

KINSALE REGIONAL MUSEUM ESSENTIAL CONSERVATION WORKS

VOLUME C

PRICING DOCUMENT



Description		Qty	Unit	Rate	€	c
<u>PRELIMMINARIES</u>						
<u>PRELIMINARY PARTICULARS</u>						
PROJECT; PARTIES;CONSULTANTS & DESCRIPTION OF THE WORKS						
<u>Name</u>						
A	Proposed repair works to Kinsale Regional Museum		note			
<u>Nature of Project</u>						
B	The proposed works are required to carry out essential repairs to the external walls, windows, lath and plaster ceilings, fire door and the rain water goods, as well as the installation of a fixed ladder to access the attic.		note			
C	Kinsale Regional Museum is a Protected Structure (Ref; 02290)		note			
D	Kinsale Regional Museum is located within Kinsale Conservation Area		note			
E	Kinsale Regional Museum is a National Monument as well as 2 no. armorial plaques on the ground floor and a decorative fragment on the first floor; (Ref; CO112-034007 - Market House; CO001-034009 - Armorial Plaque; CO112-034010 - Armorial Plaque; CO112-034012 - Architectural Fragment)		note			
<u>Location of Site</u>						
F	Allow for carrying out the works at the location identified on Drawing number 250102-T-001		note			
<u>Description of the Works</u>						
G	The proposed works are required to carry out essential repairs to the external walls, windows, lath and plaster ceilings, fire door and the rain water goods, as well as the installation of a fixed ladder to access the attic.		note			

Description		Qty	Unit	Rate	€	c
<u>PRELIMMINARIES (Cont)</u>						
<u>(Cont) PRELIMINARY PARTICULARS</u>						
<u>(Cont) PROJECT; PARTIES;CONSULTANTS & DESCRIPTION OF THE WORKS</u>						
<u>PARTIES AND CONSULTANTS</u>						
Employer						
A	Cork County Council		note			
Employers Representative						
B	Capital Delivery, Cork County Council, County Hall, Carrigrohane Road, Cork.		note			
Conservation Architect						
C	James Bourke Architects, Office 2, Floor 2, Distillery Lane, Midelton, Co. Cork.		note			
Conservation/Structural Engineer						
D	David Kelly Partnership, Nelson House, Emmet Place, Youghal, Co. Cork.		note			
Services Engineers						
E	N/A		note			
Quantity Surveyor						
F	Capital Delivery, Cork County Council, County Hall, Carrigrohane Road, Cork.		note			
G	The contractor shall note that the Consultants as listed and any other Consultants appointed from time to time by the Employer shall have access to the site to inspect all or any of the works, Their instructions and directions shall be carried out by the Contractor who shall co-operate with them as required taking into account that the Employer's Representative shall have final and binding say in the question of directions.		note			

Description		Qty	Unit	Rate	€	c
<u>PRELIMMINARIES (Cont)</u>						
<u>(Cont) PRELIMINARY PARTICULARS</u>						
DESCRIPTION OF THE SITE						
<u>Boundaries</u>						
A	Allow for working within lines indicted on Site Possession Plan 250102-T-001 except where the work necessitates working outside the curtilage of the site boundaries in connecting the services to the Local Authority or other network service or supplies; the Contractor shall confine his operations to the areas marked on Architects Drawing		note			
<u>Access</u>						
B	Allow for all costs associated with the access to the site by the Contractors employees, sub-contractors, suppliers etc., and others whom require access to the site; provide necessary safe routes for both pedestrian and vehicular traffic; include all making good work to areas disturbed necessary for the contractor sufficient needs to provide safe access and facilities for access to the site; the access to the site is as indicated on the Site Plan		note			
<u>Position of the Works</u>						
C	The position of the works are indicated on the site location plan.					
<u>Ground Conditions</u>						
D	Not Used		note			

Description		Qty	Unit	Rate	€	c
<u>PRELIMMINARIES (Cont)</u>						
<u>(Cont) PRELIMINARY PARTICULARS</u>						
<u>(Cont) DESCRIPTION OF THE SITE</u>						
<u>Services on, under or over the site</u>						
A	The location of all existing site services can be determined by the examination of existing plans and checking on site. The Contractor shall do everything necessary to avoid damage to any services and structures below, on or above the ground which are manifestly put at risk by the execution of the works. The Contractor shall fully satisfy himself as to the exact location of all existing services. The Contractor should contact the Electricity Supply Board, Bord Gais, Telecom Eireann, and the Local Authority in relation to power cables, gas pipes, telephone cables, cable T.V. routes, drains and watermains in advance of any excavation or opening up work and formulate a contingency plan to ensure an immediate emergency response by the relevant bodies in the event that such services are damaged. The contingency plan must be approved in advance by the Engineer and will include the names and contact numbers to effect an immediate response to restore and maintain services. The Contractor will advise the relevant bodies in advance of commencing excavation or opening up work of the dates on which such service may be at risk. Where deemed necessary the Engineer and/or relevant authority representative or emergency crew as appropriate must be in attendance where any particular service is at risk.	1	Item			
	<u>Statutory Works Affecting the Site</u>					
B	Details of any statutory works affecting the site may be had from the Architect.		note			

Description		Qty	Unit	Rate	€	c
<u>PRELIMMINARIES (Cont)</u>						
<u>(Cont) PRELIMINARY PARTICULARS</u>						
<u>(Cont) DESCRIPTION OF THE SITE</u>						
<u>Adjacent and Abutting Buildings</u>						
A	the existing buildings, boundaries and adjoining structures (and their condition) are self evident on visiting the site; the Contractor will take all necessary precautions to protect the adjoining buildings, and members of the public from dust, excessive noise and other interferences or nuisance arising from the Work		note			
<u>Arrangements for visiting site</u>						
B	Arrangements for visiting the site can be made with:		note			
C	The site is open to the public; the Contractor is recommended to visit the site prior to submission of his tender and to ascertain himself all necessary information affecting his tender particularly as regards location, access, ground formation and conditions, local conditions, the extent of existing buildings and services and the risk of damage thereto, the conditions under which the works will require to be carried out, regulations, sources of labour and material supply etc; he must take all these matters into account when tendering and no charge will be allowed in consequence of his failure to do this for the proper execution of the Contract;		note			
<u>Construction Site/Site of Possession</u>						
D	The "Site of Possession" is indicated on Compound Plan 250102-T-001		note			

Description		Qty	Unit	Rate	€	c
<u>PRELIMMINARIES (Cont)</u>						
<u>(Cont) PRELIMINARY PARTICULARS</u>						
<u>(Cont) DESCRIPTION OF THE SITE</u>						
<u>(Cont) Construction Site/Site of Possession</u>						
A	The Contractor will be responsible for maintaining all services to the Site and all adjoining Main Public Roadways and the Estate Roadways and all adjoining roads, carparks, dwellings, buildings and open spaces throughout the overall construction programme and no interference with the normal running of these facilities will be entertained. The Contractor is to include here or elsewhere in his tender for all necessary temporary construction signage, temporary/solid security hoardings, fencing, gates, screens, etc, to the perimeter and to sub-divide the site including the works in areas outside the curtilage of the site for the period of the contract, including the adjustment of same as required to suit the works all as indicated on the drawings, to protect the residents, visitors and the public at large and their vehicles and to prevent trespass by the public, for removing same on completion and permanent reinstatement of all finishes, surfacing etc.to the satisfaction of the Architect.		note			
B	Please note that all site hoardings are to be erected and painted including all signage, logos etc. as per the Cork County Council - Site Hoarding Requirements and to be designed as Temporary Works by the Contractor in accordance with Health and Safety Requirements. Include here or elsewhere in the tender for the cost implications of all of the foregoing.		note			

Description		Qty	Unit	Rate	€	c
<u>PRELIMMINARIES (Cont)</u>						
<u>(Cont) PRELIMINARY PARTICULARS</u>						
<u>(Cont) DESCRIPTION OF THE SITE</u>						
<u>Method Statement - Main Contract Works</u>						
A	Given the nature of the Works which will be carried on a listed historic building in a fully occupied, served by a public thoroughfare, the sequencing of the works will need careful consideration to comply with Health and Safety Requirements, Cork County Council Requirements, Garda Siochana Requirements etc. The successful contractor will be required to prepare a full and detailed Construction Method Statement clearly outlining his approach to the project incorporating a Detailed Programme and Traffic Management Plan (which will be his responsibility for the period of the Contract). This Construction Method Statement must be in strict accordance with the Drawings, Specification and Works Requirements. Allow here for the full cost of complying with this specific requirement.	1	Item			
<u>Fenced Area</u>						
B	The Contractor shall provide all necessary fencing hoardings, dust screens, planked footpaths, guard lights, lighting and the like, for the proper execution of the works and for the enclosing and protecting of the site against trespass and interference. Include for all necessary alterations and modifications as necessary during the works.	1	Item			
<u>Existing Public Road & Private Carparking Areas</u>						
C	The Contractor shall be responsible for making good any damage caused to the existing public roads, reinstate all areas to the satisfaction of the Employer's Representative.	1	Item			

