Contractors Risk Item		Item		
J	brick, block, stonework; Contractors Risk Item		Item		
K	underground services; Contractors Risk Item		Item		
L	hard surfaces; Contractors Risk Item		Item		
	Bottoms of excavations				

	Description	Qty	Unit	Rate	Amount
A	levelling; compacting	12	m2		
	<u>Disposal</u>				
	Excavated material				
B	removing from site	209	m3		
	<u>FILLING</u>				
	<u>Hardcore as described; compacted SR21</u> <u>Annex E as per Engineer's Specification</u>				
	Filling and depositing and compacting in layers; 150 max. thickness				
C	to make up levels; exceeding 250mm thick	69	m3		
D	to excavations; exceeding 250mm thick	6	m3		
	Surface of filling				
E	leveling and compacting; blinding with sand; 50 thick	197	m2		
	<u>Sundries in excavation and earthwork</u>				
	Disposal of water				
F	keeping the surface of the site and excavations free of surface water		item		
G	keeping the excavations free of ground water		item		
	<u>PILING</u>				
	<u>Design of the piles shall be the responsibility of the Specialist Piling Contractor; Specification & performance criteria for all Piling works to be in accordance with Section D30 David Kelly Partnership Consulting Enginner's Specification; all Works to Comply with "Specification for piling and embedded retaining walls) (SPERW)</u>				
	Mobilise & Demobilise				
H	on site for Micro Piles	1	item		
J	for each Micro Pile	15	nr		

	Description	Qty	Unit	Rate	Amount
	Concrete Piles				
A	Micro Piles; 150mm diameter; 40N grout pile; 10m deep; with central R32-210 hollow bar; axial load of 150 kN	15	nr		
	<u>Accessories</u>				
B	Micro Piles; 150 dia; preparing heads / removing surplus lengths etc	15	nr		
C	Obstructions; contractor is to include all additional costs associated with removal of obstructions, replacement of damaged piles etc	1	item		
	Testing				
D	Integrity testing per Engineer's Specification; to all Micro Piles	15	nr		
E	Dynamic Pile testing per Engineer's Specification; to Micro Piles	2	nr		
	Guarantee				
F	Piling Guarantee to be insurance backed; administered by an independent insurance protection company; minimum period 12 years from completion of works; certificates etc to be provided	1	item		
	<u>Sundries</u>				
	<u>Disposal</u>				
	Excavated material arising from piling				
G	removing from site	6	m3		
	<u>CONCRETE WORK GENERALLY</u>				
	<u>Plain insitu concrete; Grade C15</u>				
	Blinding/filling under foundations				
H	poured against the earth	1	m3		
	Filling to soft spots				
J	including additional excavation, disposal etc	5	m3		

	Description	Qty	Unit	Rate	Amount
	Proprietary Screed				
A	n.e. 150mm thick	15	m3		
	<u>Reinforced insitu concrete; Grade C28/35; vibrated</u>				
	Issolated Foundations				
B	reinforced; base poured on concrete blinding, sides against the earth	2	m3		
	Ground Beams				
C	reinforced	2	m3		
	Pile Caps				
D	450 / 1000 x 1800 x 450mm deep	3	m3		
E	450 x 3000 x 450mm deep	1	m3		
	Beds				
F	n.e. 150mm	30	m3		
G	exceeding 150mm	2	m3		
H	thickening to perimeter of 200mm bed; 300 x 100mm; include all additional necessary works	11	m		
	Walls				
J	exceeding 150 thick	1	m3		
	<u>REINFORCEMENT</u>				
	Reference A142; 200mm side and end laps				
K	in beds	197	m2		
	Reference A393; 200mm side and end laps				
L	in ground beams / foundations	6	m2		
	<u>Bars; BS 4449; deformed high tensile steel</u>				
	various diameter straight or bent				
M	in foundations & pile caps	0.9	t		
N	in beds	0.9	t		

	Description	Qty	Unit	Rate	Amount
A	in walls	0.9	t		
	<u>FORMWORK</u>				
	<u>Formwork generally</u>				
	<u>Sides of foundations</u>				
B	250 - 500mm high	47	m		
	<u>Kickers</u>				
C	walls	3	m		
	<u>Walls</u>				
D	vertical	7	m2		
	<u>SUNDRIES IN CONCRETE WORK</u>				
	<u>Surface Finish to Beds</u>				
E	powerfloating	197	m2		
	<u>Waterstop</u>				
	<u>Sika Hydrophilic strips or equal approved; fitting in accordance with manufacturer's instructions</u>				
F	in wall	3	m		
	<u>PRECAST CONCRETE</u>				
	<u>Precast Concrete</u>				
	<u>Lintols</u>				
	<u>Prestressed Lintols; in rising external walls; wall support over incomming ductwork</u>				
G	465 wide x 75mm high	2	m		
H	215 wide x 75mm high	2	m		
	<u>RISING WALLS</u>				
	<u>Structural brick in NHL 5.0 Mortar; with stainless steel bed joint reinforcement at 225mm centres</u>				
	<u>Walls & Piers in trenches</u>				

	Description	Qty	Unit	Rate	Amount
A	850mm thick <u>Solid concrete blocks; IS 20; type A5 in cement mortar (1:3)</u> Walls in trenches	6	m2		
B	215mm thick; 7N/mm2	5	m2		
C	extra; two courses to 13N thermal blocks with M6 mortar on flat	5	m		
D	300mm thick; 10N/mm2	1	m2		
E	450mm thick; 7 N/mm2	2	m2		
	<u>DAMP PROOF COURSE</u> <u>Damp-proof course; Hyload, pitch polymer; minimum 300 laps; bedding in cement lime sand mortar (1:3); no allowance in measurement for laps; as per Specification F30; 415</u> On horizontal surfaces				
F	215mm wide	5	m		
G	300mm wide	3	m		
	<u>RADON PROTECTION SYSTEM/DPM</u>				
H	The contractor will be required to provide all necessary certification that the installation complies with the Building Regulations 1997 Section D1 & D2. The cost of providing the certification must be catered for in the rates setout below		Note		
J	The contractor must include in the appropriate rates below for any additional joints, seals or laps which his method or sequencing of construction requires Loose laid weldable polyethylene gas retardant damp proofing; all as per Architect's Specification		Note		
K	horizontally over 300mm wide	197	m2		
L	dressing up and across 215mm rising wall	5	m		
M	dressing up and across 350 rising wall	15	m		

	Description	Qty	Unit	Rate	Amount
A	 <i> dressing up and sealing to existing masonry wall</i>	143	m		
	<i>Collars around pipes, standards and the like; allow for dressing radon barrier around; including all additional radon membrane, easi pour liquid radon sealant, additional tanking items, radon tape, collars etc.</i>				
B	 <i> Size of pipes; 150mm diameter; Height of Collar; 300mm</i>	15	nr		
	<u>Pipework & Fittings</u>				
C	 <i> 110mm diameter pipes uPVC</i>	15	m		
D	 <i> 110mm diameter wall vents</i>	3	no		
E	 <i> Top hats</i>	3	no		
F	 <i> 110mm bends</i>	3	no		
	<i>Monarflex Radon sump laid in depth of hardcore</i>				
G	 <i> size 458mm diameter x 225mm high</i>	3	no		
	<u>Membrane</u>				
	<u><i>Delta MS 500 membrane; laid in accordance with manufacturer's instructions; to existing masonry walls</i></u>				
	<i>Laid vertically to masonry walls</i>				
H	 <i> over 300mm wide</i>	20	m2		
	<i>Laid horizontally across masonry walls</i>				
J	 <i> over 300mm wide</i>	2	m2		
	<u>INSULATION</u>				
K	<i>120mm Xtratherm Thin-R XT/UF insulation (or equal and approved Polyisocyanurate (PIR) insulation with to attain a certified thermal conductivity as Low as 0.022 W/Mk)</i>				
	<i>horizontal laid on dpm</i>				
L	 <i> 120mm thick</i>	197	m2		

	Description	Qty	Unit	Rate	Amount
A	50mm thick; 125 vertical <u>UNDERPINNING TO EXTERNAL & INTERNAL WALLS TO PROPOSED PLANT ROOM</u> <i>Underpinning is required to the Retained wall adjacent proposed Lift Pit; ref. detail Engineer's drawing 401 & 424</i> <u>Excavation</u> <u>All excavations to be well timbered and strutted or otherwise secured to prevent movement of surrounding ground</u>	143	m		
B	Preliminary; next to existing building; n.e. 2.00m deep	37	m3		
C	Excavation below level of existing foundation; max depth 2.00m - 4.00m; to width of existing foundation in 1200 lengths approximately; and alternatively; remove from site; include all necessary propping	23	m3		
D	Working space, backfilling with hardcore <u>Disposal</u> Excavated material	18	m2		
E	removing from site <u>Sundries in excavation and earthwork</u> Disposal of water	60	m3		
F	keeping the surface of the site and excavations free of surface water		item		
G	keeping the excavations free of ground water <u>Concrete Work</u> <u>Plain Insitu Concrete Grade C20; as per DKP Specification & Drg 424</u>		item		
H	underpinning; carried out in agreed sequence in 1200mm wide bays Non shrinkable grout	23	m3		

	Description	Qty	Unit	Rate	Amount
A	wedging in between new concrete underpinning and existing foundations 75 thick approximately	18	m2		
	<u>Formwork</u>				
	Sides of underpinning; one side only				
B	exceeding 500mm	20	m2		
	<u>Filling</u>				
	<u>Hardcore Unibound granular fill to Annes E of S.R. 21:2014; in max 225mm deep layers; as described per Engineer's Specification</u>				
	Filling and depositing and compacting in layers; 225 max. thickness				
C	to excavations; exceeding 250mm thick	37	m3		
	<u>Sundries</u>				
D	600mm long 16mm dia high yield reinforcing dowel bars embeded 300mm into the end of each concrete bay	36	nr		

Description	Qty	Unit	Rate	Amount
COLLECTION				
<i>Page No. BQ/88</i>				
<i>Page No. BQ/89</i>				
<i>Page No. BQ/90</i>				
<i>Page No. BQ/91</i>				
<i>Page No. BQ/92</i>				
<i>Page No. BQ/93</i>				
<i>Page No. BQ/94</i>				
<i>Page No. BQ/95</i>				
<i>Page No. BQ/96</i>				
SUBSTRUCTURES - EXISTING LIBRARY & NO 25 Carried to Summary				

	Description	Qty	Unit	Rate	Amount
	<u>DEMOLITIONS & ALTERATIONS</u>				
	<u>Avoidance from nuisance and protection of members of the public</u>				
A	All demolition works to be carried out in such a manner as to cause as little inconvenience to adjoining property owners and or the public as possible and the Contractor will be held responsible for any claims which may arise from disregard to this clause.				
B	During the demolition works no part of the structure shall be left in a dangerous or insecure condition at any time when a representative of the Contractor is not on site and adequate barriers and (after darkness) lamps shall be provided to warn users of the public highway of any obstruction or danger.				
C	The Contractor is to use his best endeavour to avoid giving grounds for complaints from adjoining owners on the score of excessive noise caused by the use of compressors or demolition equipment. If such complaints should arise the Architect may instruct the Contractor to carry out work, which is giving rise to such complaints at night time or over the weekends without extra cost to the Employer.				

Description	Qty	Unit	Rate	Amount
Unless otherwise noted the following items are deemed to include all necessary temporary supports, removal of debris from site, making good structures and finishes disturbed and protection of existing and new elements as the work proceeds; all work is to be carried out in accordance with the Architect's & Engineer's Specifications & Drawings A Demolition and reconfiguration of existing external wall to front elevation from ground to first floor level of existing Library Building; dismantle existing rising wall down to 500mm below ground level; rebuild in brick in NHL mortar with stainless steel bedjoint reinforcement at 225mm centres; remove large sections of existing masonry wall and piers; approx six on elevation of section for removal 12500 x 4250mm approx (measured through existing window opes). x 900 thick; Wall to be rebuilt with four number Brick Piers 900 thick built off new foundations (em); New 450mm deep brick Archways to be formed in NHL 5 Mortar over new openings - three number in total; Bed joint to reinforcement to all new brickwork as indicated; new brickwork to be toothed into existing masonry 300 x 225mm at 450 vertical centres; include all necessary temporary works to resupport first floor and front wall over; all as detailed on Engineer's drawings	1	item		

	Description	Qty	Unit	Rate	Amount
	NEW STONEWORK				
	<u>The specialist stone supplier & subcontractor will consult with the Architect and all available historic photographic evidence to ensure as close a match to the original as possible. Locally sourced Sandstone to be used where possible; The location, extent, types of stone, thicknesses, finishes, pointing, jointing, sealants, etc. are described in the architectural general arrangement drawings. The specialist stone contractor shall provide and fix all necessary fixings, restraints and ancillary components necessary to implement the design intent. All components and systems shall comply with BS 8298:1994 Code of practice for Design and installation of natural stone cladding and lining. All components shall be manufactured from Stainless steel, grade S15 or S16. Prior to commencement on site, the specialist stone contractor shall submit sufficient drawings, method statements, calculations, etc., to the Engineer and Architect so that they can satisfy themselves that the contractors proposals satisfy the design intent and that the proposals do not adversely affect other parts or components of the building.</u>				
	Sandstone Plinth String Course				
A	167mm x 193mm high; at first floor level	14	m		
	Sandstone Impost Moulding				
B	140mm x 160mm high; as detailed Architect's drg 200	18	m		
	Sandstone Decorative Arch Moulding & Reveal				
C	moulding 215mm high, 67mm wide at head, 20mm at base; 40mm thick lining to reveal 325mm deep; to curve; as per detail Architect's drawing 200	15	m		

Description	Qty	Unit	Rate	Amount
COLLECTION				
<i>Page No. BQ/98</i>				
<i>Page No. BQ/99</i>				
<i>Page No. BQ/100</i>				
EXTERNAL WALLS - EXISTING LIBRARY & NO 25 Carried to Summary				