Description		Qty	Unit	Rate	€	c
<u>PRELIMINARIES (Cont)</u>						
<u>(Cont) PRELIMINARY PARTICULARS</u>						
<u>(Cont) DESCRIPTION OF THE SITE</u>						
<u>Existing Landscaping</u>						
A	The Contractor shall be responsible for maintaining the existing landscaped areas within the confines of the site boundary for the duration of the works, including the upkeep and protection of the existing trees, hedges, shrubs, plants, cutting of grassed areas, etc. Reinstatement of the flower beds, trees, etc., removed to facilitate the works.	1	Item			
<u>Public Lighting</u>						
B	The Contractor shall be responsible for providing adequate protection to the existing public lighting lanterns and columns.	1	Item			
<u>Existing Public Roadway</u>						
C	The Contractor shall ensure that the existing roadways and footpaths are maintained in a clean condition at all times. The Contractor is to ensure that all plant and equipment as necessary, including use of road sweeper, is available to ensure that all debris and earth is removed from all site traffic existing onto the footpaths and roadways for the duration of the works.	1	Item			
<u>Contractor's Compound</u>						
D	The contractor is to make their own arrangement for an off site compound, due to the restricted nature of the site.	1	Item			
E	The storage of all machinery, vehicles, equipment, materials including the stockpiling of materials spoil heaps, parking of vehicles, etc., will not be permitted on the public roads, footpaths; these areas shall be maintained in a clear condition with unrestricted access at all times.	1	Item			

	Description	Qty	Unit	Rate	€	c
	<u>PRELIMINARIES (Cont)</u>					
	<u>(Cont) PRELIMINARY PARTICULARS</u>					
	DRAWINGS AND OTHER DOCUMENTS					
	<u>Drawings and Documents from which Pricing Document Summary is prepared</u>					
A	The Drawings, Specification and Other Documents making up the Volume A: Works Requirements from which this Volume A and the Volume C: Pricing Documents have been prepared are issued to all Contractors for Tendering purposes and are Scheduled and attached to Appendix A herein.		note			
	<u>Inspection of Drawings</u>					
B	Other Drawings and Documents referred to may be inspected by agreement with the Architect.		note			
	<u>Not Used</u>					
C	Not Used					
	<u>Project Duration</u>					
D	Time is of the essence on this project.		note			
E	The Time for Completion is 09 weeks including as per Clause 1.1 of The Schedule attached to the Volume B - Form of Tender which is also attached at Appendix A to this document.		note			
	<u>Programme:</u> The contractor must provide a programme, incorporating the constraints stated or implied in the contract in the form of a Gant / Bar chart and clearly indicate;					
F	-The activities in all work packages and constraints for each stage of works.		note			
G	-All activities / events shall be numbered and annotated with earliest and latest event dates.		note			
H	-The critical path must be clearly shown on the programme.		note			

Description		Qty	Unit	Rate	€	c
<u>PRELIMINARIES (Cont)</u>						
<u>(Cont) PRELIMINARY PARTICULARS</u>						
<u>(Cont) DRAWINGS AND OTHER DOCUMENTS</u>						
<u>(Cont) Programme:</u>						
(Cont) The contractor must provide a programme, incorporating the constraints stated or implied in the contract in the form of a Gant / Bar chart and clearly indicate;						
A	-A schedule of outputs and resources to support the activates must also be included in the submission.		note			
B	-The earliest and latest start and finish dated for every activity in each work package. Activities shall include all scope activities and any activities or time durations expected in addition to the scope activities.		note			
C	-Access dated for each phase or section		note			
D	-The earliest and latest start and finish dates for each phase or section, including date when the contractor plans to complete works to allow for the Employer and others to do their works.		note			
E	-Milestone and key dates		note			
F	-Holiday periods		note			
G	-Dates by which design works or drawings to be produced by the contractor or sub-contractor or supplier will be submitted to the Employers Representative for acceptance and dates by which acceptance of such design works or drawings will be required by the contractor, allowing time for submittals, re-submittals and review.		note			
H	-Dates by which samples for approval by the Employers Representative and dates by which approval of such samples will be required by the contractor, allowing time for submittals, re-submittals and reviews.		note			
J	-Procurement periods and delivery dated for items of goods, plant, materials, labour, works specialists for specialist areas of work, etc.		note			

Description		Qty	Unit	Rate	€	c
<u>PRELIMINARIES (Cont)</u>						
<u>(Cont) PRELIMINARY PARTICULARS</u>						
<u>(Cont) DRAWINGS AND OTHER DOCUMENTS</u>						
<u>(Cont) Programme:</u>						
(Cont) The contractor must provide a programme, incorporating the constraints stated or implied in the contract in the form of a Gant / Bar chart and clearly indicate;						
A	-Date by which works will be ready for testing by the Employers Representative / Employer		note			
B	-Details and dates of any information required from the Employers Representative/ Employer		note			
C	-Commissioning periods,		note			
D	-Provision of float, time risk allowances, quality control procedures, health and safety requirement, programme contingency, and any other requirement at set out in the contract.		note			
E	-Clearly identify named specialists works activities		note			
F	-BCAR – Dates by which works will be ready for inspection (as identified in the inspection plans)		note			
G	-Compliance in full with Government Procedures and Legal Requirements in relation to Covid 19 and all other Virus Pandemic Events including the Government “Return to Work Safety Protocol” and the Construction Industry Federation “Construction Sector C-19 Pandemic, Standard Operating Procedures” and all of their updates.		note			
STANDARD CONDITIONS						
<u>Form of Contract</u>						
H	The Form of Main Contract will be the Public Works Short Form of Contract PW- CF6 v1.14 dated 25th November 2025.	1	Item			

	Description	Qty	Unit	Rate	€	c
	<u>PRELIMMINARIES (Cont)</u>					
	<u>(Cont) PRELIMINARY PARTICULARS</u>					
	<u>(Cont) STANDARD CONDITIONS</u>					
	<u>(Cont) Form of Contract</u>					
A	Where the revised Forms of Contract become available during the tender period (before the latest date for issuing additional information to tenderer) this information will be issued as a tender addendum.	1	Item			
	<u>Schedule of Clause Headings</u>					
B	A schedule of clause headings of the Conditions is set out hereunder for pricing by the Contractor where appropriate:	1	Item			
C	1.THIS CONTRACT	1	Item			
D	2.THE SITE, STARTING AND COMPLETING THE WORKS	1	Item			
E	3.THE WORKS	1	Item			
F	4.THE PRICE AND PAYMENT	1	Item			
G	5.REPRESENTATIONS AND COMMUNICATIONS	1	Item			
H	6.CONTRACTOR'S PERSONNEL	1	Item			
J	7.PAY AND CONDITIONS OF EMPLOYMENT OF WORKERS	1	Item			
K	8.LOSS OF AND DAMAGE TO THE WORKS	1	Item			
L	9.INDEMNITY FOR CLAIMS AND DAMAGE	1	Item			
M	10.INSURANCE	1	Item			
N	11.PROPERTY	1	Item			
P	12.TERMINATION	1	Item			
Q	13.ETHICS IN PUBLIC OFFICE	1	Item			
R	14.PROJECT SUPERVISOR FOR THE CONSTRUCTION STAGE	1	Item			
S	15.LAW, JURISDICTION AND DISPUTES	1	Item			
T	16.COVID-19 MANDATORY CLOSURE	1	Item			
U	17. Limit on Liability	1	Item			

	Description	Qty	Unit	Rate	€	c
	<u>PRELIMMINARIES (Cont)</u>					
	<u>(Cont) PRELIMINARY PARTICULARS</u>					
	<u>(Cont) STANDARD CONDITIONS</u>					
	<u>(Cont) Schedule of Clause Headings</u>					
A	18. Price Variation	1	Item			
	<u>The Schedule</u>					
B	(Completed by the Employer before Tender)	1	Item			
C	The Schedule is attached at Appendix A to this document and is also attached to the Volume B: Form of Tender. Provide for complying in all respects with the schedule and conditions as described in Volume B - Form of Tender and Schedule	1	Item			
	<u>Model Forms</u>					
	The following Model Forms shall apply to this contract and the Tenderer shall enter in the money column whatever payments he may require to comply with these Model Forms (except where otherwise instructed).					
D	Model Form 1.22 Appointment of Project Supervisor	1	Item			
E	Model Form 1.23 Rates of Pay and Conditions of Employment Certificate	1	Item			
	CLARIFICATION OF CLAUSES					
	<u>Materials and Workmanship</u>					
F	Where National Standards to which equipment or materials must comply are cited, goods meeting other authoritative standards which ensure an equal or higher quality than the standards mentioned, may also be accepted.	1	Item			

Description		Qty	Unit	Rate	€	c
<u>PRELIMMINARIES (Cont)</u>						
<u>(Cont) PRELIMINARY PARTICULARS</u>						
<u>(Cont) CLARIFICATION OF CLAUSES</u>						
<u>(Cont) Materials and Workmanship</u>						
A	Where reference is made in the Pricing Document to specific brand names, catalogue numbers or type of equipment or a specific manufacturer, offer of alternative equipment, articles or materials which have similar characteristics and provide equal performance and quality to those specified may also be considered. Any substitutions which the Contractor proposes to make in this respect must be approved by the Employer's Representative in writing before incorporation into the work.	1	Item			
B	Any approval given by the Architects in this respect shall not relieve the Contractor from his responsibility for the performance and quality of his proposed substitutions.	1	Item			
C	Materials, goods and workmanship are to be of the best quality of their respective kinds and those for which there is an Irish or British Standard or Code of Practice are to comply therewith unless otherwise stated. The Architects shall be the sole judge as to the fulfilment of these requirements	1	Item			
D	The Contractor shall provide a copy of any relevant Code of Practice for use by the foreman on site. Preambles and descriptions of materials, goods and workmanship given in any one section or trade are to apply throughout this Pricing Document unless otherwise described.	1	Item			
<u>Deleterious, Hazardous or Undesirable Materials</u>						
The materials listed below shall not be used on the project either in temporary works or incorporated in the permanent works in any shape or form:-						
E	(a)High Alumina Cement or Concrete;	1	Item			
F	(b)Calcium Chloride;	1	Item			