	Description	Qty	Unit	Rate	Amount
	<u>BLOCKWORK WALLS</u>				
	<u>Solid concrete blocks; IS 20 Type A5; in gauged mortar</u>				
	<u>Walls or partitions</u>				
A	100mm thick; 7N	8	m2		
B	215mm thick; 7N	5	m2		
C	300mm thick; 10N	26	m2		
	<u>Precast Concrete</u>				
	<u>Precast concrete; to IS 240 bedding in cement lime mortar</u>				
	<u>Prestressed lintols</u>				
D	100 x 65	2	m		
	<u>Metalwork</u>				
	<u>Ancon Staifix universal wall starter system; fixed per manufacturer's instructions</u>				
	<u>To existing walls; including all necessary preparation Works</u>				
E	to suit 100mm blockwork wall	3	m		
F	to suit 215mm blockwork wall	3	m		
	<u>PARTITIONS</u>				
	Sawn softwood; "Gyproc" or equal plasterboard and timber stud partition				
	<u>100 x 50 studs at 300 centres; 100 x 50 noggins at 900 vertical centres; wall posts, sills, sole pieces, trimming pieces 100 x 75; 2 no layer soundbloc wallboard to each side; butt joints staggered in each layer; filled with joint tape and finished with joint finish; 200 thick Moy or equal approved insulation to cavity; 2mm Pinnacle skim finishing plaster both sides</u>				
	<u>Walls</u>				
G	2000mm to 3500mm high	5	m		

	Description	Qty	Unit	Rate	Amount
A	extra; for abutments	1	no		
B	2700mm approx high	19	m		
C	extra; door/screen opes	3	no		
D	extra; for abutments	8	no		
E	3500mm approx high	11	m		
F	extra; door/screen opes	4	no		
G	extra; for abutments	2	no		
H	3662mm high	6	m		
J	extra; door/screen opes	2	no		
K	extra; for abutments	3	no		

Description	Qty	Unit	Rate	Amount
COLLECTION				
<i>Page No. BQ/102</i>				
<i>Page No. BQ/103</i>				
INTERNAL WALLS EXISTING LIBRARY & NO 25 Carried to Summary				

	Description	Qty	Unit	Rate	Amount
	<u>WORK TO EXISTING FLOORS</u>				
A	Remove existing beams supporting first floor structure in Library Building; 7800 long; make good walls; provide temporary propping as necessary; spanning north to south	2	nr		
B	Remove existing beams supporting first floor structure in Library Building; 13500 long; make good walls; provide temporary propping as necessary; spanning east to west	2	nr		
C	Carefully take up existing floorboards, clean and sand down and set aside as the Works proceed; remove all debris beteen joists; inspect all floor timbers including boards and apply treatment of dual purpose wood preservative to all timbers Tritec 121 plus or similar; remove any debris betwen joists; supply and fit Envirograf or equal and approved underfloor fire barrier (UF60) between and returning up joists fixed with battens, certified by specialist contractor; all narrow gaps to be filled with intumescent foam; pack Rockwool quilt insulation between joists; fit Gyproc Plank soundboard on SIF channels cavity bridged between joists; existig joists at 400 centres; take out and refix existing timber floor boards; complete; all as per Architects details and specification	254	m2		
D	Extra; allow for new floor boarding to match in with existing; element of existing boarding unsalvagable	40	m2		
E	Expose joist ends in contact with existing masonry walls to allow condition assessment; clean out around ends; make good and reinstate all mortar/bedding disturbed	184	nr		
F	Repairs to existing joist ends; cut back decayed ends 500mm long; 200 x 100 x 100 L galvanised steel angle with 4 no m10 bolts; splice in new section of joist to match existing 280 x 75mm; bolted to and including new concrete pad stone to existing wall; all as per detail Engineer's drawing 402	30	nr		

	Description	Qty	Unit	Rate	Amount
A	Existing exposed joists to be retained; trim joists to suit new steel support channel bolted to existing wall; complete	132	nr		
B	Trim back existing Joists at first floor level to form lift ope and adjacent void in floor structure; 4750 x 2176 on plan approx; complete	1	item		
	<u>WOODWORK</u>				
	<u>Softwood; Grade SCB; sawn, vacuum pressure impregnated with organic solvent type preservative</u>				
	<u>Joists</u>				
C	225 x 75mm C16	5	m		
	Packer / Plate				
D	100 x 35mm C16; bolted to steel with M8 bolts at 600 c/c	70	m		
	<u>STEELWORK</u>				
	<u>S275 Grade Steel; all to be in accordance with Structural Steelwork Specification per David Kelly Chartered Engineers; Hot dipped galvanised 85 micron coating thickness</u>				
	<u>Beams</u>				
E	UB 305 x 165	0.7	t		
F	UB 127 x 76	0.6	t		
G	UB 203 x 133	0.6	t		
	<u>Columns</u>				
H	SHS 100 x 100 x 10	0.3	t		
	<u>Channels</u>				
J	RSC 152 x 89	0.3	t		
K	RSC 203 x 76	0.9	t		
	<u>Plates</u>				

	Description	Qty	Unit	Rate	Amount
A	300mm 80mm x 12mm thick with 6mm fillet weld to steel beam; pre-drilled for and including 4 no M16GR8.8 steel bolts	5	nr		
	Sundries associated with structural steel				
B	forming pockets in existing masonry walls for bearing pads to take built in ends of steel members; insert 215 x 450 x 65mm precast concrete on 215 x 450 x 215mm brick in NHL 5.0;	20	no		
C	forming pockets in new masonry walls for bearing pads to take built in ends of steel members; insert 215 x 450 x 65mm precast concrete on 215 x 450 x 215mm brick in NHL 5.0;	6	no		
D	forming pockets in existing masonry walls for and including 150 x 75 x 10 x 200mm angle bracket to take steel channel; subsequently infilling with grade 35 concrete pad 400 x 300 x 300mm	12	no		
E	fixing steel channel to existing masonry wall; bolting through 900mm thick wall at 1.2m c/c M12 with 100 x 100 x 10mm End Plate	20	no		
	<u>FIRE PROTECTION TO STRUCTURAL STEELWORK</u>				
	<u>2 nr 15mm thick fire rated plaster board ; fixing with galvanised nails to 4 no 44 x 44 timber battens ; 44 x 44 bracing at 400 centres; shot fixed to structural steel and concrete at 600 centres with joints scrimmed and filled; finished with 3mm skim coat plaster; steel trowelled finish</u>				
	Boxing Steel Columns				
F	4 sides; 120 wide x 120mm deep	4	m		
	<u>Apply "Harmon XP10" or equal approved intumescent coating in accordance with the manufacturers instructions to provide 1 hour fire resistance to BS 476 Part 8; one coat "Harmon Top Coat"</u>				
	Steel columns and beams				
G	exceeding 300 girth	71	m2		

	Description	Qty	Unit	Rate	Amount
	<u>WORKS TO STAIRS</u>				
	<u>Stairs A</u>				
A	Prior to removal label and reference all elements of balustrade and handrail; dismantle, take down and take apart existing balustrade, handrail and string to Stairs; set aside and store for later reinstallation		item		
B	Take down and dismantle existing stairs A and associated structure; inspect and retain any salvageable elements; dispose remainder off site; make good all elements disturbed		item		
C	New Timber Staircase Structure to relace existing; 1601mm wide; reuse any retained salvagable material; 3820mm overall rise; 22 nr steps; U shaped on plan with associated half landing; consisting of 200 x 19mm thick risers, 312 x 32mm thick (finished) pine treads; softwood wedges, 60 x 60 sawn blocking pieces; 300 x 63mm strings, 75 x 38mm string cap, 25 x 25mm cover moulds; all necessary newel posts, 1 No. bolted to blockwork, 2 No. newel post capping; ref detail Architect's drawing 502		item		
D	Take out from storage; clean down and reappear and redocorate; refix to new structure existing balustrade, handrail and string; complete		item		
	Handrail				
	<u>Generally in stainless steel 316 grade with brushed polished finish</u>				
	Railing & Handrail				
	Handrail				
E	50 diameter; supported off 10mm diameter supports, fixed to walls with 50mm diameter plate 1200mm centres; all as per detail Architect's drawings	7	m		
F	extra; ends	4	nr		

	Description	Qty	Unit	Rate	Amount
	Balustrades				
	<u>Laminated tempered Glass; 20 thick 50 dia stainless steel anchors fixed to existing balustrade; all as necessary to comply with building regs; contractor is responsible for the appointment of a specialist to design of steel assembly to support glass to comply with building regulations; provide ancillary cert for design; Other requirements: BS 6180-2011; Fixing - Anchor fixed to concrete to specialist contractor design, Centres - as per specialist contractor design and BS 6180; as per Architect's drawings and Specification</u>				
A	Balustrade and handrail				
B	horizontal 1100mm high above floor level	2	m		
C	sloping 900mm high above floor level	7	m		
D	ramps	2	nr		
E	angles	3	nr		
F	ends	2	nr		
	<u>Stairs B to be Retained</u>				
G	Remove existing flight of stairs from second floor to existing flat roof access and roof access enclosure; Make good ceiling to match existing with using lime plaster finish to P5 vapour open particle board with new infill rafters; complete		item		
H	Existing timber staircase - Stairs B, 905 wide approx spanninng gnd to second floor; total rise 6290mm; treat existing timber with approved preservative allow for replacement of 25% of 200 x 19mm thick risers and 20% of 312 x 32mm thick treads; softwood wedges, 30% of 60 x 60 sawn blocking pieces; 30% of 300 x 63mm strings including all labours and fixings as specified		item		

	Description	Qty	Unit	Rate	Amount
	Handrail				
	<u>Generally in stainless steel 316 grade with brushed polished finish</u>				
	Railing & Handrail				
	Handrail				
A	50mm diameter; supported off 10 diameter supports, fixed to walls with 50 diameter plate 1200 centres; all as per detail Architect's drawings	14	m		
B	extra; angles	5	nr		
C	extra; ends	4	nr		
	Balustrades				
	<u>Laminated tempered Glass; 20mm thick 50mm dia stainless steel anchors fixed to existing balustrade; all as necessary to comply with building regs; contractor is responsible for the appointment of a specialist to design of steel assembly to support glass to comply with building regulations; provide ancillary cert for design; Other requirements: BS 6180-2011; Fixing - Anchor fixed to concrete to specialist contractor design, Centres - as per specialist contractor design and BS 6180; as per Architect's drawings and Specification</u>				
D	Balustrade and handrail				
E	horizontal 1100mm high above floor level	1	m		
F	ends	2	nr		
	<u>RAMP</u>				
G	With 2 layers of 18mm plywood and bearer timbers as necessary form 1:12 ramp at newly formed opening providing access between both buildings; approx size 2000 x 1000; level difference to be resolved 80mm approx; complete		item		

	Description	Qty	Unit	Rate	Amount
	<u>Handrails</u>				
	<u>Generally in stainless steel 316 grade with brushed polished finish</u>				
	Handrail				
A	50mm dia externally; supported off and including 30 x 6mm secret steel fixing guide; 15mm uprights to handrail at recommended centres with 5 x 50mm dia painted MS fixing plate anchor bolted to wall; complete	4	m		
B	extra; ends	4	nr		

Description	Qty	Unit	Rate	Amount
COLLECTION				
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<i>Page No. BQ/106</i>				
<i>Page No. BQ/107</i>				
<i>Page No. BQ/108</i>				
<i>Page No. BQ/109</i>				
<i>Page No. BQ/110</i>				
<i>Page No. BQ/111</i>				
UPPER FLOORS & STAIRS - EXISTING LIBRARY & NO 25 Carried to Summary				

Description		Qty	Unit	Rate	Amount
<u>DEMOLITIONS & ALTERATIONS</u>					
<u>Take out existing timber hardwood window complete; including frame, window board, lining cills etc; remove fill from existing pockets to take new; make good elements disturbed; remove debris form site</u>					
Existing windows					
A	size 860mm x 1360mm	3	nr		
B	size 860mm x 1710mm	5	nr		
C	size 800mm x 1360mm	3	nr		
D	size 1247mm x 1840mm	3	nr		
E	size 1247mm x 2265mm	1	nr		
F	size 1270mm x 2888mm	4	nr		
G	size 1640mm x 2810mm	1	nr		
H	size 7840mm x 2810mm	1	nr		
<u>Take out existing timber hardwood doors and associated screens complete; including frame, window board, lining cills etc; make good elements disturbed; remove debris form site</u>					
Existing Doors & Screens					
J	3600mm x 2800mm; front entrance to Library	1	nr		
Existing Gates					
K	2500mm x 3250mm; to Archway	1	nr		

	Description	Qty	Unit	Rate	Amount
	NEW WINDOWS & DOORS				
A	ALUMINIUM WINDOWS: high performance Polyester Powder coated, 28mm double glazed, soft coat low E 90% argon filled glazing, open out aluminium casement window system with a wrap around espagniollette multipoint locking system allowing for extra large sashes to window design to be thermally broken windows to a total depth of the assembled window section from front to back should not be any less than 70mm and should contain centre seals in the cavities; include all glazing manifestations Windows				
B	ref. D; ope size 2385 x 3513 with semi circular head; GW 01, 02 TIMBER DOUBLE GLAZED SPRING BALANCE SASH WINDOWS: High performance vertical sliding, Engineered clear grade knot free hardwood timber, (FSC certified) sash windows with period sightlines and details, made to measure with 3 coat spray applied factory finish using water based micro-porous paint/stain, Full standard with acoustic weatherpile weather seal with slimlite glazing to detail comprising Slim 14mm (4/6/4) double glazed units, Planitherm Total+ glass (outer pane) and Krypton gas filled cavity. Centre Pane U-Value of 1.5 Wm2K, Total Window U-Value of 1.8 Wm2K, operated with with spring balances. Swept horns to upper sashes only. As standard, fit with one brass non-locking fitch fastener fitted to the meeting rails and two brass hook lifts to the lower sash rail. Sash windows to be fitted with draught-proofing system tested to British Standards BS 6375-1 2009 Class 3, withstanding 71 mph winds, comprising pile carrier, appropriate sized of weatherfin piles, in the mid-rail, bottom-rail and parting beads and staff beads of the sashes and the window frame. Windows	2	nr		
C	ref.A; ope size 860mm x 1360mm; SW 01, 02, 03	3	nr		

	Description	Qty	Unit	Rate	Amount
A	ref.A; ope size 860mm x 1710mm; GW 05, 06, FW 08, 09, 10	5	nr		
B	ref. B; ope size 800mm x 1360mm; SW 04, 05, 06	3	nr		
C	ref. H; ope size 1247mm x 1840mm; GW 04, FW 05, 07	3	nr		
D	ref. H; ope size 1247mm x 2265mm; FW 06	1	nr		
E	ref. C; ope size 1270mm x 2888mm; FW 01 to 04	4	nr		
F	ref. C; ope size 1640mm x 2810mm; GW 03	1	nr		

Description	Qty	Unit	Rate	Amount
EXTERNAL ALLUMINIUM DOORS: high performance Polyester Powder coated, 28mm double glazed, soft coat low E 90% argon filled glazing with Safety glass to be in accordance with BS 6262 & BS 6201 Glass in Buildings, outward opening aluminium rebated door system with Multipoint locking systems complete with adjustable receivers operated by key from outside only and latch inside with 300mm pull handles, flush bolts and dead locks incorporating 3 point locking, (sample approval required). to spec by architects in accordance with BS 6375-1, there shall be no degradation of the sealing or the operational function of the door due to failure of the sealing materials. Hinges used must be face fixed and be capable of taking loads in excess of 150Kgs. Door to come with Fully weathered thermally broken flush drained, Wheelchair accessible (14mm high) threshold. Doors must be fitted with external drip bars. Door styles, top and bottom rails to be mitre cut and fixed securely by means of purpose made castaluminium cleats, with stainless steel nails. The doors are to open out and are to be controlled by exposed Dorma or equally approved overhead door closures. The closure shall be timed to allow the slave door to close prior to the other leaf. Doors to incorporate a weather bar to the bottom rail. Door tested to BS6375 part 2 to 200,000 cycles				
Door Sets				
A ref Type B; glazed aluminium door set; 1136mm x 2291mm; GD 02	1	nr		
B ref Type A; glazed aluminium sliding door set and semi circular fan light; 2355mm x 3273mm ; GD 01	1	nr		

	Description	Qty	Unit	Rate	Amount
	<u>WORK TO EXISTING DOORS</u>				
	<u>Take down existing external door, frame and screen GD07; remove all existing ironmongery; strip paint, clean down, sand and fill existing timber, including frames, mid rails, glazed screens; replace any damaged glazing, timber, beading etc; ; store carefully and protect as neccessary; supply and fit new ironmongery and rehang upon completion; redecorate</u>				
	<u>Existing Doors</u>				
A	ref Type E1; GD07	1	nr		
	<u>AIR TIGHTNESS</u>				
B	Adhesive sealing tape; Pro Clima Contaga SL or equivalent; to the perimter of all external windows and doors; as per manufacturer's instructions & Section P10, 315A of the Specification	160	m		
	<u>WINDOW BOARDS</u>				
	<u>European oak; selected</u>				
	<u>Window boards; bullnosed 30 thick; as per Architect's specification and details; fixed to concrete or blokwork including necessary grounds; include all cutting and fitting; complete</u>				
C	400mm girth on face	26	m		
	<u>NEW PAINTWORK</u>				
	<u>One coat leadless primer to backs prior to fixing</u>				
	<u>Window Boards</u>				
D	300 - 500mm girth	26	m		
	<u>One coat pigmented priming lacquer; one undercoat; one finishing coat "Sadolin Sadotop" or equal approved</u>				
	<u>Window Boards</u>				
E	300 - 500mm girth	26	m		

Description	Qty	Unit	Rate	Amount
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EXTERNAL WALL COMPLETIONS- EXISTING LIBRARY & NO 25 Carried to Summary				

	Description	Qty	Unit	Rate	Amount
	INTERNAL DOORS (32)				
	COMPOSITE ITEMS; DOORS, IRONMONGERY AND FRAME SETS				
	<u>Doors, ironmongery and associated frame sets, linings and architraves complete; including glazing where required; including expanding bolt fixings and associated mortices in structure; including mastic pointing one or both sides as appropriate; painting / varnish to all elements as required; all as detailed on Architect's schedules, drawings and specification</u>				
	Single door; hardwood veneer flush door; hardwood frame and architraves				
A	door type D1.1 / 1.2; to suit ope 945mm x 2100mm; half hour fire rated to B.S. 476 part 8/20 - 22	3	nr		
B	door type D1.1 / 1.2; to suit ope 1000mm x 2100mm;	1	nr		
C	door type D1.1 / 1.2; to suit ope 1000mm x 2100mm; half hour fire rated to B.S. 476 part 8/20 - 22	1	nr		
D	door type C1.1 / 1.2; to suit ope 868mm x 2100mm;	1	nr		
E	door type C1.1 / 1.2; to suit ope 868mm x 1563mm; half hour fire rated to B.S. 476 part 8/20 - 22	2	nr		
F	door type C1.1 / 1.2; to suit ope 868mm x 1951mm; half hour fire rated to B.S. 476 part 8/20 - 22	2	nr		
G	door type F1.1 / 1.2; including glazed vision panel; to suit ope 929mm x 2158mm; half hour fire rated to B.S. 476 part 8/20 - 22	1	nr		
H	door type F1.1 / 1.2; including glazed vision panel; to suit ope 1000mm x 2158mm; half hour fire rated to B.S. 476 part 8/20 - 22	1	nr		

	Description	Qty	Unit	Rate	Amount
	Single door; Panelled to detail; hardwood frame and architraves				
A	door type E2; door as per detail to match existing; including glazed screen; to suit ope 1150mm x 2150mm	1	nr		
B	door type E3.1 / 3.2; to suit ope 820mm x 1995mm; half hour fire rated to B.S. 476 part 8/20 - 22	1	nr		
C	door type E3.1 / 3.2; to suit ope 868mm x 2100mm; half hour fire rated to B.S. 476 part 8/20 - 22	1	nr		
D	door type E3.1 / 3.2; to suit ope 876mm x 1995mm; half hour fire rated to B.S. 476 part 8/20 - 22	2	nr		
E	door type E3.1 / 3.2; to suit ope 945mm x 2100mm; half hour fire rated to B.S. 476 part 8/20 - 22	3	nr		
	Double door; hardwood veneer flush door; hardwood frame and architraves				
F	door type D2; to suit ope 1650mm x 2100mm; half hour fire rated to B.S. 476 part 8/20 - 22	2	nr		
G	door type F2.1 / 2.2; including glazed vision panel; to suit ope 1276mm x 2100mm; half hour fire rated to B.S. 476 part 8/20 - 22	1	nr		
H	door type F2.1 / 2.2; including glazed vision panel; to suit ope 1405mm x 2100mm; half hour fire rated to B.S. 476 part 8/20 - 22	1	nr		
J	door type F2.1 / 2.2; including glazed vision panel; to suit ope 1890mm x 2100mm; half hour fire rated to B.S. 476 part 8/20 - 22	1	nr		
K	door type F2.3; including glazed vision panel and fire rated side screen; to suit ope 1825mm x 2100mm; half hour fire rated to B.S. 476 part 8/20 - 22	1	nr		

	Description	Qty	Unit	Rate	Amount
	COMPOSITE ITEMS; SCREENS AND FRAME SETS				
	<u>Screens and associated frame sets; including all necessary heads, jambs, rails, glazing and beads etc; painting / varnishing to all elements as required; all as per Architect's detail drawings and specification</u>				
	Glazed Screens,; hardwood frames, architraves				
A	screen type E; ope size 374mm x 2457mm; including manifestations as necessary; half hour fire rated to B.S. 476 part 8/20 - 22	1	nr		
B	screen type E; ope size 1851mm x 2457mm; including manifestations as necessary; half hour fire rated to B.S. 476 part 8/20 - 22	1	nr		
C	screen and glazed door; type F; overall ope size 1467mm x 3257mm; including manifestations as necessary; half hour fire rated to B.S. 476 part 8/20 - 22	1	nr		
D	screen and glazed door; type F; overall ope size 2115mm x 4100mm; including manifestations as necessary; half hour fire rated to B.S. 476 part 8/20 - 22	1	nr		
E	screen and glazed door; type F; overall ope size 2800mm x 3257mm; including manifestations as necessary; half hour fire rated to B.S. 476 part 8/20 - 22	1	nr		
F	screen type I2; size 2047mm x 3257mm; including manifestations as necessary; half hour fire rated to B.S. 476 part 8/20 - 22	1	nr		
G	screen type I2; size 2047mm x 4100mm; including manifestations as necessary; half hour fire rated to B.S. 476 part 8/20 - 22	1	nr		
H	screen wih opening for lift door I3; size 2076mm x 3257mm; including manifestations as necessary	1	nr		

	Description	Qty	Unit	Rate	Amount
A	screen wih opening for lift door I3; size 2076mm x 4100mm; including manifestations as necessary	1	nr		
B	screen type G2; size 2108mm x 4100mm; including manifestations as necessary; half hour fire rated to B.S. 476 part 8/20 - 22	1	nr		
	COMPOSITE ITEMS; REPAIR & FIRE UPGRADING WORKS; EXISTING DOORSETS & FRAMES				
	<u>Existing door to be taken down; remove all existing decoration and ironmongery as necessary; provide and fit new self closers per methods specified; door to be re hung and fitted with 3 nr hinges with Envirograf Product 71 flexible intumescent protection paper sandwiched between hinge and rebate of door and frame before screwing hinges back in place; original panels to be fitted with Envirograf Product 38 intumescent protection card/paper as directed or equivalent; Coat bead, stiles and rails with Envirograf Product 42 (primer) followed by Envirograf Product 42 HW014 intumescent coating. Fit Envirograf Product 38 Intumescent membrane coat to size of the door panels, apply Envirograf Product 46 to both the paper and panel and insert the white card on the door panel followed by Envirograf product 42 HW04/S undercoat and HW top coat to door panels; edge of door to be chamfered and re-slipped with new edge on lock side; all new ironmongery to match existing; replace existing lock, wrap Envirograf product 71 intumescent paper cut to size around lock and sandwich it between lock and door; door to be fitted with 3mm deep, 10mm wide brush seals rebated into the door edge; include all necessary sanding down, filling and redecoration; all as per Architect's Drawings, details and Specification</u>				
	<u>Existing Door Sets</u>				
C	type E3.1; ope size 868mm x 2100mm	1	nr		
D	type E3.1; ope size 876mm x 1995mm	3	nr		
E	type E3.1; ope size 945mm x 2100mm	2	nr		

	Description	Qty	Unit	Rate	Amount
	COMPOSITE ITEMS; REPAIR & UPGRADING WORKS; EXISTING DOORSETS & FRAMES				
	<u>Take down existing internal doors, frames and architraves remain insitu; remove all existing ironmongery; strip paint, clean down, sand and fill existing timber, including frames, architraves, glazing etc; replace any damaged glazing, timber, beading etc; ; store carefully and protect as neccessary; supply and fit new ironmongery and rehang upon completion; redecorate</u>				
	Existing Doors				
A	ref Type E2; frames, architraves, linings and screens only	1	nr		
B	ref Type E3.2; door sets including frames, architraves, linings	1	nr		
	<u>ACCESS LADDER</u>				
	<u>Steel access ladder fixed to wall and floor; Manufacturer - Submit proposals; finish as delivered - Galvanized to BS EN ISO 1461; other requirements - slip resistant rungs with LRV contrast of 30 (minimum) rungs at 225c/c; fixing -bolted to concrete floor and walls. complete as per details and specification</u>				
	Access ladder & Walkway				
C	ladder to plant room; spanning 470mm approx; fixed in position	1	item		

Description	Qty	Unit	Rate	Amount
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INTERNAL WALL COMPLETIONS EXISTING LIBRARY & NO 25 Carried to Summary				

	Description	Qty	Unit	Rate	Amount
A	Forming ope in existing timber roof structure; existing slates, battens and membrane to roof removed elsewhere; cut and remove section timber rafters and ceiling joists, remove off site; provide temporary propping and all new structural supports and trims; proposed ope size 1140mm x 1180mm		item		
	<u>ROOFLIGHTS</u>				
B	Proposed automated opening vent; connected to fire alarm and detection system; Velux GGL SK06 triple glazed; complete control system with rain sensor				
	To roofs; fixed to timber bearers in accordance with the manufacturers instructions and Architects detail				
C	1140mm x 1180mm	2	nr		
	<u>"Velux" or equal approved EDW recessed single flashing ; dressing to roof profile; per architects detail; fixing in accordance with the manufacturers instructions</u>				
	To roof windows in accordance with the manufacturers instructions and Architects detail				
D	size 1140mm x 1180mm	2	no		
	<u>Mounting Structure for PV Panels</u>				
	<u>Mounting Structure for PV Panels; Manufacturer - Submit proposals; Product reference - submit proposal; suitable for natural slate roof covering; all profiles to be extruded from primary aluminium alloy with mill finish; fixed to roof structure through covering as necessary; complete</u>				
	Mounting Structure				
E	13 m2 area of panels in total		item		

Description	Qty	Unit	Rate	Amount
COLLECTION Page No. BQ/125 ROOF COMPLETIONS - EXISTING LIBRARY & NO 25 Carried to Summary				

	Description	Qty	Unit	Rate	Amount
	<u>PREPARATION</u>				
	<u>Clean down and remove all existing masonry paint from the following</u>				
A	decorative stone reveals to openings; 250 - 500 girth	26	m		
B	stone cills; 250mm - 500mm girth	23	m		
C	stone Arch; 250mm - 500mm girth	4	m		
D	label mouldings	8	m		
E	stone quoins 750mm - 1000mm girth	16	m		
F	stone flag eaves and decorative corbel; 500 - 750 girth	51	m		
	<u>Carefully hack of existing cementitious render; remove all particles of rendering, dust etc. from background using wire brushes; dispose off site; Brush off any fungi or algae encountered; all as per Architect's Specification F10</u>				
	<u>Walls, vertical</u>				
G	over 300mm wide	476	m2		
H	reveals; n.e. 150mm girth	80	m		
	<u>CONSERVATION WORKS TO EXISTING BUILDING FABRIC</u>				
	<u>Clean down existing Stonework; rake out joints to depth 2 and half times width of joint, clear of cementitious pointing, defective pointing and organic growth; re-point; all as per Architect's Specification F10</u>				
	<u>Existing Decorative Stonework</u>				
J	decorative stone reveals to openings; 250 - 500 girth	26	m		
K	stone cills; 250mm - 500mm girth	23	m		
L	stone Arch; 250mm - 500mm girth	4	m		
M	stone quoins 750mm - 1000mm girth	16	m		