Description		Qty	Unit	Rate	€	c
<u>PRELIMMINARIES (Cont)</u>						
<u>(Cont) PRELIMINARY PARTICULARS</u>						
<u>(Cont) CLARIFICATION OF CLAUSES</u>						
<u>(Cont) Deleterious, Hazardous or Undesirable Materials</u>						
(Cont) The materials listed below shall not be used on the project either in temporary works or incorporated in the permanent works in any shape or form:-						
A	(c)Calcium Silicate or sandlime bricks or tiles;	1	Item			
B	(d)Asbestos products;	1	Item			
C	(e)Wood Wool;	1	Item			
D	(f)Crocidolite;	1	Item			
E	(g)Sea Dredged Aggregates;	1	Item			
F	(h)Urea Formaldehyde;	1	Item			
G	(i) Materials containing fibres with a diameter of three microns or less and a length of 200 microns or less;	1	Item			
H	(j) Polytetra Fluroethylene (PTFE) except when used as a non stick sealing within valves, joining material between pipes or as an isolating tape;	1	Item			
J	(k) Mineral fibres (manmade or naturally occurring) which are not stabilized materials to prevent fire migration;	1	Item			
K	(l)Halon	1	Item			
L	(n)Lead based paint; and	1	Item			
M	(o)Any other material generally considered to be deleterious at the time of use.	1	Item			
<u>Unfixed Materials</u>						
N	All materials shall be carefully stacked and kept neatly and tidily in a position to be pointed out to the Contractor. All sheds shall be placed in positions agreed with the Architect.	1	Item			

	Description	Qty	Unit	Rate	€	c
	<u>PRELIMMINARIES (Cont)</u>					
	<u>(Cont) PRELIMINARY PARTICULARS</u>					
	<u>(Cont) CLARIFICATION OF CLAUSES</u>					
	<u>(Cont) Unfixed Materials</u>					
A	The contractor shall disclose to the Employers Representative, at the time of each valuation, which of the unfixed materials and goods on site are vested in the employer.	1	Item			
	<u>VALUE ADDED TAX</u>					
B	This tender is to be returned Excluding VAT.	1	Item			
C	the amount of VAT to be included in the final adjustment of the Contract Sum shall be calculated at the rate(s) as may be properly decided by the Revenue Commissioners under the power vested in them by Value Added Tax Act 1972, but shall exclude any overpayments made or penalties incurred under the Act by the Contractor	1	Item			
D	pursuant to the new VAT Regulations that have come into effect from 1st September 2008, whereby the Employer as 'Principal Contractor' pays the VAT liability directly to the Revenue Commissioners	1	Item			
	CONTRACTOR'S LIABILITY					
	<u>Insurances</u>					
	The requirements for insurances are set out in the relevant Clause of the Conditions of Contract and as listed in The Schedule.					
	Required Extensions to Insurances:					
E	1.The Contractor to have All Risk Insurance on the Works in the joint names of the Contractor and Cork County Council .	1	Item			
F	2.The Contractor to have Public/Products/Pollution Liability insurance note that Cork County Council is included as an Additional Insured (in respect of the activities of the Contractor).	1	Item			

Description		Qty	Unit	Rate	€	c
<u>PRELIMMINARIES (Cont)</u>						
<u>(Cont) PRELIMINARY PARTICULARS</u>						
<u>(Cont) CONTRACTOR'S LIABILITY</u>						
<u>(Cont) Insurances</u>						
(Cont) Required Extensions to Insurances:						
A	3.The Contractor to have Employers Liability insurance with specific indemnity to Cork County Council.	1	Item			
B	4.The Contractor to have All Risks and Public/Products/Pollution Liability insurance to contain a Non Vitiatio Clause.	1	Item			
C	5.Contractors All Risk, the limit of the insurance shall be for the full reinstatement cost of property insured, including the cost of demolition, removal of debris, delivery, professional Fees, inflation occurring during the construction and reinstatement period.	1	Item			
LOCAL AUTHORITIES' FEES AND CHARGES						
<u>Consents</u>						
D	The Contractor shall include here for all costs in connection with obtaining all Consents other than the Consents that the Works Requirements say that the Employer is to obtain.	1	Item			
E	The Contractor shall give and comply with all notices and pay all taxes, fees and charges required under Legal Requirements to be paid in connection with performing the Contract, unless the Works Requirements say otherwise.	1	Item			

Description		Qty	Unit	Rate	€	c
<u>PRELIMMINARIES (Cont)</u>						
<u>(Cont) PRELIMINARY PARTICULARS</u>						
OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE EMPLOYER						
<u>Visit Site</u>						
A	Tenderers are 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. They shall be taken to have made themselves acquainted with the nature of the site, all existing buildings on or adjacent to the site and all other things insofar as they may have any connection with or affect the works.	1	Item			
B	They must take all the above matters into account when tendering and no claims for extras will be allowed in consequence of their failure to do this.	1	Item			
<u>Restrictions on access to site</u>						
C	Access to, and the extent of the Site shall be as indicated on the Drawing Nr. 250102-T-001. The tenderers attention is particularly drawn to all existing buildings, raodways, paths, etc adjacent to the site. Uninterrupted public access must be maintained at all times to the businesses, areas, paths, etc indicated on the drawings. The Tenderer must take such public access into account when tendering and should include all costs associated for fencing, lighting, temporary roads and signage etc. Additional costs will not be entertained whatsoever for the provision of such access. The tenderer will have to liaise with the Employers Representative in order to agree the programme of works to accommodate the above public access.	1	Item			
D	The area indicated on drawing Nr. 250102-T-001, indicated for material set down is a shared public space. All work activities, deliveries, etc., are to be co-ordinated in a sequence and manner that causes minimal disruption to the adjoining residents/member of the public.	1	Item			

Description		Qty	Unit	Rate	€	c
<u>PRELIMMINARIES (Cont)</u>						
<u>(Cont) PRELIMINARY PARTICULARS</u>						
<u>(Cont) OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE EMPLOYER</u>						
<u>(Cont) Restrictions on access to site</u>						
A	Phased Execution, Reopening, and Public Safety Works shall be executed in two distinct, sequential phases to facilitate the reopening of the museum to the public: •Phase 1 (Internal Works): Commencing in mid-October 2026, encompassing all internal modifications and refurbishments. Phase 1 should be completed on or before 31st October 2026. The museum will be entirely closed to the public during this phase. •Phase 2 (External Works): Commencing concurrently or sequentially, with works continuing externally after the museum reopens to the public. Upon the reopening of the museum and throughout the duration of Phase 2, the Contractor shall maintain uninterrupted, safe, and legally compliant access and egress for members of the public and museum staff. The Contractor shall provide, maintain, and adapt as necessary: •Physical Protection: Heavy-duty hoarding, temporary gates, dust barriers, and covered walkways to completely segregate construction zones from public paths. •Building Protection: Comprehensive structural and cosmetic protection for all building entrance steps, historic railings, public roads, paths, and active utility services. •Traffic & Security: Dedicated personnel for traffic direction, pedestrian management, and security to ensure public safety around moving plant or deliveries. The Contractor shall be solely responsible for any damage caused to the museum's fabric, finishes, steps, railings, surrounding infrastructure, or public pathways by construction operations. Any such damage must be promptly reinstated and repaired to its original condition at the Contractor's sole expense, to the absolute satisfaction of the ER.	1	Item			
B	No interference with the normal operation of shop units and adjoining properties will be permitted and constriction and traffic noise must be kept to the lowest possible level.	1	Item			

Description		Qty	Unit	Rate	€	c
<u>PRELIMMINARIES (Cont)</u>						
<u>(Cont) PRELIMINARY PARTICULARS</u>						
<u>(Cont) OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE EMPLOYER</u>						
<u>(Cont) Restrictions on access to site</u>						
A	Disciplinary action may be taken against any person found entering or leaving (or attempting to enter or leave) the site other than by the designated gates or entrances. If the Contractor uses a gate or gates to gain access or egress from the site, the Contractor shall be responsible for securing such gate or gates at all times throughout the Contract period.	1	Item			
B	The Contractor shall ensure that no damage is caused to the existing buildings or services due to the delivery of materials, the execution of the works or the removal of rubbish. The Contractor shall be entirely responsible for any damage due to his failure to comply with this clause.	1	Item			
C	All precautions shall be taken during construction to ensure the safety of pedestrians and other road users.	1	Item			
<u>Safety of Site Operation</u>						
D	The Contractor shall include here for all costs in complying with the requirement the requirement for a "Project Supervisor" per the Conditions of Contract.	1	Item			

Description		Qty	Unit	Rate	€	c
<u>PRELIMMINARIES (Cont)</u>						
<u>(Cont) PRELIMINARY PARTICULARS</u>						
<u>(Cont) OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE EMPLOYER</u>						
<u>(Cont) Safety of Site Operation</u>						
A	The Contractor shall in respect of all persons and site activities provide for and ensure compliance with all Health, Welfare and Safety Standards and Regulations whatsoever arising in connection with the works and as between the Employer and the Contractor. The Contractor shall be responsible for the health and safety of all persons employed on the site, whether under his direct control or not. The Contractor shall ensure that safe practices and methods of work are adopted at all times. The Contractor, when developing and updating the preliminary safety plan should identify any problem areas, i.e. with the time period, aspects of the design which might cause particular safety problems, hazardous materials specified in the Pricing Document etc. shall notify the Architects in writing of said problems. The Architects shall issue necessary instruction. The Contractor shall bear all costs arising out of his failure to give notice of foreseeable matters in this regard.	1	Item			
	The Contractor shall include as a minimum for the following list of activities which is not exhaustive:					
B	-provision of Safety Officers and all safety supervisors, first aiders, inspectors and certifiers required.	1	Item			
C	-provision of tests and certificates on plant and equipment.	1	Item			
D	-provision of safety signs and signals.	1	Item			
E	-provision of Personal Protective Clothing and Personal Protective Equipment	1	Item			
F	-provision and maintenance of Emergency routes and exits and designated personnel responsible for emergency procedures.	1	Item			