	Description	Qty	Unit	Rate	Amount
A	stone flag eaves and decorative corbel; 500 - 750 girth Repairs to existing exposed Brickwork; to be in accordance with Architect's Method statement & Advice Series; Bricks a Guide to Repair of Historic Brickwork published by DoEHLG and Conservation Guidelines of RIAI & DCC; <u>Tap inspection of each individual brick to be undertaken with bricks marked according to condition; Allow for replacement of 5% of bricks with approved replacement; allow for reversing 5% of existing bricks; allow for "plastic repair" of 20% of existing bricks; all brickwork to be repointed as Irish Tuck Pointing with lime mortar to match existing; all as per Architect's Specification F10</u> Existing Brick Walls	51	m		
B	over 300mm wide Chimneys	54	m2		
C	over 300mm wide <u>NEW LIME RENDER</u> <u>Rake out joints and remove any cementitious pointing, defective pointing and organic growth; repoint as necessary; prepare surfaces and dub out substrate inaccuracies for rendering; maximum 20mm thickness; Undercoats - 1st coat (scud coat) 4:5 with reinforcement fibres 4-6mm thick, - 2nd coat (render coat 1:3 4 -6mm thick, 3rd coat (floating coat) 1:3 nominal 9mm thickness; Overall minimum thickness 25mm (excluding dubbing out); St Astier or equal and approved Hydraulic NHL 2; all as per Architect's Specification</u> Existng Walls	8	m2		
D	over 300mm wide	461	m2		
E	extra; marked out stone effect	16	m2		
F	reveals; n.e. 150mm girth	95	m		

Description		Qty	Unit	Rate	Amount
<u>NEW PAINTWORK</u>					
<u>Prepare; apply "Keim Granital" or equal approved exterior wall paint; to selected colour; two coats: applied in accordance with the manufacturer's instructions</u>					
To plaster surfaces					
A	over 300mm wide	461	m2		
B	reveals 150mm - 300mm girth	95	m		
To stone / concrete surfaces					
C	over 300mm wide; cills	10	m2		

Description	Qty	Unit	Rate	Amount
COLLECTION				
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<i>Page No. BQ/129</i>				
WALL FINISHES EXTERNALLY EXISTING LIBRARY & NO 25 Carried to Summary				

	Description	Qty	Unit	Rate	Amount
A	Thoroughly clean and wash down existing wall surfaces; remove paint; treat with fungicidal wash; wash with soapy water followed by clean water; treat again with fungicidal wash wash clean with soapy water followed by clean water; dry; fill and repair all existing plaster defects; leave ready for decoration	491	m2		
B	Hack off internal wall plaster to selected areas; remove all particles of rendering, dust, etc. from background using wire brushes; brush off any fungi or algae; leave wall ready to receive new finish elsewhere measured; including to isolated areas, window reveals and heads	535	m2		
	<u>New Lime Plaster Works</u>				
	<u>Prepare and dub out existing surfaces as necessary; Apply new Lime & Cork based insulating thermal plaster - Diathonite Evolution or equal and approved; 50 thick finished overall thickness; apply in max 15 - 20mm layers built up over a number of days; all to be carried out by experienced lime plasterer and in accordance with manufacturer's instructions</u>				
	<u>Existng Walls</u>				
C	over 300mm wide	572	m2		
	<u>Natural Hydraulic Plaster (Proprietary Finishing Coat); applied in two layers to basecoat (em); total thickness not exceeding 5mm; all as per Architect's Specification</u>				
	<u>Existng Walls</u>				
D	over 300mm wide	572	m2		
	<u>Plasterwork</u>				
	<u>One coat Gyplite bonding; one coat Gyplite finish; steel trowelled.</u>				
	12.5 thick two coat work to walls to concrete or blockwork base.				
E	over 300mm wide	26	m2		

	Description	Qty	Unit	Rate	Amount
	<u>Tiles</u>				
	<u>Dry Pressed Liso Matt Finished Ceramic wall tiles; non bevelled; regular pattern; to selected colour per Specification; butt joints; fixing and grouting with approved adhesive; adhesive and grout to be supplied by contractor</u>				
	<u>300 x 100 x 8mm units to walls to plastered base; including all cutting and fitting</u>				
A	over 300mm wide	10	m2		
	<u>Timber Wall Cladding</u>				
	<u>Timber vertical wall Cladding; Solid red oak FSC certified; dimensions per batten 47mm wide x 75mm deep with 20mm gap between battens; secret fixing to concealed grounds / battens / carrier rails; continuous black absorbant acoustic backing; apply clear oil finish to achieve a matt natural appearance; as per detailed Architects drawing 0507 and Specification drawings; complete</u>				
	<u>Vertical to Walls</u>				
B	over 300mm wide	15	m2		
C	extra; trim at openings	18	m		
D	extra; forming shadow gap	6	m		
	<u>New Paintwork</u>				
	<u>Apply 1 coat primer; 2 coats natural traditional paint with graphene or similar approved; breathable and washable; suitable for lime based and modern material; anti mould; matt finish; as per Specification PT-1</u>				
	<u>Plastered walls</u>				
E	over 300mm wide	40	m2		

	Description	Qty	Unit	Rate	Amount
A	<u>Apply 1 coat primer; 2 coats natural traditional paint with graphene or similar approved; breathable and washable; suitable for lime based and modern material; anti mould; matt finish; as per Specification PT-2</u> Plastered walls over 300mm wide	1057	m2		
	<u>Apply 1 coat primer; two coats full matt vinyl emulsion paint; to selected colour; as per Specification PT-3</u> Plastered walls over 300mm wide	285	m2		
B					

Description	Qty	Unit	Rate	Amount
COLLECTION				
<i>Page No. BQ/131</i>				
<i>Page No. BQ/132</i>				
<i>Page No. BQ/133</i>				
WALL FINISHES INTERNALLY - EXISTING LIBRARY & NO 25 Carried to Summary				

Description	Qty	Unit	Rate	Amount
<u>Notes:</u> i. Labours not specifically measured shall be deemed to be included with the work items to which they apply. ii. The contractor will be entirely responsible for ensuring that all surfaces of the floor will be sufficiently level to obviate the necessity for the spreading of levelling compounds. Should it arise that it becomes necessary to spread levelling compound as a preliminary to laying the floor covering the cost of the work will be deemed to be included in the prices against the various items of floor covering finish. <u>Floor Preparation</u> A In order to lay floor finishes the moisture content of the surface below should be less than maximum moisture content required by the manufactures of the flooring, otherwise an Epoxy Waterproof membrane is required. Allow all costs associated with preparation of floor surfaces to receive new floor finishes; it is the contractors sole responsibility to ensure the moisture levels are correct prior to laying of floor finishes; all as per Architects Requirements <u>Entrance Mat & Frame</u> Forming sinkings concrete floor for mat well; formwork; float finish; one coat sealer; all as per Architects Specification				
B size 1950mm x 850mm C size 2350mm x 1050mm D size 4800mm x 2115mm <u>Aluminium; smooth</u> Mat frame 50 x 50 x 5mm angle section; including plain lugs plugged and fixed to concrete base; all as per Architects Specification	1 1 1	no no no		

	Description	Qty	Unit	Rate	Amount
A	size 1950mm x 850mm	1	no		
B	size 2350mm x 1050mm	1	no		
C	size 4800mm x 2115mm	1	no		
	<u>Emco Diplomat or equal and approved entrance mat and frame system; ref: model 522 GCB with rubber insert and cassette brush; colour black; supplied and fitted in accordance with manufacturer's instructions</u>				
	Mat & Frame				
D	size 1950mm x 850mm	1	no		
E	size 2350mm x 1050mm	1	no		
F	size 4800mm x 2115mm	1	no		
	<u>Carpet</u>				
	<u>To selected colour and design; 7.2mm total thickness; 100% recycled solution dyed nylon or equivalent; Cquest Bio for standard baking; 596g/m2 pile yarn weight; 3786g/m2 total weight; 15 year warranty; Class 33 heavy contract clasification to EN 1307 and LC2 Luxking with Cury rating class; reference Architect's Specification FL-2</u>				
	Work to floors on concrete/timber base				
G	over 300mm wide	352	m2		
	<u>Sheet Vinyl Floors</u>				
	<u>To selected colour; 3.35mm with 0.13mm wear layer (2m min roll width); Heterogeneous pvc 19 db sheet with slip resistant R10 as per European clasification EN651 with a plus 25 yaer life cycle installed; to BS EN 685 class; reference Architect's Specification FL-1</u>				
	Work to Limecrete floors				
H	3.35mm thick; Work to floors on limecrete base	29	m2		
	Work to Timber floors				

	Description	Qty	Unit	Rate	Amount
A	3.35mm thick; Work to floors on timber base	44	m2		
	Skirtings; coved; with and including capping strip				
B	150mm high	19	m		
C	angles	6	nr		
	Work to landings				
D	2mm thick; Work to landings on timber base	6	m2		
	Work to treads				
E	n.e. 300mm wide	62	m		
	Work to risers				
F	n.e. 300mm wide	62	m		
	<u>Woodwork</u>				
	<u>Softwood</u>				
	Skirtings				
G	150mm x 20mm; ref. SK-4; Taurus profile as detailed, to match existing; plugging and pelleting	313	m		
H	150mm x 20mm; ref. SK-4; Taurus profile as detailed, to match existing; plugging and pelleting; cut to profile of stairs threads and risers	40	m		
	<u>Accessories</u>				
	<u>Dividing strips; stainless steel,</u>				
	Fixed to limecrete at junction of different finishes				
J	standard size, T section	4	m		
	<u>Dividing strips; aluminium</u>				
	Fixed to timber at junction of different finishes				
K	standard size	20	m		

	Description	Qty	Unit	Rate	Amount
	<u>Aluminium nosing with black inserts</u>				
	<i>Stair nosings; screwed to timber</i>				
A	<i>double inset</i>	62	m		
B	<i>extra; contrasting colour at top and bottom of each flight</i>	8	m		
	<u>New Paintwork</u>				
	<u>One coat leadless primer to backs prior to fixing</u>				
	<i>Wood surfaces</i>				
C	<i>150mm - 300mm girth</i>	313	m		
	<u>One coat leadless primer; two undercoats; one gloss finishing coat</u>				
	<i>Wood surfaces</i>				
D	<i>150mm - 300mm girth</i>	313	m		

Description	Qty	Unit	Rate	Amount
COLLECTION				
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<i>Page No. BQ/136</i>				
<i>Page No. BQ/137</i>				
<i>Page No. BQ/138</i>				
FLOOR & STAIR FINISHES EXISTING LIBRARY & NO 25 Carried to Summary				

	Description	Qty	Unit	Rate	Amount
	<u>Demolitions & Alterations</u>				
A	Take down existing suspended ceiling tile and associated suspension system; complete	140	m2		
	<u>Repairs to Existing Cornices</u>				
	Provide for taking mould of existing cornice to facilitate replication; set aside for reuse				
B	existing ground floor entrance lobby cornice		item		
C	proposed ground floor Office GR10		item		
D	proposed first floor Office FR08		item		
	<u>Remove selection section of existing cornice complete with framework, backing, angles etc; take out mould of existing cornice; cast new fibrous plaster cornice; fix same to ceiling with screws fixed to and including 50 x 25 softwood grounds; provide neat joint to existing</u>				
	<u>Ceiling cornice</u>				
E	existing ground floor entrance lobby cornice; in short lengths	2	m		
F	proposed ground floor Office GR10; in short lengths	4	m		
G	proposed first floor Office FR08; in short lengths	3	m		
	<u>Upgrading Existing Ceilings</u>				
	Remove existing ceiling; provide 2 nr layer 12.5 fireline plasterboard slab, fitted to existing timbers; skim finish				
H	over 300mm wide	221	m2		
	Clean down existing ceiling; repair and fill any existing cracks etc; leave ready to received new finish				
J	over 300mm wide	64	m2		

	Description	Qty	Unit	Rate	Amount
A	<u>Underside of Existing Stairs</u>				
	Prepare and clean down existing underside of main stairwell; slab over existing with 2 nr layer 12.5 fireline plasterboard slab; skim finish				
	over 300mm wide	22	m2		
B	<u>Suspended Ceilings</u>				
	<u>Fit existing timber joists with proprietary steel angle hangers at 1200 centres and proprietary primary support channels at 900 centres with stap hangers supporting; Two layers 15mm Gyproc firelineboard, fixed with screws to proprietary support sections, joints taped and filled; 3 Pinnacle Skimcoat or equal approved plaster finish steel trowelled; all in accordance with manufacturer's instructions</u>				
	Ceilings; fixing hangers at 1200 centres each way				
C	depth of suspension 150mm - 500mm	140	m2		
	<u>Access Hatches</u>				
	<u>Proprietaryinsulated access hatch; 30 minute fire rating; smoke sealed; 600 x 600mm; frame: Concealed - Bead for taping and jointing; Lock: Tamper proof and operated by castellated key; fixing brackets and perimeter angle provided by supplier</u>				
C	<u>To Ceilings</u>				
	600mm x 600mm; half hour fire rated and smoke sealed	4	nr		

	Description	Qty	Unit	Rate	Amount
	<u>To Access Passageway</u>				
	<u>Remove existing softboard ceiling; fit new vapour open P5 particle board to underside of existing timber; render with 50mm thick Diathonite Evolution or equal and approved; machine applied in max 15mm - 20mm layers; finish with semi smooth lime plaster skim; 3 coats mineral based paint</u>				
	External Ceilings				
A	over 300mm wide	47	m2		
	<u>New Paintwork</u>				
	<u>Clean down & prepare existing; fill any hairline plaster cracks; One coat sealer; one coat alkali resisting primer; two coats eggshell emulsion paint; flat finish</u>				
	Plaster ceilings				
B	over 300mm wide	64	m2		
C	150mm - 300mm girth; cornices	60	m		
	<u>One coat alkali resisting primer; two coats PVA based emulsion; flat finish</u>				
	Plaster ceilings				
D	over 300mm wide	383	m2		

Description	Qty	Unit	Rate	Amount
COLLECTION <i>Page No. BQ/140</i> <i>Page No. BQ/141</i> <i>Page No. BQ/142</i> CEILING FINISHES EXISTING LIBRARY & NO 25 Carried to Summary				

	Description	Qty	Unit	Rate	Amount
	<u>DEMOLITIONS & ALTERATIONS</u>				
A	Carefully disconnecting and take down existing communications aerial		item		
B	Remove all existing defunct cabling and services at roof level		item		
C	Carefully take down existing slating, battens and felt to both roofs; all slates are assumed to asbestos containing material, handling, removal and disposal is to be in accordance with the Regulations and as specified by the Architect & Asbestos Report ; clean out between rafter; protect ceilings below; leave roof ready to receive new timbers and coverings; see Architects specification information	393	m2		
D	Carefully take down existing ridge/hip tile to roof; dispose off site	81	m		
E	Carefully take out and remove off site existing valley gutter between R1 & R2, including all boarding, leadwork etc; level and prepare existing timbers to receive new gutter e.m.	14	m		
F	Carefully take out and remove off site existing valley gutter between R1 & R3, including all boarding, leadwork etc; level and prepare existing timbers to receive new gutter e.m.	9	m		
G	Remove existing flashing, counter flashing to existing chimney and leave ready to receive new	6	m		
H	Remove existing flashing, counter flashing to existing clock tower and leave ready to receive new	8	m		
J	Carefully remove existing gutters and accessories and remove off site; make good works disturbed; leave ready to receive new	75	m		
K	Carefully remove existing downpipes and accessories and remove off site; leave ready to receive new	75	m		