Description		Qty	Unit	Rate	€	c
<u>PRELIMMINARIES (Cont)</u>						
<u>(Cont) PRELIMINARY PARTICULARS</u>						
<u>(Cont) OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE EMPLOYER</u>						
<u>(Cont) Safety of Site Operation</u>						
(Cont) The Contractor shall include as a minimum for the following list of activities which is not exhaustive:						
A	-provision of energy distribution installations in compliance with the fourth schedule of the Safety, Health and Welfare at Work (Construction) Regulations.	1	Item			
B	-provision of temporary fire detection and fire fighting systems.	1	Item			
C	-provision and maintenance of appropriate working conditions and work stations.	1	Item			
D	-provision and maintenance of on site traffic routes.	1	Item			
E	-provision of first aid equipment and first aid room as appropriate for the duration of the construction works and ensure that they are fully fitted out at all times	1	Item			
F	-provision of on-site training, induction courses and tool box talks.	1	Item			
G	-complying with SafePass Regulations.	1	Item			
H	-establishing and maintenance of a permitting system for all hazardous activities	1	Item			
J	The Contractor shall include for providing all necessary information as requested by the Project Supervisor for the Design Process to enable the preparation and completion of the Safety File.	1	Item			

	Description	Qty	Unit	Rate	€	c
	<u>PRELIMMINARIES (Cont)</u>					
	<u>(Cont) PRELIMINARY PARTICULARS</u>					
	<u>(Cont) OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE EMPLOYER</u>					
	<u>Overhead Lines</u>					
A	The Contractor must ensure that adequate safety precautions are taken when working in the vicinity of overhead lines. Whenever possible they shall either be redirected away from the area of the site or else the current shall be cut off. If this is not possible, there shall be barriers or notices as appropriate to ensure that vehicles and installations are kept away. These may include the provision of goal- post type barriers on each side of the overhead line and the non-use of scaffolding or ladders within 10 metres of the overhead line.	1	Item			
	<u>Refurbishment/Alterations Work - Asbestos Products</u>					
B	The contractors attention is drawn to the asbestos report which accompanies the tender documents.		note			
C	Where asbestos is found or suspected to be present in areas not identified in the tender documents - works shall be immediately suspended in its vicinity and no other work shall be carried out which might expose either the Contractor's personnel or third parties to contract with suspect material or of releasing it into the environment. The Employer's Representative shall be informed immediately and its instructions awaited.If any of the material has been disturbed the area shall be sealed off and the advise of the Health and Safety Authority obtained on the treatment required for personnel who may have been in contact with it.	1	Item			
D	Work on asbestos containing materials shall be carried out in accordance with the appropriate legislation and regulations and with the instructions of the Health and Safety Authority.	1	Item			

	Description	Qty	Unit	Rate	€	c
	<u>PRELIMINARIES (Cont)</u>					
	<u>(Cont) PRELIMINARY PARTICULARS</u>					
	<u>(Cont) OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE EMPLOYER</u>					
	<u>Testing for Radon</u>					
A	Not Used.		note			
	<u>Site Supervision</u>					
B	The Contractor shall ensure that there are at all times on the site sufficient suitably qualified and experienced staff to supervise all work carried out by the Contractor and to advise and assist the employer in taking possession of the works.	1	Item			
	<u>'Construction Skills Certificate Schemes'</u>					
C	The Contractor shall provide for the operation of the requirements of the 'Construction Skills Certificate Schemes'.	1	Item			
	<u>Services Co-Ordinator</u>					
D	Not Used	1	Item			
	<u>Site Records</u>					
E	Provide for the provision and keeping of all statutory records.	1	Item			
F	Provide for maintaining a full set of site records of all labour, materials and plant used on the works to the approval of the Architects and a Record of Visitors to site and a daily weather record, recording minimum and maximum temperature and rainfall.	1	Item			
	<u>Quality Procedure</u>					
G	The Contractor shall establish and implement quality assurance procedures as required by the Works Requirements, including procedures for establishing quality assurance systems for itself and subcontractors. The Employer's Representative may monitor, spot check and audit the Contractor's quality assurance procedures.	1	Item			

	Description	Qty	Unit	Rate	€	c
	<u>PRELIMMINARIES (Cont)</u>					
	<u>(Cont) PRELIMINARY PARTICULARS</u>					
	<u>(Cont) OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE EMPLOYER</u>					
	<u>(Cont) Quality Procedure</u>					
A	If the Contractor / sub-contractor / Specialist operates an approved quality system a quality plan for the project must be submitted to the Architects.	1	Item			
	If no quality system is in operation the Contractor / sub-contractor / Specialist must comply with the following minimum requirements:-					
B	a)Establish and implement quality assurance procedures as required by the Works Requirements.	1	Item			
C	b)The quality assurance procedures shall be reflected in appropriate quality plans.	1	Item			
D	c)Identify the personnel responsible for the project management, site management, safety, and for inspection and testing of the works and for the verification of such tests.	1	Item			
E	d)Ensure that an adequate document control procedure is in place for the project which will ensure that :-	1	Item			
F	i)A drawing register is maintained to record details of all drawings received relating to the project including revision status and circulation record.	1	Item			
G	ii)All documents are date stamped and identified with the project.	1	Item			
H	iii)Superseded drawings are marked "Superseded" and removed from use	1	Item			
J	iv)All documentation is safely filed and easily retrievable.	1	Item			

Description		Qty	Unit	Rate	€	c
<u>PRELIMMINARIES (Cont)</u>						
<u>(Cont) PRELIMINARY PARTICULARS</u>						
<u>(Cont) OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE EMPLOYER</u>						
<u>(Cont) Quality Procedure</u>						
(Cont) If no quality system is in operation the Contractor / sub-contractor / Specialist must comply with the following minimum requirements:-						
A	e)Have clear purchasing procedures which will document individual orders for all materials to be incorporated in the project. Such documentation or purchase order should incorporate the project number and date of order, the supplier's name, address and telephone number, description of materials ordered including requirements to conform to international standards and / or references to drawings or specifications. The date for delivery should also be clearly stated on the purchase order.	1	Item			
B	f)All deliveries to site must be checked by a designated person and materials not meeting specifications to be identified, segregated where practical and details of non-confirming product and the remedial action to be taken and recorded.	1	Item			
C	g)Provide evidence to the Architects if required of specialised training of site personnel.	1	Item			
D	h)Provide a schedule of inspections and tests to the Architects which will list the relevant tests, the persons responsible for carrying out the tests and the personnel responsible for verifying that the tests have been carried out.	1	Item			
E	i)The Contractor shall give to the Architects copies of all reports prepared in accordance with the Contractor's quality assurance procedures.	1	Item			

Description		Qty	Unit	Rate	€	c
<u>PRELIMMINARIES (Cont)</u>						
<u>(Cont) PRELIMINARY PARTICULARS</u>						
(Cont) OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE EMPLOYER						
<u>Freedom of Information</u>						
A	The Client proposes that the following information relating to this tender competition will be made available on request under the Freedom of Information Act 1997:	1	Item			
B	(a)The name of the Contractor who is awarded the contract and the total amount of the tender.	1	Item			
C	(b)To the unsuccessful tenderers, the reason why their tender was rejected.	1	Item			
D	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 Client will consult with you about sensitive information before making a decision on any Freedom of Information request received. 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.	1	Item			

Description		Qty	Unit	Rate	€	c
<u>PRELIMINARIES (Cont)</u>						
<u>(Cont) PRELIMINARY PARTICULARS</u>						
<u>(Cont) OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE EMPLOYER</u>						
<u>Schedule of Dilapidations</u>						
A	Before commencing work on site the Contractor shall undertake a comprehensive survey of the condition of the existing building (Incl Boundaries) and structures adjacent to the site, roadways and footpaths and he shall submit to the Employers Representative a written schedule of dilapidations and independent photographic records of all existing defects at least two weeks before commencing work on site. The Contractor shall allow for all associated costs in preparing such a schedule and agreeing same with the Employers Representative and any adjacent owners or their professional representatives.	1	Item			
<u>Restrictions on use of the site</u>						
B	The Contractor shall confine his activities to the work included in the Contract and shall not allow his men to trespass onto other parts of the site or onto adjacent lands unless in direct execution of work included in this Contract. In the event of any claims arising due to failure to comply with this Clause, the Contractor shall be held entirely responsible and shall pay any cost in connection therewith.	1	Item			
<u>Damage to Adjoining Property</u>						
C	The Contractor will be held responsible for any damage to adjoining property and any other properties adjacent to the site, which may be caused by the execution of the works and he is to provide any necessary protection for this purpose and remove same when no longer required and make good any damage at his own expense. He is to indemnify the employer in respect of any claim for disturbance or damage arising out of the foregoing.	1	Item			

Description		Qty	Unit	Rate	€	c
<u>PRELIMMINARIES (Cont)</u>						
<u>(Cont) PRELIMINARY PARTICULARS</u>						
<u>(Cont) OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE EMPLOYER</u>						
<u>Limitations on working space</u>						
A	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.	1	Item			
<u>Limitations on working hours</u>						
B	The Museum is open to the public; Tuesday - Saturday 10 am - 5 pm (Summer Season); Wednesday - Saturday 10 am - 5 pm (Winter Season)		note			
C	Subject to any provision to the contrary contained in the contract, none of the works should be carried out prior to 08.00am Monday to Friday or after 18.00 Monday to Friday (Saturday work shall be between the hours 08.00 - 13.00); work is not permitted to be carried out on Sundays or Public Holidays except in extraordinary circumstances where prior written approval has been obtained from the planning authority	1	Item			
D	Any limitations imposed by Planning Conditions must be adhered to in full	1	Item			
E	Any limitations imposed by the Local Authority or Garda Siochana must be adhered to in full	1	Item			
F	Contractor shall comply with B.S.5228: Part 1:1997 "Noise and Vibration control on construction and open sites - Code of practice for basic information and procedures for noise and vibration control"	1	Item			

Description		Qty	Unit	Rate	€	c
<u>PRELIMMINARIES (Cont)</u>						
<u>(Cont) PRELIMINARY PARTICULARS</u>						
<u>(Cont) OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE EMPLOYER</u>						
<u>Use of materials found on site</u>						
A	Materials found by the Contractor on or adjacent to the site are not to be incorporated in the works without the prior written approval of the Architects.	1	Item			
<u>Disposal of materials found on site</u>						
B	Materials found on site shall be disposed of in accordance with the instruction of the Architects.	1	Item			
<u>Waste Management</u>						
C	The Contractor is required to comply with all waste management statutory requirements.	1	Item			
D	provide for preparing a Waste Management Plan prior to commencement which shall include for the segregation of all wastes into recyclable, biodegradable and residual wastes. The Plan shall also detail the types of waste, quantities involved, the authorised waste contractors and authorised disposal site proposed for this contract. This is to be approved by the Local Authority prior to commencement	1	Item			
<u>Hoardings</u>						
E	The Contractor is required to provide such hoardings or other methods of protection as are necessary. Provide and maintain temporary fencing; minimum 2.00m high, solid plywood security fencing to be provided set in concrete base pads or equal approved method, painted on the public side including gates, ironmongery, secure locking device, signage and lighting as necessary to fully secure the site at all times; removal upon completion and all making good any damage caused to the full satisfaction of the Employers Representative.	1	Item			

Description		Qty	Unit	Rate	€	c
<u>PRELIMMINARIES (Cont)</u>						
<u>(Cont) PRELIMINARY PARTICULARS</u>						
<u>(Cont) OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE EMPLOYER</u>						
<u>(Cont) Hoardings</u>						
A	Obtain permission from the Local Authority for all temporary hoarding and fences. Pay all rates, fees and licences and comply with the requirements of the Local Authority.	1	Item			
<u>Screens</u>						
B	Provide and maintain all necessary dustproof and weatherproof screens as required throughout the duration of the Contract	1	Item			
C	Provide and maintain all temporary screens and construct in accordance with the Architects details/specification. The temporary screens shall be located where indicated, removed and re-erected as required.	1	Item			
<u>Temporary roofs</u>						
D	Not Used		note			
<u>Temporary Name boards</u>						
E	The following unobstructed signs are required to be erected outside of the site for the duration of the works; A site sign with project information and graphics: size 2400mm wide x 1500mm high. Sample image of information and graphic signage required is located adjacent to this text. Temporary structures for signage to be designed by the Contractor. Structures to be located inside site boundary.	1	Item			
<u>Advertising rights</u>						
F	No signage other than that approved by the Architects shall be erected on the site.	1	Item			

Description		Qty	Unit	Rate	€	c
<u>PRELIMMINARIES (Cont)</u>						
<u>(Cont) PRELIMINARY PARTICULARS</u>						
<u>(Cont) OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE EMPLOYER</u>						
<u>Maintenance and protection of existing services</u>						
A	The Contractor shall do everything necessary to avoid damage to any services and structures on, under or above the ground which are manifestly put at risk by the execution of the works.	1	Item			
B	Protect, uphold and maintain all overground and underground services of statutory authorities, utility providers or private owners and 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 there with to the satisfaction of the Employer, Architect, Statutory Authorities, Service Providers or Private Owners.	1	Item			
C	The Contractor shall fully satisfy himself as to the exact location of all existing services. The Contractor should contact the ElectriCounty Supply Board, Bord Gais, Telecom Eireann, Irish Water, Chorus and the Local Authority in relation to power cables, gas pipes, telephone cables, cable T.V. routes, drains and watermains in advance of any excavation or opening up work and formulate a contingency plan to ensure an immediate emergency response by the relevant bodies in the event that such services are damaged.	1	Item			

	Description	Qty	Unit	Rate	€	c
	<u>PRELIMMINARIES (Cont)</u>					
	<u>(Cont) PRELIMINARY PARTICULARS</u>					
	<u>(Cont) OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE EMPLOYER</u>					
	<u>(Cont) Maintenance and protection of existing services</u>					
A	The contingency plan must be approved in advance by the Architects and will include the names and contact numbers to effect an immediate responses to restore and maintain services. The Contractor will advise the relevant bodies in advance of commencing excavation or opening up work of the dates on which such services may be risk. Where deemed necessary the Services Engineer or relevent authority a representative or emergency crew as appropriate will be in attendance where any particular service is at risk.	1	Item			
	<u>Order of execution and completion of the Works</u>					
	The execution or completion of the work in any specific order or in sections or phases, including any concidental work not at the discretion of the Contractor;					
	Order and Execution of the Works					
B	The works will be carried out in phases, the first phase will be the internal works; the second phase will be the remaining scope of works.	1	Item			
	<u>Maintenance of temperature and humidity levels</u>					
C	Provide for all necessary equipment, fuel and attendance for controlling and maintaining the specific temperature and humidity of the works as and when required.	1	Item			
	<u>Use of permanent heating installation</u>					
D	Not Used	1	Item			
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	Description	Qty	Unit	Rate	€	c
	<u>PRELIMMINARIES (Cont)</u>					
	<u>(Cont) PRELIMINARY PARTICULARS</u>					
	<u>(Cont) OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE EMPLOYER</u>					
	<u>Temporary accommodation and facilities for Employer</u>					
A	On each site the Contractor to have available for Site Meetings suitable temporary accommodation with adequate table area, chairs, heating, lighting and attendance as necessary.	1	Item			
	<u>Office for Resident Architect/Clerk of Works</u>					
B	Not required.		note			
	<u>Parking facilities for Employer and Design Team</u>					
C	Not required.		note			
	<u>Employment of Labour</u>					
D	None but fully qualified and competent tradesmen together with their necessary labourers or helpers shall be employed by the Contractor on the Works and the whole of the same shall be carried out and completed in the best and most substantial manner.	1	Item			
	<u>Local Labour</u>					
E	Persons engaged upon the works should insofar as practicable and without affecting the efficiency of the work, be recruited from the local offices of FAS or other such agency to the extent that the total labour requirement of the contract exceeds the Contractor's core workforce.	1	Item			
	<u>Industrial Relations</u>					
F	The Contractor shall be responsible for ensuring a good industrial relations climate on site. He shall not hire any labour directly at the site.	1	Item			

	Description	Qty	Unit	Rate	€	c
	<u>PRELIMMINARIES (Cont)</u>					
	<u>(Cont) PRELIMINARY PARTICULARS</u>					
	<u>(Cont) OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE EMPLOYER</u>					
	<u>(Cont) Industrial Relations</u>					
A	In the event of a dispute arising, the Contractor shall take all precautions to avoid a strike situation and in the event of a strike taking place shall ensure that the employers premises are not picketed.	1	Item			
	<u>Rights of Search</u>					
B	The issue of a Site Pass, I.D. Badge, "Gate Pass" or vehicle pass is conditional upon acceptance by the Contractor, his employees, sub-contractors, Specialists, vendors and visitors of the Employer's, right to search in the course of security checks both vehicles and persons.	1	Item			
	<u>Rights to refuse admission</u>					
C	The Employer and Employer's Representative reserves the right to refuse admittance to the site or evict therefore any person found to be under the influence of intoxicating liquor or drugs.	1	Item			
D	No intoxicating liquor or drugs shall be brought onto the site or accepted from any person on site.	1	Item			
	<u>Use of radio by Contractor</u>					
E	Not Used		note			
	<u>Car parking by Contractor's employees</u>					
F	The Contractor shall provide carparking for their employees off the public road.	1	Item			
	<u>Setting out the Works</u>					
G	All instrument work in setting out to be done by personnel experienced and practised in this work. If these are not members of the Main Contractor's own staff, they must be members of a properly established surveying firm, with the necessary qualifications to carry out the whole of the work in an expert manner.	1	Item			

Description		Qty	Unit	Rate	€	c
<u>PRELIMINARIES (Cont)</u>						
<u>(Cont) PRELIMINARY PARTICULARS</u>						
<u>(Cont) OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE EMPLOYER</u>						
<u>(Cont) Setting out the Works</u>						
A	The Contractor will be wholly responsible to the Employer for any errors in the work, and meet all costs arising therefrom.	1	Item			
B	The Main Contractor will be held fully responsible for checking all sub-contractors and Specialists setting out and satisfying himself as to its correctness. The Tender is deemed to include any costs arising from the Main Contractor's failure to comply with the foregoing as no claim for extra payment or extension of time to the Contract period will be admissible.	1	Item			
<u>Protection of work</u>						
C	The Contractor is to case up and protect the work done by other tradesmen and be responsible for and make good or pay for the making good of any work which may suffer from want of such casing and protection. Cover up and protect from all injury all cladding and roofing systems. Case up all joinery mouldings.	1	Item			
<u>Submission of Samples</u>						
D	If requested by the Architect, samples of all materials proposed to be used for the works shall be submitted to him, together with the name and address of the supplier and such information, instructions and directions as the supplier has issued. Samples shall then be subject to the Architects approval prior to the delivery of the materials to the site. All materials delivered to and used upon the works must be at least equal in quality to the same, and the Contractor shall ensure that he complies with all manufacturer's instructions and recommendation. Any materials condemned by the Architects as unfit for use in the works shall be immediately removed from the site at the Contractor's expense.	1	Item			