	Description	Qty	Unit	Rate	Amount
A	Inspect all roof timbers including joists, rafters, bridging, wall plate etc and apply treatment of dual purpose wood preservative to all timbers Tritec 121 plus or similar;		item		
B	Expose joist/rafter ends in contact with existing masonry walls to allow condition assessment; clean out around ends; make good and reinstate all mortar/bedding disturbed	120	nr		
C	Repairs to existing Truss Ends; remove existing decayed truss bearing pad and replace with new limecrete bearing pad; 200 x 400 x 12mm bearing; fixed with 2 no M12 x 150mm long Hd bolts with 50 x 50 x 10mm end washers; cut 12mm groove for 12mm stainless steel plate bracket to truss end; 250 x 850 x 12mm stainless steel plate brackets bedded into adhesive with 8 no M10 stainless steel dowels; all as per detail Engineers drawing no, 405	4	nr		
D	Repairs to rafter ends; spliced dteail to existing; new 110 x 75mm new rafter spliced to ends of existing; adhesive to joint surfave; M10 bolts and toothed plate connector at meeting ends; all as per detail Engineers drawing no, 405	40	nr		
E	Remove ends of existing joists and new timber spliced on to one side of rafter with 16mm diameter coach bolts with "bat" square plate washers to ends on toothed connectors between timbers; provide and fit stainless steel bearer angle bolted new concrete pad stone fitted into existing stone wall; to carry new spliced joist end; all as per Engineer's detail and directions	15	nr		
F	Remove sections of existing wall plate; in short lengths to existing wall; remove debris from site ; splice new sections 100 x 75 scb treated joist to existing and build into wall;on and including dpc isolation layer; include heavy duty stainless steel bracing straps alternating with bolts; include all necessary propping; all as per Architects specification	20	m		

	Description	Qty	Unit	Rate	Amount
	Crawlboards/Gangway				
	Note: All timber to be preserved (double vacuum) minimum grade to be S.C.B. to S.R.11. All bracing to roof trusses to be IS 193; galvanised round wire nails to IS 105; PAT = 1977. Refer to Engineers Drawings				
	<u>White deal; sawn unless otherwise stated; S.C.B. to S.R.11</u>				
	Walkway supports				
A	150mm x 44mm	50	m		
	Plywood BS 1455: WBP Marine Quality				
	<u>Boarding and sheeting</u>				
	Attic gangway				
B	25 thick; exceeding 300mm wide; screw fixed to supports (e.m)	15	m2		
	<u>Woodwork</u>				
	<u>Softwood; Grade SCB; sawn, vacuum pressure impregnated with organic solvent type preservative</u>				
	Joists				
C	105 x 44mm C16; fitted beside existing with 3.1 x 75mm steel nails at 300 centres	250	m		
	<u>Steelwork (to water tank)</u>				
	<u>S275 Grade Steel; all to be in accordance with Structural Steelwork Specification per David Kelly Chartered Engineers</u>				
	Beams				
D	UB 203 x 133	0.6	t		
	Sundries associated with structural steel				
E	forming pockets in existing masonry walls for bearing pads to take built in ends of steel members; insert 215 x 450 x 65mm precast concrete on 215 x 450 x 215mm brick in NHL 5.0;	8	no		

	Description	Qty	Unit	Rate	Amount
	<u>Fire Protection</u>				
	<u>Apply "Harmon XP10" or equal approved intumescent coating in accordance with the manufacturers instructions to provide 1 hour fire resistance to BS 476 Part 8; one coat "Harmon Top Coat"</u>				
	<u>Steel columns and beams</u>				
A	exceeding 300mm girth	21	m2		
	<u>NEW ROOF FINISHES</u>				
	<u>Natural Slate</u>				
	<u>"Leon Prime" or equal and approved Natural Spanish Slate; size generally 500 x 300 x 7mm; slates shall be purchased pre-holed; to BS EN 12326 (A1, S1.T1) and should be fixed in accordance with the Irish Code of Practice for Slating and Tiling I.C.P.2: 2002. and BS EN 491:1994, BS EN 490:1994. laid to select pattern as indicated by Architect; including 50mm x 35mm treated battens and counter battens fixed to existing rafters, underlay (e.m); fixing by copper nails; all as per Architects specification.</u>				
	<u>Coverings</u>				
B	sloping pitch n.e 45 degrees	381	m2		
C	extra; double course at eaves on and including 12mm plywood tilting fillet	86	m		
D	extra; double course at ridge/hip	161	m		
E	vertically; to clock tower	12	m2		

	Description	Qty	Unit	Rate	Amount
	<u>Staffordshire Blue clayware ridge tiles 450mm long 90 deg; bedded onto the slates with solid bedding at butt joints and secured with stainless steel straps at ends. All bedding mortar shall be coloured to match slates and consists of 3 parts sand to 1 part cement and should be struck off to give a smooth face and pointed on one operation. The ridge tiles to be scudded with mortar sometime before fixing in order to form key. End ridge tiles to be mechanically fixed in accordance with the detailed drawings and the manufacturer's recommendations. Ridge tiles will be fastened with galvanised anchors to the bottom of a hip.</u> Ridge/Hips fix as per Architects specification	81	m		
	Roof Felt Underlay felt shall be high performance breathable felt complying with BS 747:2000 Type 5U and UV durable where exposed laid to a lap of 225mm or as specified by the Architect. A PVC eaves skirt is to be laid under the felt at the eaves and lapped into the gutter or proprietary ventilation unit. Where the length of the roof slope, measured by horizontal projection, exceeds 6m a more durable underlay such as Type 5U is to be selected. The Contractor is to obtain advice from the underlay manufacturer and the timber preservative manufacturer to ensure that the underlay is not harmed. Continuous PVC rafter roll to be used and to extend beyond the line of the attic insulation to maintain cross ventilation. fixed to rafters at 380mm centres all in accordance with manufacturers instructions	381	m2		
	exceeding 300mm Ventilation Cowled slate vents; GRSV 30/25 by LBS or equal approved: trimmed to suit slate size; fixed in accordance with manufacturer's instructions	15	no		

	Description	Qty	Unit	Rate	Amount
	<u>Insulation</u>				
	<u>Rockwool or equal approved; 150mm laps; on and including Intello Plus vapour barrier; all overlaps sealed with Tescon No.1 tape; no allowance in measurement for laps</u>				
	<u>Laid loose between joist/rafters at 400mm centres</u>				
A	overall 400mm thick in 2no layers; 200mm thick between joists, 200mm thick over joist	220	m2		
	<u>Woodwork</u>				
	Marine Plywood				
	<u>Forming valleys; between R1 & R2</u>				
B	950mm girth on average; 450mm base x 250mm high sloped returns x 25mm thick; U shaped; forming sloped valley; sides fixed to rafter ends base to and including sprogets; including angle fillets	14	m		
	<u>Forming valley gutters wall</u>				
C	500mm girth on average; 250mm average girth on flat at base x 250mm high sloped return x 25mm thick; sides fixed to rafter ends base to and including sprogets; including angle fillets	9	m		
	<u>Western Red Cedar to BS 1186-3, Class 1; undercut bottom edge to form drip; as per Architect's detail and specification</u>				
	<u>Facia</u>				
D	350mm wide	21	m		
	<u>Soffit</u>				
E	200mm wide	21	m		

	Description	Qty	Unit	Rate	Amount
	<u>Sheel Metal</u>				
	Flashings and gutters; milled lead to EN 12588:2006 and BS 6915:2001 treated with patination oil; including all necessary soakers; . On and including geotextile, needle punched polyester felt between 200 - 220 g/M2 as approved by the Lead Sheet association. The underlay shall be turned up at steps but shall not be turned down or draped over the edge				
	Code 6 flashings; fixing with lead tacks and copper nails				
	To valleys				
A	500mm average girth to sloped valleys; bent -2; stepped over tilting fillets	9	m		
B	950mm average girth to flat valleys; bent -2; stepped over tilting fillets	14	m		
	To Chimney				
C	450mm girth; bent -1; including soakers; nib returned into brickwork	6	m		
	To Clock Tower				
D	500mm girth; bent -1; including soakers	8	m		
	<u>Rainwater Installation</u>				
	<u>Cast Aluminium; coloured black rainwater disposal system; assembled and fixed in strict accordance with manufacturers instructions; including all brackets; joints etc.</u>				
	Guttering				
E	120mm dia half round	75	m		
F	stop ends	10	no		
G	angles	6	no		
	Downpipes				
H	110mm x 75mm	78	m		
J	shoes	9	no		

	Description	Qty	Unit	Rate	Amount
A	extra; swaneck projections	9	no		
B	extra; bends	5	no		
	<u>New Paintwork</u>				
	<u>One coat primer; seal with Stain Stop & Tannin Block; Finish in high quality water based satin paint; minimum two coats</u>				
	Timber				
C	350mm facia	21	m		
D	200mm soffit	21	m		
	<u>OTHER WORK</u>				
E	Contractors to include for any other work deemed necessary to carry out and complete the Works in accordance with Architects drawings, Specification & Site Inspection		Item		

Description	Qty	Unit	Rate	Amount
COLLECTION				
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<i>Page No. BQ/145</i>				
<i>Page No. BQ/146</i>				
<i>Page No. BQ/147</i>				
<i>Page No. BQ/148</i>				
<i>Page No. BQ/149</i>				
<i>Page No. BQ/150</i>				
<i>Page No. BQ/151</i>				
ROOF & ROOF FINISHES EXISTING LIBRARY & NO 25 Carried to Summary				

	Description	Qty	Unit	Rate	Amount
	<u>METHOD OF MEASUREMENT</u>				
	<i>This mechanical and electrical services installation has not been measured in accordance with the Agreed Rules of Measurement</i>				
A	<i>Note: The contractor is to include the full Mechanical And Electrical pricing document when returning their tender</i>		note		
	<i>THIS IS A DIVERGENCE FROM THE AGREED RULES OF MEASUREMENT</i>				
	<i>The Contractor is to strictly adhere to the Mechanical & Electrical Specification and drawings, as prepared by Hayes Higgins Building Services Consultants, issued as part of the tender documents. Total costs associated with these elements, including facilitating works are to be included below. It is the tendering contractor's responsibility to ensure that all costs reflected in in both the Mechanical & Electrical Specifications & Drawings are reflected in the appropriate Pricing Document</i>				
	<u>MECHANICAL SERVICES</u>				
B	<i>Mechanical Services Installation - Complete cost of service installation Elements 51 to 59 inclusive as per Drawings per Hayes Higgins Building Services Consultants</i>		Note		
	<u>SUMMARY OF COSTS</u>				
C	<i>The Contractor is to bring forward from Hayes Higgins Building Services Consultants 'Mechanical Services Breakdown' total costs for the following</i>		note		
	<i>Summary of costs</i>				
D	<i>Section 1: General</i>		item		
E	<i>Element (51): Heating Centre</i>		item		
F	<i>Element (52): Drainage and Refuse Disposal</i>		item		
G	<i>Element (53): Water Distribution</i>		item		

	Description	Qty	Unit	Rate	Amount
A	Element (54): Gases Distribution		item		
B	Element (55): Space Cooling		item		
C	Element (56): Space Heating		item		
D	Element (57): Ventilation/Air Conditioning System Installations		item		
E	Element (58): Other Services		item		
	<u>ELECTRICAL INSTALLATION</u>				
F	Electrical Services Installation - Complete cost of service installation Elements 61 to 69 inclusive as per Drawings per Hayes Higgins Building Services Consultants		item		
	SUMMARY OF COSTS				
G	The Contractor is to bring forward from Building Services Consultant 'Tender Summary' total costs for the following		note		
	Summary of costs				
H	Section 1: General		item		
J	Element (61): Electrical Supply and Main Distribution		item		
K	Element (62): Power		item		
L	Element (63): Lighting		item		
M	Element (64): Communications		item		
N	Element (65): Security & Protection		item		
P	Element (66): Transport		item		
Q	Element (67): Reserved		item		
R	Element (68): Other Services				
	<u>PASSANGER LIFT</u>				
S	The Contractor is to bring forward from Building Services Consultant 'Tender Summary' total costs for the following		note		
	Summary of costs				

	Description	Qty	Unit	Rate	Amount
A	Platform Type Passanger Lift; 630 Kg; serving 3 floors; as per Hayes Higgins Building Services Consultants Specifications & Drawings <u>PROPOSED NOVATED SPECIALIST WORKS - AV & IT</u> The poposed Specialist Contractor is to be finalised. The Contract of Works between Specialist Contractor & the Employer will be novated to the successfull tendering Contractor who is awarded the Works. The Scope of the AV & IT Works to be undertaken by specialist is as set out on Architects Drg 1829-T-PH2-600 and includes: Video Conferencing Signal Management Audio Cabling IT <u>Reserved Sum for Specialist AV & IT Contract</u>		item		
B	Tendering Contractors are to include herewith the Reserved Sum of €50,000 for Specialist AV & IT Works		item	50000.00	
C	Allowance for Main Contractor's Profit on Specialist AV & IT Contract		%		
D	Allowance for Main Contractor's Management Costs associated with Specialist Ironworks Contract, incorporating management, risk assessment and indirect overhead costs.		item		
E	General attendance as defined per Agreed Rules of Measurement		item		
F	Special attendances as defined per Agreed Rules of Measurement; including unloading, storing, hoisting, placing into position, providing power, special scaffolding, trestles, lifting equipment, ladders etc, in connection with Ironworks		item		