Description		Qty	Unit	Rate	€	c
<u>PRELIMINARIES (Cont)</u>						
<u>(Cont) PRELIMINARY PARTICULARS</u>						
<u>(Cont) OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE EMPLOYER</u>						
<u>(Cont) Submission of Samples</u>						
A	The Contractor shall include here for supplying and erecting the samples requested in the Works Requirements.	1	Item			
B	Such samples shall not form part of the permanent works.	1	Item			
C	All materials and prefabricated items shall be manufactured and tested in accordance with the specified requirements. When evidence of conformance depends solely on inspections and tests performed by a sub-contractor, Specialist, Manufacturer, Supplier or independent inspecting authority, the Contractor shall ensure that such evidence is satisfactory and that appropriate records are maintained.	1	Item			
D	No materials or prefabricated items shall be used in the works until it has been verified that they comply with the specified requirements.	1	Item			
E	Where appropriate, all materials and prefabricated items delivered to the site shall bear the Manufacturer's name, brand name, or any other data that may be required to verify the exact nature of the material or item and relate it to the specified requirements.	1	Item			
F	Where applicable, materials and prefabricated items shall be obtained from Suppliers and Manufacturers who have been assessed by an independent certification authority accredited by the National Accreditation Council for Certification Bodies.	1	Item			
G	Transportation, handling and storage of materials and prefabricated items shall be controlled to prevent mis-use, damage or deterioration.	1	Item			

Description		Qty	Unit	Rate	€	c
<u>PRELIMMINARIES (Cont)</u>						
<u>(Cont) PRELIMINARY PARTICULARS</u>						
<u>(Cont) OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE EMPLOYER</u>						
<u>(Cont) Submission of Samples</u>						
A	The Contractor shall operate quarantine procedures for the identification and isolation of materials and prefabricated items that do not comply with the specified requirements.	1	Item			
B	Works test certificates shall include, whenever applicable, the location in the works of the delivery or batch which the sample represents.	1	Item			
<u>Standard Tests</u>						
C	The Contractor shall make such standard tests of concrete, blockwork, mortar, steelwork and other materials as set out in the Works Requirements or as the Architects may direct.	1	Item			
D	The cost of all on and off site tests, all testing fees and charges and any apparatus required, or the use of such shall be borne by the Contractor. The Contractor shall also bear the cost of forming concrete test cubes and transporting the cubes for testing.	1	Item			
<u>Archaeology, Curiosities etc</u>						
E	The Contractor shall not disturb any ancient works without the Architects permission and shall at once hand over to him any object of antiquarian, geological or other interest or value discovered during the progress of the work	1	Item			

Description		Qty	Unit	Rate	€	c
<u>PRELIMMINARIES (Cont)</u>						
<u>(Cont) PRELIMINARY PARTICULARS</u>						
<u>(Cont) OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE EMPLOYER</u>						
<u>Temporary Works</u>						
A	The Contractor shall be solely responsible for designing and carrying out all necessary temporary works, including falsework, earthwork support, temporary sheet steel piling and for taking all necessary steps to ensure the continuous stability for the duration of the contract of the existing buildings, of their remaining sections, of neighbouring structures, footpaths, roads and lands and of all new work under construction including both in-situ and precast concrete, steelwork and masonry.	1	Item			
B	A Chartered Engineer, or other suitably experienced and qualified person as approved by the Architect, shall on behalf of the Contractor carry out a detailed structural survey and appraisal of the existing buildings, including buildings on adjoining sites as may be necessary, and shall design and prepare detailed drawings for all the temporary works in accordance with the recommendations of the relevant British Standards. These proposals shall incorporate any and all amounts of temporary works indicated on the Architect's drawings but such temporary works shall not be assumed by the Contractor to be sufficient in themselves for any purpose.	1	Item			
C	Work near/in existing buildings, near adjacent buildings, roadways or pavements and excavations for foundations adjacent to existing buildings, roadways or pavements shall be carried out in such a manner as will not endanger these existing buildings, roadways or pavements.	1	Item			
D	The Contractor's attention is drawn to the fact that he must comply with all Safety, Health and Welfare at Work Acts and Regulations in relation to temporary works, scaffolding etc.	1	Item			

	Description	Qty	Unit	Rate	€	c
	<u>PRELIMMINARIES (Cont)</u>					
	<u>(Cont) PRELIMINARY PARTICULARS</u>					
	<u>(Cont) OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE EMPLOYER</u>					
	<u>(Cont) Temporary Works</u>					
A	The Contractor, who is responsible for providing the specified materials and the required standard of workmanship and who has responsibility to decide his own detailed method of construction and to maintain stability of the building while it is under his control, must recognise the need to employ properly qualified and experienced supervisors on site. (The Contractor's attention is drawn to the publication "Stability of Buildings" by the Institution of Structural Architects- in particular to the section "Construction Stage" and to the Appendix). On complex structures or in circumstances where a full understanding of Engineering principles is required to execute the work safely, the Contractor shall employ a chartered Engineer to direct and supervise the construction.	1	Item			
	<u>Tax Clearance Certificate</u>					
B	Prior to the award of any contract or subcontract, the Contractor, sub-contractor or Specialist under consideration will be required to produce a Tax Clearance Certificate.	1	Item			
	<u>Temporary Hoists</u>					
C	Should the Contractor choose to use a temporary hoist or hoists it/they shall be located in location(s) to be agreed with the Architect.	1	Item			
	<u>Effluents or Waste</u>					
D	The Contractor shall ensure that any effluent or waste from the works shall not be discharged into ponds, drains and sewers unless permitted by the Local Authority and Employer.	1	Item			
E	The Contractor shall at all times protect and safeguard excavations, holes, openings and the like and any other hazards caused by the carrying out of the Contract Works.	1	Item			
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Description		Qty	Unit	Rate	€	c
<u>PRELIMMINARIES (Cont)</u>						
<u>(Cont) PRELIMINARY PARTICULARS</u>						
<u>(Cont) OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE EMPLOYER</u>						
<u>Site Transport</u>						
A	The Contractor shall ensure that his tracked vehicles or cranes do not travel on finished roads or in the planted areas without the written permission of the Architects, and only with use of timber mats or other approved precautions to prevent damage to the roads.	1	Item			
B	The parking of vehicles belonging to the Contractor, sub-contractors, or their respective employees on any public or private roadways, access routes, emergency lanes, or pedestrian paths within or adjacent to the museum is strictly prohibited at all times. The Contractor shall be solely responsible for sourcing, securing, and financing all off-street parking arrangements required for their workforce throughout the duration of the Works. Prior to the commencement of Works on site, the Contractor shall submit to the Employer's Representative (ER) for review and approval a detailed Workforce Parking and Logistics Plan. This plan must specify: (i) The exact location(s) of the secured off-street parking facilities.(ii)The transit or pedestrian management methods used to move workers safely from the parking location to site without disrupting public pathways.	1	Item			

Description		Qty	Unit	Rate	€	c
<u>PRELIMMINARIES (Cont)</u>						
<u>(Cont) PRELIMINARY PARTICULARS</u>						
<u>(Cont) OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE EMPLOYER</u>						
<u>Sectoral Employment Order (Construction Sector) 2021- Statutory Instrument No 598/2021 and Sectoral Employment Order (Construction Sector) 2023 - Statutory Instrument No 207/2023</u>						
A	The Current Sectoral Employment Order (Construction Sector) 2021 came into effect on 1 February 2022. This sets the statutory minimum rates of pay and other conditions (sick pay and pension entitlements) for persons employed in the construction sector. Statutory Instrument No 598/2021 and Statutory Instrument No 207/2023 which comes into effect on the 18th September 2023, both statutory instruments should be read together. The Order also outlines a Dispute Resolutions Procedure.	1	Item			
B	The Contractor is to include here for the full cost of compliance with the foregoing.	1	Item			
<u>Pre-Condition Survey</u>						
C	The Contractor is to complete a pre-condition survey of the site prior to any works commencing on site, this should include a detailed photograph survey of the site, all site boundaries adjacent properties, existing structures, adjacent roads, paths, landscaping, above and below ground services. The Contractor is responsible for highlighting and survey of any existing defect or issues. the pre-condition report inclusive of photographs should be submitted to the employer's representative notifying them of any issues of defects prior to any works commencing.	1	Item			

	Description	Qty	Unit	Rate	€	c
	<u>PRELIMMINARIES (Cont)</u>					
	<u>(Cont) PRELIMINARY PARTICULARS</u>					
	<u>(Cont) OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE EMPLOYER</u>					
	<u>Access for Employer's Representative and Workshops</u>					
A	The Employer's Representative and any person authorised by him shall at all reasonable 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 obtaining the right to such access	1	Item			
	<u>Notice to Employer's Representative for Inspection</u>					
B	Before placing foundations, laying drains, filling trenches, pouring reinforced concrete and otherwise proceeding with work that will cover and conceal previous work, the Contractor shall give early notice in writing to the Employer's Representative and shall afford him an opportunity of inspecting the previous work. Approvals given at such inspections will not relieve the Contractor for full responsibility for the quality of the work throughout.	1	Item			
C	Approval given at such inspection will not relieve the Contractor from full responsibility for the quality of the work throughout	1	Item			
	<u>Notice to the Quantity Surveyor</u>					
D	Give reasonable notice to the Quantity Surveyor before covering up any work which the Quantity Surveyor may require to be measured.	1	Item			