Description		Qty	Unit	Rate	Amount
<u>BUILDERS WORK IN CONNECTION WITH SERVICES</u>					
Note: For further description (if required) of weights, sizes and locations of various items of plant requiring attendance, the Contractor should discuss with the Services Consultant at pre-tender stage. All cost are deemed to be included with attendance items below.					
Form opes; trim; provide necessary structural support; make good; fire stopping in					
<u>Floors</u>					
150 thick insitu concrete floor slab and insulation					
A	50mm dia	5	no		
B	100mm dia	3	no		
C	150mm dia	5	no		
D	1350mm x 200mm	2	no		
E	750mm x 300mm	1	no		
F	425mm x 200mm	1	no		
G	300mm x 250mm	4	no		
<u>Stud Walls</u>					
110 thick					
H	25mm dia	6	no		
J	50mm dia	5	no		
K	100mm dia	4	no		
L	350mm x 175mm	5	no		
M	750mm x 250mm	7	no		
<u>Timber floors</u>					
N	50mm dia	5	no		
P	100mm dia	3	no		
Q	150mm dia	5	no		

	Description	Qty	Unit	Rate	Amount
A	1350mm x 200mm	2	no		
B	750mm x 300mm	1	no		
C	425mm x 200mm	1	no		
D	300mm x 250mm	4	no		
	<u>Blockwork Walls</u>				
	350 thick cavity				
E	100 x 100	1	no		
F	200 x 200	2	no		
	<u>Existing Masonry Wall</u>				
	800mm to 1000mm thick				
G	25mm dia	4	no		
H	50mm dia	5	no		
J	300mm x 300mm	5	no		
K	350mm x 350mm	3	no		
	450mm to 650mm thick				
L	25mm dia	2	no		
M	50mm dia	3	no		
N	300mm x 300mm	2	no		
P	350mm x 350mm	1	no		
Q	500mm x 250mm	2	no		
	<u>Cut or form opes; trim; provide patent upstands/flashings; timber grounds; make good</u>				
	Slate tile roof				
R	200 diameter		no		
S	300mm x 125mm	1	no		
T	350mm x 350mm	2	no		
U	500mm x 500mm	2	no		

	Description	Qty	Unit	Rate	Amount
	<u>Ceilings</u>				
	Plasterboard Ceilings				
A	200mm x 150mm	5	no		
B	200mm x 200mm	12	no		
C	350mm x 175mm	8	no		
D	500mm x 500mm	1	no		
	Cutting chases in concrete or blockwork; make good and leave ready for decoration				
E	25 dia	175	m		
F	extra; outlets 200 x 100	150	nr		
G	recessed outlets	35	no		
H	50 x 50mm	125	m		
	Provide softwood timber grounds complete in connection with				
J	light fittings	132	no		
K	smoke detectors etc	25	no		
L	extract fans	6	no		
	<u>New Paintwork</u>				
	<u>One coat zinc phosphate primer; two undercoats; one finish coat alkyd based paint full gloss finish</u>				
	Radiators				
M	over 300mm wide	50	m2		
	Pipework				
N	girth n.e. 300mm	100	m		
	Conduits				
P	girth n.e. 300mm	75	m		

	Description	Qty	Unit	Rate	Amount
	<u>Concrete Plinths to Boiler House Plant</u>				
	<u>Plain insitu concrete; Grade 30; vibrated</u>				
	Bases				
A	100-150mm thick	1	m3		
	<u>Formwork</u>				
	<u>Formwork generally</u>				
	<u>Edges of base</u>				
B	150mm high	18	m		
	<u>Sundries in concrete</u>				
	<u>Treating surfaces of unset concrete</u>				
C	trowelling	4	m2		
	<u>Ducting</u>				
	<u>Framework to form pipe casing to ducts "L" shaped in section at high level 2 nr 50 x 50 horizontal members plugged to wall ; 1 nr 50 x 50 horizontal corner member; 1 nr 50 x 50 horizontal member fied to ceiling joist ;50 x 50 vertical members at 600 centres; 9 thick mdf lining</u>				
D	vertically; 200mm x 200mm	15	m		
E	vertically; 250mm x 250mm	25	m		
F	vertically; 350mm x 200mm	10	m		
G	low level horizontal; 300mm x 150mm	10	m		
	<u>Baseboarding</u>				
	<u>Plasterboard slabs; Gyptex or equal approved; butt joints; gyptex joint filler tape and finish; fixing with galvanised nail; internal</u>				
	<u>9.5 Work to closets on wood base; to receive plaster finish</u>				
H	"L" shaped on plan; 400mm girth	15	m		
J	"L" shaped on plan; 450mm girth	25	m		

	Description	Qty	Unit	Rate	Amount
A	"L" shaped on plan; 500mm girth	10	m		
B	"L" shaped on plan; 550mm girth	10	m		
	<u>In-situ finishes</u>				
	<u>Plaster; 7.9 Gyplite bonding coat; (1:6) gyplite finishing coat; steel trowelled internal</u>				
	9.5 Work to ducts on plasterboard base; two coats				
C	over 300mm girth	28	m2		
	<u>Sundries</u>				
	<u>Expamet or equal approved; stainless steel</u>				
D	Angle bead	60	m		
	<u>New Paintwork</u>				
	<u>One coat alkali resisting primer, one undercoat, two coats PVA emulsion paint, vinyl silk finish</u>				
	Plastered ducts				
E	exceeding 300mm wide	28	m2		
F					
G					
H					
J					
K					
L					
	Cutting chases in concrete or blockwork; make good and leave ready for decoration				
M	25 dia		m	6.00	
N	extra; outlets 200 x 100		nr	5.00	
P	recessed outlets		no	5.00	
Q	50 x 50mm		m	6.00	

	Description	Qty	Unit	Rate	Amount
	<i>Provide softwood timber grounds complete in connection with</i>				
A	<i>light fittings</i>		<i>no</i>	<i>25.00</i>	
B	<i>smoke detectors etc</i>		<i>no</i>	<i>25.00</i>	
C	<i>extract fans</i>		<i>no</i>	<i>25.00</i>	
	<i>Provide & fit roof cowls and associated weather for</i>				
D	<i>slate pitched roof</i>		<i>no</i>	<i>150.00</i>	
E	<i>flat roof</i>		<i>no</i>	<i>150.00</i>	
	<u>New Paintwork</u>				
	<u>One coat zinc phosphate primer; two undercoats; one finish coat alkyd based paint full gloss finish</u>				
	Radiators				
F	<i>over 300 wide</i>		<i>m2</i>	<i>10.00</i>	
	Pipework				
G	<i>girth n.e. 300mm</i>		<i>m</i>	<i>5.00</i>	
	Conduits				
H	<i>girth n.e. 300mm</i>		<i>m</i>		
	<u>Concrete Plinths to Boiler House Plant</u>				
	<u>Plain insitu concrete; Grade 30; vibrated</u>				
	Bases				
J	<i>100-150 thick</i>		<i>m3</i>	<i>200.00</i>	
	<u>Formwork</u>				
	<u>Formwork generally</u>				
	Edges of base				
K	<i>150 high</i>		<i>m</i>	<i>15.00</i>	
	<u>Sundries in concrete</u>				
	<i>Treating surfaces of unset concrete</i>				

	Description	Qty	Unit	Rate	Amount
A	trowelling		m2	5.00	
	<u>Structural Supports to Plant & Tanks</u>				
	<u>Provide necessary steel supports in existing boiler house to support</u>				
B	1600L Cold Water Storage Tank; approx size 1600 x 1000 x 1000; 1850 kgs full		no	2000.00	
C	3000L Cold Water Storage Tank; approx size 2150 x 1650 x 1000; 3500 kgs full		no	2000.00	
D	External Roof Condenser Units to flat roof - 35kg		no	250.00	
	<u>Ducting</u>				
	Framework to form pipe casing to ducts "L" shaped in section at high level 2 nr 50 x 50 horizontal members plugged to wall ; 1 nr 50 x 50 horizontal corner member; 1 nr 50 x 50 horizontal member fied to ceiling joist ;50 x 50 vertical members at 600 centres; 9 thick mdf lining				
E	vertically; 200 x 200		m	30.00	
F	vertically; 250 x 250		m	30.00	
G	vertically; 350 x 200		m	30.00	
H	low level horizontal; 300 x 150		m	30.00	
	<u>Baseboarding</u>				
	<u>Plasterboard slabs; Gyptex or equal approved; butt joints; gyptex joint filler tape and finish; fixing with galvanised nail; internal</u>				
	9.5 Work to closets on wood base; to receive plaster finish				
J	"L" shaped on plan; 400 girth		m	30.00	
K	"L" shaped on plan; 450 girth		m	30.00	
L	"L" shaped on plan; 500 girth		m	30.00	
M	"L" shaped on plan; 550 girth		m	30.00	

	Description	Qty	Unit	Rate	Amount
	<u>In-situ finishes</u>				
	<u>Plaster; 7.9 Gyplite bonding coat; (1:6) gyplite finishing coat; steel trowelled internal</u>				
	9.5 Work to ducts on plasterboard base; two coats				
A	over 300 girth		m2	10.00	
	<u>Sundries</u>				
	<u>Expamet or equal approved; stainless steel</u>				
B	Angle bead		m	2.00	
	<u>New Paintwork</u>				
	<u>One coat alkali resisting primer, one undercoat, two coats PVA emulsion paint, vinyl silk finish</u>				
	Plastered ducts				
C	exceeding 300 wide		m2	5.00	

Description	Qty	Unit	Rate	Amount
COLLECTION				
<i>Page No. BQ/153</i>				
<i>Page No. BQ/154</i>				
<i>Page No. BQ/155</i>				
<i>Page No. BQ/156</i>				
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<i>Page No. BQ/163</i>				
BUILDING SERVICES - NEW & EXISTING Carried to Summary				

	Description	Qty	Unit	Rate	Amount
	<u>SANITARY FITTINGS</u>				
	<u>Supply and fix from the Armitage Shanks Range or equivalent unless otherwise noted; sanitary fittings to concrete floors / walls and backgrounds requiring plugging; plugging; disconnecting and setting aside for the convenience of other trades; subsequently refixing</u>				
	W.C. 's				
A	Create Edge/Square Back to wall WC pan with fixing kit- E3013; with E 3624 concealed 2 cistern 6/4 litre dual flush valve top inlet and internal overflow: E3034 edge/square seat cover; S4463 Palm push button pneumatic; complete	3	nr		
	Disabled Person Toilet (Complete)				
B	S6984 Armitage Shanks Doc M Contour 21 close coupled corner pack, WC pan, water saving delay fill cistern with spatula lever, grab rails, hinged support rail with toilet roll holder, seat no cover with retaining buffers, copper tails on TMV3 mixer tap	1	nr		
	Washhand basins				
C	S2156A2F Portman 21 washbasin, 40 cm, 1 taphole, Overflow, no chainstay; E0157 wall fixing set; A4169 washbasin mixer thermostatic 1 hole, single sequential long lever, copper tails; S8722 waste with S8920 trap seal and outlet	5	nr		
	Urinal				
D	S6110A2F Contour full concealed; 67 cm; S8850 Waste; S8970 Trap; S9275 hangers; S6286 Spreader; S9276 Toggle bolts; A4856 sensorflow 21 flush sensor	2	nr		
	Cleaners sink				
E	S5803A2F 60cm with weir overflow; S9251 legs; S7205 nimbus taps; S8331 bib tap wall mounts; S8725 Waste; S8925 trap	1	nr		

	Description	Qty	Unit	Rate	Amount
	<u>Mirrors</u>				
	<u>S.Q. Silvered and protected with lead backing</u>				
	4 Thick fixing to backgrounds requiring plugging; fixing with brass screws; chromium plated domical covers and rubber sleeves; washers; drilling; plugging; countersunk holed -4; bevelled and polished edges; rounded corners				
A	size 500mm wide x 1000mm high	2	nr		
B	size 700mm wide x 1000mm high	2	nr		
C	size 1400mm wide x 1000mm high	2	nr		
	<u>Supply and fix from the Kimberly Clark Professional Range or equivalent unless otherwise noted; sanitary fittings to concrete floors / walls and backgrounds requiring plugging; plugging; disconnecting and setting aside for the convenience of other trades; subsequently refixing</u>				
	Soap dispenser				
D	ref. 08973010 stainless steel cassette	5	nr		
	Hand towel dispenser				
E	ref. 08971010 stainless steel	5	nr		
	Toilet tissue dispenser				
F	ref. 08972010 stainless steel	5	nr		
	<u>Supply and fix from Ikea or equivalent</u>				
	Toilet brush				
G	Grundtal; ref 802.954.42 stainless steel	5	nr		
	Pedestal bin				
H	Strapats; ref 402.454.11 stainless steel	5	nr		
	Hooks				
J	Bjarnum; ref. 401.525.91	5	nr		

	Description	Qty	Unit	Rate	Amount
	<u>SIGNAGE</u>				
	<u>Brushed Steel with blasted edges; wording, braille, pictograms etc as indicated Architect's drawing 302 & specification</u>				
	Door Signage				
A	ref. Type A1, A2, A3, A4; 147mm x 148mm	4	nr		
B	ref. Type B1; 80mm x 250mm	1	nr		
C	ref. Type B2; 150mm x 140mm	10	nr		
D	ref. Type D1; 76mm dia	24	nr		
E	ref. Type D2; 147mm x 148mm	4	nr		
F	ref. Type D3; 147mm x 148mm	1	nr		
	Wall Signage				
G	ref Type C1; 700mm x 524mm	1	nr		
H	ref Type C2; 670mm x 700mm	1	nr		
J	ref Type C3; 700mm x 262mm	1	nr		
	<u>FURNITURE</u>				
	<u>Loose furniture; as detailed and specified per Architect's Furniture Specification & Room Furniture Schedule all per Drg 600 or equal and approved</u>				
	Desks				
K	Ref A1; L shaped; approx size 2300 x 800mm to main element and 600 x 1800mm side; oak veneered; round legs; lower side panel to sides	19	nr		
L	Ref A2; Rectangular approx 1700 x 800; oak veneered, round legs;	17	nr		
M	Ref A3; Rectangular approx 2400 x 700; oak veneered, round legs;	1	nr		
	Table				
N	Ref A3; Meeting Room table in folding conference style; 5 sections; oak veneered	1	nr		