Description		Qty	Unit	Rate	€	c
<u>PRELIMMINARIES (Cont)</u>						
<u>(Cont) PRELIMINARY PARTICULARS</u>						
<u>(Cont) OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE EMPLOYER</u>						
<u>(Cont) Notice to the Quantity Surveyor</u>						
A	The Contractor is to produce photographic record of any work, prior to being covered up, which may lead to the instruction of a Change Order by the Employer's Representative. The use of digital photographs will NOT be permitted for the use of recording variations, all photographs are to be date and time recorded.	1	Item			
<u>Site Supervision</u>						
B	The Contractor shall ensure that there are at all times on the site sufficient suitably qualified and experienced staff to supervise all work carried out by the Contractor and to advise and assist the employer in taking possession of the works.	1	Item			
<u>Contracts Manager</u>						
C	The Contractor shall immediately on appointment assign a Contracts Manager who shall have a full authority to act on the Contractor's behalf in connection with the Contract. The Contractor shall notify the Employer's Representative of the name of the person so appointed and of his normal place of work. The Contractor may from time to time by further written notice to the Employer's Representative remove any person from his appointment as the Contracts Manager and appoint another person in his place with effect from a date to be specified in the notice. The Contractor shall at all times until the end of the Defects Liability Period ensure that a person is appointed to act as the Contracts Manager.	1	Item			

Description		Qty	Unit	Rate	€	c
<u>PRELIMMINARIES (Cont)</u>						
<u>(Cont) PRELIMINARY PARTICULARS</u>						
(Cont) OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE EMPLOYER						
<u>Site Manager</u>						
A	From the commencement of work at the site until the works have been certified as Substantially Complete, the Contractor shall ensure that some suitable person is employed by him at the Site as Site Manager. The Site Manager shall supervise and co-ordinate all work carried out on the site by the Contractor and receive all instructions given by or on behalf of the Employer's Representative to the Contractor at the site. The Site Manager shall be present at the site throughout normal working hours except when on leave, sick, or absent for reasons connected with the proper performance of this Contract. Whenever the Site Manager is absent from the site during normal working hours, a suitable person shall be appointed to act as his deputy. The Site Manager shall not be employed by the Contractor to do work other than work specifically related to the Contract. The Contractor shall notify the Employer's Representative of the person appointed as Site Manager and shall not change such appointment without the prior written consent of the Employer's Representative.	1	Item			

Description		Qty	Unit	Rate	€	c
<u>PRELIMMINARIES (Cont)</u>						
<u>(Cont) PRELIMINARY PARTICULARS</u>						
<u>(Cont) OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE EMPLOYER</u>						
<u>Contractor Liaison Person</u>						
A	"The Contractor shall allow for a liaison person for engagement with the local community (including neighbours, local businesses and councillors) over the course of the project. This is to ensure the community is fully aware of any disruptions to access, services, parking, peace and traffic flow. The role will involve drafting and delivering information fliers and managing public concerns and issues. All signage in relation to disruption to businesses to be provided by the Contractor. Access to businesses to be maintained at all times during business hours. Some out of hours work may be required by the Contractor to facilitate this. This should be kept to a minimum and permission will be required specifically from the ER."	1	Item			
<u>Trade Names</u>						
B	In any case where trade names or manufacturer's marks are used in the tender documents they are deemed in every case to be accompanied by the works "or equivalent".	1	Item			
<u>Measurement</u>						
C	Notwithstanding anything shown on the drawings, the Contractor shall check all dimensions on site before putting work in hand and shall be responsible for the dimensional coordination of all parts of the works.	1	Item			

Description		Qty	Unit	Rate	€	c
<u>PRELIMMINARIES (Cont)</u>						
<u>(Cont) PRELIMINARY PARTICULARS</u>						
<u>(Cont) OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE EMPLOYER</u>						
<u>Sub-Contractors / Suppliers - Design and Production Information</u>						
A	Certain Sub-Contractors/Suppliers will be required to provide design and production drawings and other information: The Contractor shall make reasonable allowance for the time taken in completing such information, checking, inspection by the Employer's Representative. The Contractor shall take appropriate action to obtain all information which the Sub-Contractors/Suppliers are required to provide. The Contractor shall thoroughly check on the basis of information available, note any comments, discrepancies and divergences and submit to the Employer's Representative. Ensure that any necessary amendments to the information are made in accordance with any comments of the Employer's Representative, and re-submit unless the Employer's Representative so confirms that this is not necessary. If submitted information differs from the Sub-Contract documents, each such difference must be the subject of a request for substitution or Change Order. Should any amendment required by the Employer's Representative be considered to involve a variation, the Contractor shall notify the Employer's Representative without delay and shall not proceed until sub-sequentially instructed. Claims for the extra over cost of such work, if made after it has been carried out, may not be allowed. Obtain final version of all information and submit to the Employer's Representative the number of copies required by him. Distribute additional copies to all affected Sub-Contractors and Suppliers, retain copies for your the Contractors own use and keep at least one copy on site. Ensure that the work is carried out in accordance with this final version"	1	Item			

Description		Qty	Unit	Rate	€	c
<u>PRELIMMINARIES (Cont)</u>						
<u>(Cont) PRELIMINARY PARTICULARS</u>						
<u>(Cont) OBLIGATIONS AND RESTRICTIONS IMPOSED BY THE EMPLOYER</u>						
<u>Construction and Waste Levy</u>						
A	The Contractor shall comply with the Waste Management (landfill levy) Regulations 2002. These Regulations (the landfill levy) came into force on 1 June 2002. It applies to wastes delivered for disposal at landfill sites, including C & D wastes. C & D Waste which is used in landfill site engineering, restoration or remediation purposes, is exempt from the levy when it is non-hazardous comprising of concrete, bricks, tiles, road planings or other similar materials and is particle size or less than 150mm. Excavation spoil which is used for landfill site engineering, restoration or remediation purposes is exempt from the levy when it is comprised of clay, sand, gravel or stone. The desposition in a quarry is exempt, where such material is in a chemically unaltered state. The Contractor shall liaise with the Environment Section of relevant Local Authority to agree a location for the proper and safe disposal of all waste and excavated materials resulting from the proposed works.	1	Item			
<u>Levels</u>						
B	Before the Contractor commences work and before the existing ground is disturbed he shall confirm in writing his agreement that all existing levels as indicated on the drawings are correct If the Contractor considers that the existing ground levels vary from those shown on the drawings he shall seek clarification and instruction from the Employer's Representative"	1	Item			
TENDERING DETAILS						
<u>Expense of preparing Tender</u>						
C	Contractors will not be remunerated for any trouble or expense they may incur in making up their Tenders.	1	Item			

Description		Qty	Unit	Rate	€	c
<u>PRELIMMINARIES (Cont)</u>						
<u>(Cont) PRELIMINARY PARTICULARS</u>						
<u>(Cont) TENDERING DETAILS</u>						
<u>Bid Bond</u>						
A	Not Required		note			
<u>Parent Company Guarantee</u>						
B	Not Required		note			
<u>Comparative Cost of Tender</u>						
C	The Employer does not bind himself to accept the lowest or any Tender.	1	Item			
D	Comparative Cost of Tender does not apply to this tender.	1	Item			
<u>Pricing the Pricing Document</u>						
E	The Pricing Document must be returned priced in ink. If any items are not priced they will be deemed to be spread over and included in the prices generally. A tender in any other format (eg. computerised printouts or tenders on computer disks) will not be accepted.	1	Item			
F	Descriptive sizes are given in the nearest metric to correspond with present available imperial sizes. No extra resulting from slight changes in sizes when metric equivalents are manufactured will be allowed.	1	Item			
<u>Tender Qualifications</u>						
G	The Tenders shall be strictly in accordance with the Pricing Document, Drawings, Contractor's obligations pursuant to the Conditions of Contract and shall not be qualified in any way. Any such qualification may result in the Tender not being considered in accordance with the Instructions to Tenderers.	1	Item			

Description		Qty	Unit	Rate	€	c
<u>PRELIMMINARIES (Cont)</u>						
<u>(Cont) PRELIMINARY PARTICULARS</u>						
<u>(Cont) TENDERING DETAILS</u>						
<u>Work to be Performed</u>						
A	The Contractor shall furnish all labour, materials and equipment, tools, construction plant and supervision to perform the work in accordance with and described in the Specifications and Drawings referred to herein, and as subsequently amended or revised.	1	Item			
B	The Contractor shall include in the Contract Price for all consumable construction materials.	1	Item			
C	The Contractor shall be held to have satisfied himself by careful examination of the drawing and specification and of the site as to the amount of work to be carried out to enable the works to function satisfactorily. This shall include all items reasonable and obviously referred to as necessary though not implied in the Drawings and Specifications and the contract is for completely finished work strictly in accordance with the true content and meaning of the Drawings and Specifications and no payment beyond the Contract Sum will be allowed in consequence of the Contractor having failed to properly acquaint himself with the site, drawings and specifications.	1	Item			
<u>Provide Everything Necessary</u>						
D	The Contractor shall provide everything necessary for the proper execution of the Contract according to the true intent and meaning of the documents. Whether same may or may not be particularly described, provided same is reasonably inferred therefrom.	1	Item			
<u>Lump sum additions or deductions to arrive at Tender</u>						
E	See Instructions to Tenderers Document.	1	Item			