	Description	Qty	Unit	Rate	Amount
A	Ref A4; Canteen table; 900mm dia, 1100mm high; plastic cylindrical column on base; table top mdf varnished plastic	2	nr		
B	Ref A5; Canteen table; 900mm dia, 730mm high; plastic cylindrical column on base; table top mdf varnished plastic	1	nr		
	Chairs				
C	Ref B1; Ergonomic office chair; height adjustable; lower back support; armrests; fabric finish	30	nr		
D	Ref B2; Stack chairs with steel frame and polyurethane arms; Beechwood seat and backpadded and upholstered; writing tablet	50	nr		
E	Ref B3; seat shell, fibreglass reinforced plastic; with upholstery backrest; legs solid oak	2	nr		
F	Ref B4; seat shell, fibreglass reinforced plastic; with upholstery backrest; legs solid oak; foot ring	4	nr		
	Filling Cabinets				
G	Ref C1; under desk; 418 x 460 x 615mm; lockable, on wheels; oak veneered	32	nr		
H	Ref C2; Wall unit; 460 x 1700 x 760mm; oak veneered	4	nr		
	Privacy Screen				
J	Ref D1; 19mm melamine top fabric finish	21	nr		
	TV Trolley				
K	proprietary mobile tv stand and trolley; as specified	1	nr		

	Description	Qty	Unit	Rate	Amount
	BUILT IN FITTINGS				
	KITCHEN FITTINGS				
	<u>Complete all as per Architects Specification, Drawing and Details Drg 500; High gloss laminate finish</u>				
	Kitchen Fittings; base & wall Units; including sinks etc				
A	Canteen - Base Unit, Sink and drainer, Work top and storage; to back wall; 3450 x 600 x 900mm; as per Elevation A		item		
B	Canteen - Base & Wall Unit, Worktop and storage; to side 3100 x 600 x varying heights; as per Elevation B		item		
C	Canteen Kitchen; 1st floor; including 600mm high s/s splash back to wall; complete		item		
	RECEPTION COUNTER				
	<u>Bespoke reception counter; constructed with a concealed structural frame and carcass; fully clad in Thermoformable solid surface 18mm minimum thickness; material to achieve seamless, monolithic appearance; slipp joints; all joints sanded and polished to produce invisible seams; integrated and concealed lighting and communication systems where shown; structural frame and carcass designed by manufacturer; Complete all as per Architects Specification, Drawing and Details Drgs 0504, 0505, 0506 and 0507</u>				
	Reception Counter; including both lower and higher reception counters; recessed linear lighting strip overhead; lining reveals to opening to match				
D	3395mm long overall; complete		item		

	Description	Qty	Unit	Rate	Amount
	BUILT IN SHELVING				
	<u>Complete all as per Architects Specification, Drawing and Details Drg 500</u>				
	50mm painted mdf shelves with secret bracket fixings within construction of shelve; complete				
A	3 shelve unit; 850mm x 450mm x 2050mm high approx	3	nr		
	<u>WHITE GOODS</u>				
	<u>All kitchen equipment and white goods to comply with Architect's specification N12</u>				
	Fridge Freezer				
B	Stainless steel; freestanding; climate class SN-T; with auto defrost; size 2010 x 700 x 650mm deep	1	nr		
	Dishwasher				
C	Stainless steel; free standing; semi professional; 850 x 598 x 600mm deep	1	nr		
	<u>BLINDS</u>				
	<u>Vertical louvre blinds with extruded aluminium headrail (including shaped headrails for arched windows) finished in powder coated white. Operation of louvres by mono command wand. Fabric to be glare control Colour to be selected, Supplied and installed by an approved Vertical blind distributor.</u>				
	Window ope sizes				
D	size 860mm x 1360mm	3	nr		
E	size 860mm x 1710mm	5	nr		
F	size 800mm x 1360mm	10	nr		
G	size 1247mm x 1840mm	3	nr		
H	size 1247mm x 2265mm	1	nr		
J	size 1270mm x 2888mm	4	nr		
K	size 1640mm x 2810mm	1	nr		

Description		Qty	Unit	Rate	Amount
A	size 2385mm x 3513mm with semi circular head	2	nr		

Description	Qty	Unit	Rate	Amount
COLLECTION <i>Page No. BQ/165</i> <i>Page No. BQ/166</i> <i>Page No. BQ/167</i> <i>Page No. BQ/168</i> <i>Page No. BQ/169</i> <i>Page No. BQ/170</i> <i>Page No. BQ/171</i> BUILDING FITTINGS NEW & EXISTING Carried to Summary				
Cahir Market House Business Centre Phase 2 Works				BQ/172

	Description	Qty	Unit	Rate	Amount
	<u>ARCHAEOLOGICAL SUPERVISION</u>				
	<u>Resident Archaeologist</u>				
A	The client will engage a qualified archaeologist to supervise and monitor all works below ground level in the interest of preserving, or preserving by record, any features of archaeological interest that may be encountered. The Contractor is required to fully facilitate the archaeologist in this work		item		
	<u>DEMOLITIONS & ALTERATIONS</u>				
	<u>Unless otherwise noted the following items are deemed to include all necessary temporary supports, removal of debris from site, making good structures and finishes disturbed and protection of existing and new elements as the work proceeds; all work is to be carried out in accordance with the Engineer's Specification</u>				
B	Decommission as necessary, empty and dispose of existing Oil Tank and any associated bund walls, base or supports		item		
C	Demolish all remaining boundary walls forming Oil Tank yard		item		
	<u>EXCAVATION</u>				
	<u>Excavation</u>				
	To reduce levels				
D	depth n.e. 2000mm deep	19	m3		
E	extra; next to existing structures	14	m2		
	Breaking up Existing				
F	rock; Contractors Risk Item		Item		
G	concrete; Contractors Risk Item		Item		
H	reinforced concrete; Contractors Risk Item		Item		
J	brick, block, stonework; Contractors Risk Item		Item		

	Description	Qty	Unit	Rate	Amount
A	underground services; Contractors Risk Item		Item		
	<u>Surface treatment</u>				
	Bottoms of excavations				
B	levelling, compacting	177	m2		
	<u>Disposal</u>				
	Excavated material				
C	disposing of site	19	m3		
	<u>Sundries</u>				
	Disposal of water				
D	keeping the surface of the site and the excavations free of surface water		item		
E	keeping the excavations free of ground water		item		
	<u>HARDSTANDING AREAS</u>				
	<u>Hardcore; to be obtained off site</u>				
	Filling depositing and compacting in accordance with Clause 804 Type B of the specification for roadworks by the NRA				
F	making up levels exceeding 250mm thick depositing and compacting	10	m3		
	Surface of filling				
G	grading to falls; 50mm thick blinding with fine quarry screenings; compacting	177	m2		
	<u>Concrete Works Generally</u>				
	<u>Plain insitu concrete; Grade 20; vibrated</u>				
	Base				
H	150mm - 200mm thick	35	m3		

	Description	Qty	Unit	Rate	Amount
	<u>Reinforced insitu concrete; Grade 30; vibrated</u>				
	<u>Paths and yards</u>				
A	150mm - 200mm thick	1	m3		
	<u>Paving</u>				
	<u>Tobermore Fusion or equal and approved paving flag; silver grey & mid grey aggregate; regular pattern as indicated; bedding on and including 50 thick sand bed; pointing with sand; all as per manufacturer's instructions</u>				
	<u>Paviour sizes 600mm x 400mm x 80mm thick; on sand base; level or to falls</u>				
B	over 300mm wide	156	m2		
	<u>Edge</u>				
C	size 150mm x 75mm x 900mm	65	m		
	<u>Washed Gravel</u>				
	<u>50mm Washed Gravel; 100mmm deep; on and including polypropylene weed and root control membrane weight 90g/m2: on and including 50mm sand blinding</u>				
	<u>Borders</u>				
D	over 300mm wide	16	m2		
	<u>REINFORCEMENT</u>				
	<u>Fabric; B.S. 4483</u>				
	<u>Reference A252; 200mm side and end laps</u>				
E	horizontal in paths, yards and ramps	6	m2		
	<u>FORMWORK</u>				
	<u>Formwork generally</u>				
	<u>Edges of beds/aprons</u>				
F	n.e. 250mm high	15	m		

	Description	Qty	Unit	Rate	Amount
	<u>Sundries in Concrete Work</u>				
	Expansion joint in 150 concrete				
A	6.5mm flexcell filler or equal approved; sealed; additional formwork	25	m		
	Treating surfaces of unset concrete				
B	to falls brush finished	177	m2		
C	dishing to gully	2	no		
D	dishing to AJ's	2	no		
	<u>WALLS & BOUNDARIES</u>				
	<u>Works to Existing Block Boundary Wall</u>				
	<u>Clean down and prepare existing block surface; Plaster; scudding in cement and course sand (1:3); two undercoats, one finishing coat of cement, lime, sand (1:1:6) with waterproofing additive; wood floated</u>				
	19 thick three coat work to walls on blockwork base				
E	over 300mm wide	33	m2		
	Plinths				
F	belcast projection	13	m		
	<u>Limewash; prepared and applied as per section D2 Architect's Specification</u>				
	To Walls				
G	minimum five coats	85	m2		
	<u>Prepare; apply approved mineral based paint or equal approved; to selected colour; two coats: applied in accordance with the manufacturer's instructions</u>				
	To Stone surfaces				
H	over 300mm wide	85	m2		

	Description	Qty	Unit	Rate	Amount
	<u>Works to Existing Stone Wall</u>				
A	Stitching existing crack; form slot in existing stone wall 25 to 40mm both sides at 300 to 450 centres; insert stainless steel bars 1400 long; grout into position; reinstate pointing upon completion	5	m		
	<u>Repointing external stone walls; remove existing particles of pointing, dust etc. from background in accordance specification; Brush off any fungi or algae encountered; repointing with lime mortar as per, Repointing & Grouting Curing & Protection; all in accordance with Engineers instructions to various locations</u>				
	<u>Existng Walls</u>				
B	over 300 wide; to selected areas	9	m2		
	Repairs to existing defective stonework; allow for carefull removal of defective material from the face of the individual stone; supply and fit new stone section to match existing; secure as necessary using stainless steel dowels; all per the Architect's & Engineer's directions				
	<u>Existng Walls</u>				
C	issolated sections; 250 x 350 x 250 deep	8	nr		
	<u>New Walls & Boundaries</u>				
	<u>Concrete work</u>				
	<u>Capping to wall</u>				
D	cill capping to top of wall; 450 x 125; 30mm drip; all in accordance with Architect's requirements	16	m		
	<u>Blockwork</u>				
	<u>Solid Concrete blocks; IS 20 type A5 ; in gauged mortar (1:1:6)</u>				
	<u>Walls</u>				
E	215mm thick	36	m2		

	Description	Qty	Unit	Rate	Amount
A	Piers				
B	450mm thick	3	m2		
	<u>Plasterwork</u>				
	<u>Plaster; scudding in cement and course sand (1:3); two undercoats, one finishing coat of cement, lime, sand (1:1:6) with waterproofing additive; wood floated</u>				
	19 thick three coat work to walls on blockwork base				
C	over 300mm wide	39	m2		
	<u>Plinths</u>				
D	belcast projection	16	m		
	<u>Stonework</u>				
	<u>Walls; stone facings; random rubble limestone; stainless steel ties 3mm thick 30mm wide forked ended built into blockwork @ 900H and 450V c/c 1 and built into stonework</u>				
	Walls				
E	200mm thick	4	m2		

	Description	Qty	Unit	Rate	Amount
	<u>GATES</u>				
	<u>Automatic gates; Specialist contractor to install and commission a complete system comprising gates; Underground hydraulic automation system with seperate pump and drive unit, with control board to 2006/95/EC Low Voltage Directive 2004/108/EC Electromagnetic Compatibility Directive and 2 no. Battery operated remote control units, Keypad access control unit, Internal press button gate release switch, Photo-electric detectors on opening/closing and Inherent force control. With anti-crush; Operating System, Release, Safety requirements, power and cabling etc all to be as specified Architects drawing T-300 & Specification</u>				
A	Double Gate Type I; galvanised powder coated metal gate; 50mm dia frame posts with 50 x 12/15mm horizontal flat rails; 25 x 50mm angle brackets; 20/25mm dia bars at 90mm centres vertically; drop bolts, receivers, adjustable hangers and locking system; installed to and including gate posts; all as per Architects detail; size 2443 x 2797mm	1	nr		
B	Gate Type J; Swing panel gate; 100mm shs galvanised sreeel frame with 75 x 100 shs galvanised steel lateral supports; 100 x 25mm treated hardwood teak T & G panls fixed to steel frame; 900 x 2032 approx	2	nr		
C	Gate Type I.1; Sliding panel gate; 100mm shs galvanised sreeel frame with 75 x 100 shs galvanised steel lateral supports; 100 x 25mm treated hardwood teak T & G panls fixed to steel frame; 1300 x 2032 approx	1	nr		
	<u>HANDRAILS</u>				
	<u>Generally in stainless steel 316 grade with brushed polished finish</u>				
	Handrail				
D	50mm dia externally; supported off and including 30 x 6mm secret steel fixing guide; 15mm uprights to handrail at recommended centres with 5 x 50mm dia painted MS fixing plate anchor bolted to wall; complete	16	m		

	Description	Qty	Unit	Rate	Amount
A	extra; ends	2	nr		
B	extra; ramps	1	nr		
C	extra; angles / bends	2	nr		
<u>ELECTRICAL / CCTV/ PUBLIC LIGHTING/TELECOM</u>					
<u>Excavation</u>					
Excavating services trenches starting from surface level; including grading bottoms; water disposal, earthwork support, pipe bedding material to comply with WIS 4-08-02, per Note 5 DKP drg431; backfilling remainder with Clause 804/808 material in accordance with Note 3 DKP drg 431; warning tapes at 200 and 500mm below finishing ground level; disposal of surplus excavated material by removing from site					
D	500mm - 1000m deep; to receive 1 no pipe duct n.e. 225mm diameter	30	m		
E	500mm - 1000m deep; to receive 2 no pipe duct n.e. 225mm diameter	25	m		
Note: In a deviation from ARM costs associated with breaking up the following undefined elements are to be included for as contractor risk items					
Breaking up Existing					
F	rock; Contractors Risk Item		Item		
G	concrete; Contractors Risk Item		Item		
H	reinforced concrete; Contractors Risk Item		Item		
J	brick, block, stonework; Contractors Risk Item		Item		
K	underground services; Contractors Risk Item		Item		
L	hard surfaces; Contractors Risk Item		Item		

	Description	Qty	Unit	Rate	Amount
	<u>Ductwork</u>				
	<u>PVC ducting IS123</u>				
	110mm dia. complete with draw wire; data; green				
A	laid in trenches	30	m		
	125mm dia. complete with draw wire; red				
B	laid in trenches	50	m		
	<u>Junction Boxes</u>				
	Note ; Manholes have been measured all in				
	<u>Manholes ; Precast concrete junction boxes; Reference ESB Junction Mini Pillar Box 5; by Killeshal or equal and approved; on and including 300 thick clause 804 base; include all excavation ; earthwork support , formwork base and top ; disposal of surplus spoil by removing from site</u>				
	Junction box size 960mm x 1270mm x 895mm				
C	500mm - 1000mm deep	5	no		
	<u>Manholes ; Precast concrete junction boxes; Reference Junction Box 24; by Killeshal or equal and approved; on and including 300 thick clause 804 base; include all excavation ; earthwork support , formwork base and top ; disposal of surplus spoil by removing from site</u>				
	Junction box size 450 x 700 x 650mm				
D	500mm - 1000mm deep	3	no		
	<u>Accessories</u>				
	Joint boxes covers and frames ; include kerb 1 brick thick ; class B engineering type in cement and sand (1:3) ; seal cover in grease and sand				
E	600mm x 970mm cover on 150 high kerb; ref. MH-B-VC1; recessed to take paving	8	no		

	Description	Qty	Unit	Rate	Amount
	<u>DRAINAGE</u>				
	Note: Depths of excavations are taken from finished levels				
	<u>SURFACE WATER DRAINAGE SYSTEM</u>				
	<u>Excavating trenches to receive pipes;- grading bottom; earthwork support; disposing of surplus excavated material by removing from site</u>				
	Excavating; starting from surface level filling in above 350 bed and surround with selected hardcore to clause 808 NRA; marker tape incorporating trace wire; all as per approved IW STD-WW details				
A	pipes n.e. 250mm nominal diameter; average depth 500 - 1000mm	20	m		
B	extra; breaking out and reinstating existing public footpath surface upon completion to match existing; neat saw cut both sides; finished with paving to match existing; all to be in accordance with guidelines for managing openings in Public roads by Dept of Transport, Tourism & Sport; include for necessary licences, traffic supervision etc	13	m		
	Breaking up Existing				
C	rock; Contractors Risk Item		Item		
D	concrete; Contractors Risk Item		Item		
E	reinforced concrete; Contractors Risk Item		Item		
F	brick, block, stonework; Contractors Risk Item		Item		
G	underground services; Contractors Risk Item		Item		
H	hard surfaces; Contractors Risk Item		Item		
	<u>Sundries in excavation</u>				
	<u>Disposal of water</u>				

	Description	Qty	Unit	Rate	Amount
A	keeping the surface of the site and excavation free from surface water		item		
B	keeping the excavation free from ground water		item		
	<u>Insitu Concrete plain; normal Grade 20; Type Class 'Z'</u>				
	Beds and surrounds				
C	450mm x 400mm to one 100mm internal dia. pipe	16	m		
	<u>Granular; compliance with WIS 4-08-02 and IGN 4-08-01; 14mm to 5mm graded aggregate, or 10mm single graded aggregate to IS EN 13242 ; bedding in Geotextile Wrapping</u>				
	Beds and surrounds				
D	500mm x 450mm to one 150mm internal dia. pipe	4	m		
	<u>Drains; uPVC pipes SN8 IW approved; to IS EN 1401-1:2019; ring seal; joints</u>				
	100mm internal dia. pipework; in trenches				
E	laid in position	16	m		
F	100 x 100 x 100mm 'Y' junction	1	no		
	150mm internal dia. pipework; in trenches				
G	laid in position	4	m		
H	150 x 150 x 150mm branches	1	no		
	<u>PVC Accessories</u>				
	Gullies; patent adaptor; joint to uPVC pipes; bedding and surrounding in concrete Grade 20				
J	150 x 150mm top; trapped; deep seal 100 back inlet; 100 outlet	4	no		
	Cast iron grating and frame to gully; BS 497; bedding frame in sand				
K	275 x 275mm clear opening	4	no		

	Description	Qty	Unit	Rate	Amount
	<u>Cast iron covers and frames to Access junction to I.S 261; galvanised; bedding frame in cement mortar; bedding cover in grease and sand</u>				
A	275 x 275mm; heavy duty; recessed 80mm to take paved finish	5	no		
	<u>Drainage channels</u>				
	<u>Aco or equal and approved S150 drainage channel, with and including Aco heel guard heavy duty ductile galvanised steel grating class D400; installed as per manufacturers instructions ; on and including concrete Grade 30 foundation and haunching; formwork; complete with grating</u>				
	<u>Channel</u>				
B	size 205 x 270mm	6	m		
C	extra; stop ends	6	no		
D	extra; silt boxes	3	no		
	<u>ACO Qma x 225 channel assembly complete with ACO-Q-Slot Galvanized Steel Min class D400 with edge Rail; laid in accordance with manufacturer's instructions; complete</u>				
	<u>Slot drain</u>				
E	290 x 480mm	19	m		
F	extra; Aco Qmax access chamber with Slat D400 galvanised steel recessed cover and frame	7	nr		
	<u>French Drains</u>				
G	Excavation to depth n.e. 500mm deep x 350 wide, include necessary disposal; lay 150 dia. perforated Wavin pipe or equal approved fixed all as per manufacturers instructions on 100 bed and 50 cover stone fill material to be 20mm single sized aggregate to Clause 505 DOE; geotextile wrap to perimeter; Filtram or similar approved geotextile facing to vertical face of building wall; works to be carried out next to existing structures; as per Engineers detail drawing 432	15	m		

	Description	Qty	Unit	Rate	Amount
	FOUL DRAINS				
	<u>Excavating trenches to receive pipes;- grading bottom; earthwork support; disposing of surplus excavated material by removing from site</u>				
	<u>Excavating; starting from surface level filling in above 350 bed and surround with selected hardcore to clause 808 NRA; marker tape incorporating trace wire; all as per approved IW STD-WW details</u>				
A	pipes n.e. 250mm nominal diameter; average depth 500 - 1000mm	33	m		
	<u>Breaking up Existing</u>				
B	rock; Contractors Risk Item		Item		
C	concrete; Contractors Risk Item		Item		
D	reinforced concrete; Contractors Risk Item		Item		
E	brick, block, stonework; Contractors Risk Item		Item		
F	underground services; Contractors Risk Item		Item		
G	hard surfaces; Contractors Risk Item		Item		
	<u>Sundries in excavation</u>				
	<u>Disposal of water</u>				
H	Keeping the surface of the site and excavation free from surface water		item		
J	Keeping the excavation free from ground water		item		
	<u>Insitu Concrete plain; normal Grade 20; Type Class 'Z'; to STD-WW--08</u>				
	<u>Beds and surrounds</u>				
K	450 x 400mm to one 100mm internal dia. pipe	30	m		

	Description	Qty	Unit	Rate	Amount
	<u>Granular; compliance with WIS 4-08-02 and IGN 4-08-01; 14mm to 5mm graded aggregate, or 10mm single graded aggregate to IS EN 13242 ; bedding in Geotextile Wrapping</u>				
	Beds and surrounds				
A	600 x 525mm to one 225mm internal dia. pipe	3	m		
	<u>Drains; uPVC pipes SN8 IW approved; to IS EN 1401 2009/2012 "UD" stiffness class 8 kn/m2; ring seal; joints</u>				
B	100mm internal dia. pipework; in trenches laid in position	33	m		
	<u>PVC Accessories</u>				
	Armstrong junction; ring seal joint to uPVC pipes; bedding and surrounding in concrete Grade 20 ; cover and frame measured separately				
C	275 x 275mm; one 100mm outlet; one 100 inlet	2	no		
D	275 x 275mm; one 100mm outlet; two 100 inlet	2	no		
	<u>Sundries</u>				
	<u>Cast iron covers and frames to Armstrong junction; galvanised; bedding frame in cement mortar; bedding cover in grease and sand</u>				
E	275 x 275mm; heavy duty; recessed 80mm	4	no		
F	extra; double seal	4	no		
	<u>Sundries</u>				
	Testing the foregoing drainage system as described for water tightness				
G	surface water drain	1	item		
H	foul drains		item		
	CCTV Survey to entire new drainage systems				
J	surface water drain		item		

	Description	Qty	Unit	Rate	Amount
A	foul drains <u>WORKS TO EXISTING DRAINAGE ELEMENTS</u> <u>Adjust height of existing foul and surface water manholes to suit final finished levels; remove existing temporary timber covers; supply and fit cast iron recessed covers and frames; bedding frame in cement mortar; bedding cover in grease and sand</u> To Existing Manholes	1	item		
B	600mm x 600mm; sealed; lockable; 80mm recess to take paved finish <u>Adjust height of existing AJ's to suit final finished levels; remove existing temporary timber covers; supply and fit galvanised mild steel recessed covers and frames; bedding frame in cement mortar; bedding cover in grease and sand</u> To Existing AJ's	4	nr		
C	275mm x 275mm; sealed; lockable; 80mm recess to take paved finish <u>LANDSCAPING</u> <u>Topsoil</u> Topsoil to supplied to areas of planting and seeding shall be in accordance with the Architect's Specification & Drawings Top soil; obrained off site	12	nr		
D	400mm depth of topsoil to all areas of shrub planting. <u>Bark Mulch</u> Preparations Prepare and apply coat of residual herbicide to surfaces; as per manufacturers instructions	6	m3		
E	over 300 wide	15	m2		

	Description	Qty	Unit	Rate	Amount
	Mulch				
	Supply and lay composted fine grade bark mulch to areas of shrubs and hedgrow				
A	n.e. 50mm thick	15	m2		
	<u>Planting</u>				
	Shrub and hedgerow planting				
	<u>Clearing</u>				
B	all areas for planting are to be cleared of all weeds and vegetation by chemical means	15	m2		
	<u>Cultivation</u>				
C	all areas are to be cultivated to a depth of 250mm, beaking up existing ground and removing all stones and debris over 75mm diameter and left evenly graded.	15	m2		
	<u>Planting</u>				
	Supply and plant the following stock to the locations shown on 1829-T-PH2-104 in accordance with the Planting Schedules.				
D	Verbena bonariensis; size 2L 20-30	11	nr		
E	Nepeta Walkers Low; size 2L 20-30	11	nr		
F	Alchemilla Mollis; size 2L 20-30	11	nr		
G	Salvia X Sylvestris; size 2L 20-30	6	nr		
H	Persicaria amplexicaulis; size 2L 20-30	6	nr		
J	Hydrangea petio;aris; size 20L 120-150cm	1	nr		
K	Geranium Rozanne size 5L 40-50	4	nr		
L	Hemerocalis Red Rum size 2L 30-40	2	nr		
	<u>Bulbs</u>				
M	Snowdrops	500	nr		

Description	Qty	Unit	Rate	Amount
<u>MAINTENANCE</u> A The Contractor is to maintain the above planting in accordance with the Architects and Landscape Plannings Instructions; Any failures within the first three year establishment period to be replaced	1	item		

Description	Qty	Unit	Rate	Amount
COLLECTION				
<i>Page No. BQ/173</i>				
<i>Page No. BQ/174</i>				
<i>Page No. BQ/175</i>				
<i>Page No. BQ/176</i>				
<i>Page No. BQ/177</i>				
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<i>Page No. BQ/186</i>				
<i>Page No. BQ/187</i>				
<i>Page No. BQ/188</i>				
<i>Page No. BQ/189</i>				
SITEWORKS & DRAINAGE Carried to Summary				

Description	Qty	Unit	Rate	Amount
<u>Performance Bond</u> A The Contractor shall enter into a bond with an approved insurance company for 10% of the amount of the Contract. The expiry date of this bond shall be as Stipulated in Schedule Part 1. The Contractor is to include for all costs associated with the provision of this bond herewith. If a Bond is not required the amount included in the tender for this item will be deducted to determine the Contract price. It is essential that the amount included for the Bond be shown separately.		item		

Description	Qty	Unit	Rate	Amount
COLLECTION Page No. BQ/191 PERFORMANCE BOND Carried to Summary				

Description	Qty	Unit	Rate	Amount
SUMMARY	Page No.			
PRELIMINARIES	BQ/51			
SUBSTRUCTURES - NEW ANNEX TO REAR	BQ/53			
INTERNAL WALLS - NEW ANNEX TO REAR	BQ/55			
EXTERNAL WALL COMPLETIONS- NEW NEW ANNEX TO REAR	BQ/59			
INTERNAL WALL COMPLETIONS - NEW ANNEX TO REAR	BQ/61			
WALL FINISHES EXTERNALLY NEW ANNEX TO REAR	BQ/63			
WALL FINISHES INTERNALLY NEW ANNEX TO REAR	BQ/66			
FLOOR FINISHES - NEW ANNEX TO REAR	BQ/70			
CEILING FINISHES - NEW ANNEX TO REAR	BQ/72			
ROOF FINISHES - NEW ANNEX TO REAR	BQ/74			
DEMOLITIONS & ALTERATIONS EXISTING LIBRARY & NO 25	BQ/87			
SUBSTRUCTURES - EXISTING LIBRARY & NO 25	BQ/97			
EXTERNAL WALLS - EXISTING LIBRARY & NO 25	BQ/101			
INTERNAL WALLS EXISTING LIBRARY & NO 25	BQ/104			
UPPER FLOORS & STAIRS - EXISTING LIBRARY & NO 25	BQ/112			
EXTERNAL WALL COMPLETIONS- EXISTING LIBRARY & NO 25	BQ/118			
INTERNAL WALL COMPLETIONS EXISTING LIBRARY & NO 25	BQ/124			
ROOF COMPLETIONS - EXISTING LIBRARY & NO 25	BQ/126			
WALL FINISHES EXTERNALLY EXISTING LIBRARY & NO 25	BQ/130			

Description	Qty	Unit	Rate	Amount
SUMMARY	Page No.			
WALL FINISHES INTERNALLY - EXISTING LIBRARY & NO 25	BQ/134			
FLOOR & STAIR FINISHES EXISTING LIBRARY & NO 25	BQ/139			
CEILING FINISHES EXISTING LIBRARY & NO 25	BQ/143			
ROOF & ROOF FINISHES EXISTING LIBRARY & NO 25	BQ/152			
BUILDING SERVICES - NEW & EXISTING	BQ/164			
BUILDING FITTINGS NEW & EXISTING	BQ/172			
SITEWORKS & DRAINAGE	BQ/190			
PERFORMANCE BOND	BQ/192			
 TOTAL AMOUNT TO FORM OF TENDER				
Note: This Bill of Quantities contains pages numbered BQ/1 - BQ/192. The Tendering Contractor should ensure that correct amount is forwarded to the Form of Tender				