Description		Qty	Unit	Rate	€	c
<u>PRELIMMINARIES (Cont)</u>						
<u>(Cont) PRELIMINARY PARTICULARS</u>						
SUPPLIED BY THE EMPLOYER						
<u>Water for the works</u>						
A	By Main Contractor.	1	Item			
<u>Electricity for the works</u>						
B	By Main Contractor	1	Item			
IMPLICIT IN THE CONTRACT AND AT THE DISCRETION AND RISK OF THE CONTRACTOR						
C	Maintaining temporary works, adapting, clearing away and making good together with notices and fees to Statutory Authorities, Public Undertakings or Public or Private Utility Providers related to the items shall be deemed to be included with the following items:	1	Item			
<u>Plant, Tools and Vehicles</u>						
Provide all necessary mechanical and non-mechanical plant, tools and vehicles necessary for the proper execution and completion of the work.						
D	a)bringing to site, erecting and removing on completion	1	Item			
E	b)maintaining on site for the duration of the works	1	Item			
<u>Scaffolding</u>						
Provide all necessary scaffolding for the proper execution and completion of the works.						
F	a)bringing to site, erecting and removing on completion	1	Item			
G	b)maintaining on site for the duration of the works	1	Item			

	Description	Qty	Unit	Rate	€	c
	<u>PRELIMMINARIES (Cont)</u>					
	<u>(Cont) PRELIMINARY PARTICULARS</u>					
	<u>(Cont) IMPLICIT IN THE CONTRACT AND AT THE DISCRETION AND RISK OF THE CONTRACTOR</u>					
	<u>(Cont) Scaffolding</u>					
	(Cont) Provide all necessary scaffolding for the proper execution and completion of the works.					
A	If the Contractor should strike any of this scaffolding before ascertaining whether it is required by a sub-contractor, Specialist or Statutory Authority, Public Undertaking or Public or Private Utility Provider, he must re-erect it, if so required at his own expense.	1	Item			
B	The scaffolding must be the subject of detailed provisions of the Construction Safety Plan.	1	Item			
C	Fall arrest netting and/or fall arrest bean bags required when working on the roof	1	Item			
D	All scaffolding shall be fitted with protective mesh which shall be high performance, flame retardant sheeting, with exceptional strength and wind resistance.	1	Item			
	<u>Site Administration</u>					
E	Provide for all on and off site management and administration including cost of Foreman and Site Agent Contractor's Representative and Contractor's Supervisor in charge.	1	Item			
	<u>Site Security</u>					
F	The contractor should take particular cognisance of the security provisions required to maintaining the site in a safe and effective manner both during the day and night. The contractor must provide everything necessary for full security for the duration of the works, including adequate hoarding, lockable gates, lock ups, site security, site surveillance. Failure to comply with these requirements will not entitle the contractor to any additional extras.	1	Item			

Description		Qty	Unit	Rate	€	c
<u>PRELIMMINARIES (Cont)</u>						
<u>(Cont) PRELIMINARY PARTICULARS</u>						
<u>(Cont) IMPLICIT IN THE CONTRACT AND AT THE DISCRETION AND RISK OF THE CONTRACTOR</u>						
<u>(Cont) Site Security</u>						
A	Provide for safeguarding the works, materials and plant against damage and theft including providing all necessary watching and lighting for the security of the works and the protection of the public. Provide shelter and heat for any watchmen so required.	1	Item			
B	The Contractor is to provide for clearly identifying the site perimeters and surroundings for the full duration of the works.	1	Item			
C	The Contractor shall make provisions for protection of the public from site operations and arrangements for protection of third parties and visitors to the site in accordance with all statutory requirements.	1	Item			

	Description	Qty	Unit	Rate	€	c
	<u>PRELIMINARIES (Cont)</u>					
	<u>(Cont) PRELIMINARY PARTICULARS</u>					
	<u>(Cont) IMPLICIT IN THE CONTRACT AND AT THE DISCRETION AND RISK OF THE CONTRACTOR</u>					
	<u>Contractor's Compound</u>					
A	No On-Site Compound. Due to the restricted location, historic nature, and public access requirements of the museum, the Contractor is strictly prohibited from establishing any site compound, administrative offices, long-term material storage yards, or worker welfare cabins anywhere on site or its immediate perimeter. Off-Site Compound. The Contractor shall be solely responsible for sourcing, leasing, managing, and financing a fully independent, off-site compound to serve as the project's primary administrative, welfare, and logistical hub. Submission of Off-Site Compound Details. the Contractor shall submit to the Employer's Representative (ER) for approval a comprehensive Off-Site Compound Logistics Plan. This submission must detail, (i) The location, and layout of the off-site facility, (ii) Provisions for worker welfare (toilets, drying rooms, canteens) satisfying all statutory health and safety regulations. (iii) Delivery Plan outlining how materials will be transported from the off-site compound to site.	1	Item			
	<u>Transport for Workpeople</u>					
B	Provide for all necessary transport for work people including those of sub- contractor's, Specialists to and from site including compliance with Road Traffic Acts and other regulations in this regard, payment of all fees, charges and the like.	1	Item			
	<u>Protection of the Works against inclement weather</u>					
C	Provide for carefully covering up and protecting the works, or any adjoining property exposed by the works, at all times from inclement weather.	1	Item			

Description		Qty	Unit	Rate	€	c
<u>PRELIMMINARIES (Cont)</u>						
<u>(Cont) PRELIMINARY PARTICULARS</u>						
<u>(Cont) IMPLICIT IN THE CONTRACT AND AT THE DISCRETION AND RISK OF THE CONTRACTOR</u>						
<u>Water for the Works</u>						
A	Provide clean, fresh water for use on the works, pay all charges in connection therewith, provide all temporary storage, plumbing services, pipes, connections, taps, hoses, valves, stand pipes etc. and clean away and make good on completion.	1	Item			
<u>Lighting and power for the Works</u>						
B	The Contractor shall provide electricity for use on the works and pay all charges in connection therewith. The Contractor shall provide all artificial lighting and power for the works, provide for distribution about the site and all temporary connections, leads, fittings, etc. and clear away and make good on completion.	1	Item			
C	The lighting shall be to the standard stated by the Health and Safety Project Supervisor Construction Stage.	1	Item			
D	The Contractor shall include for a 3-phase electricity 380/220 V. power supply if this is required either for his own work or for work to be executed by sub-contractors and Specialists. It shall be the Contractor's responsibility to ascertain the level of supply required by all sub-contractors and Specialists and to have this available prior to their commencing work on site.	1	Item			

	Description	Qty	Unit	Rate	€	c
	<u>PRELIMMINARIES (Cont)</u>					
	<u>(Cont) PRELIMINARY PARTICULARS</u>					
	<u>(Cont) IMPLICIT IN THE CONTRACT AND AT THE DISCRETION AND RISK OF THE CONTRACTOR</u>					
	<u>Temporary roads, hardstandings, crossings, etc.</u>					
A	The Contractor shall provide all necessary temporary roads, tracks, hardstandings and the like, and hack up and make good on completion. The Contractor shall erect a secure fence with gate around the site compound. All temporary roads and hardstandings shall be suitably sign posted. On completion the temporary roads, tracks, hardstandings and security fence shall be removed as required and areas disturbed made good. The Contractor shall examine the nature and levels of the area designated for the site compound(s). If he considers that levels need raising or lowering for his purposes he shall include the cost of so doing in the tender, such cost to include reinstatement to the original levels, including top soiling and grassing, on completion to the satisfaction of the Engineer.	1	Item			
	<u>Temporary accommodation for use of the Contractor</u>					
B	Provide and maintain toilet facilities, washing facilities, drying room and canteen(s) for the Contractor's staff including those of his sub-contractors and specialists and watertight sheds for the storage of his materials, tools and tackle, including suitable and separate storage for dangerous materials or substances, in positions to be agreed with the Health and Safety Project Supervisor Construction Stage. Alter, shift and adapt same as necessary from time to time. Maintain in a clean and tidy condition at all times. Provide and maintain temporary office accommodation.	1	Item			
C	Welfare facilities for workpeople shall be in compliance with the fourth schedule of the Safety, Health and Welfare at Work (Construction) Regulations.	1	Item			
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Description		Qty	Unit	Rate	€	c
<u>PRELIMMINARIES (Cont)</u>						
<u>(Cont) PRELIMINARY PARTICULARS</u>						
<u>(Cont) IMPLICIT IN THE CONTRACT AND AT THE DISCRETION AND RISK OF THE CONTRACTOR</u>						
<u>(Cont) Temporary accommodation for use of the Contractor</u>						
A	Such accommodation as the Contractor is required to supply shall be cleared away on completion and the area made good.	1	Item			
<u>Temporary Accommodation for Sub-contractors and Specialists</u>						
B	The Main Contractor shall provide free of charge to the sub-contractors and Specialists a limited area for use in the storage of its materials, plant and for the location of any temporary site office that are essential to the sub-contractors and Specialists including suitable and separate storage for dangerous materials or substances. The sub-contractors and Specialists will be responsible for the maintenance of these areas and for their security and for the materials, plant and any other items therein.	1	Item			
<u>Site Meetings</u>						
C	The successful tenderer will be required to attend regular co-ordination meetings with sub-contractors, Specialists and the Consultants to ensure the proper co- ordination, sequencing and quality of the work.	1	Item			
<u>Traffic regulations</u>						
D	Provide for complying with all regulations laid down by the Garda Siochana and for liasing with the local Garda Station and Local Authority in relation to all works, on or adjacent to the Public Roadway.	1	Item			

	Description	Qty	Unit	Rate	€	c
	<u>PRELIMINARIES (Cont)</u>					
	<u>(Cont) PRELIMINARY PARTICULARS</u>					
	<u>(Cont) IMPLICIT IN THE CONTRACT AND AT THE DISCRETION AND RISK OF THE CONTRACTOR</u>					
	<u>Building Regulations</u>					
A	The Contractor shall be responsible for the serving of and compliance with all notices and the like required under the Building Control (Amendment) Regulations SI NO.9 2014 (1st March 2014) and the current Building Regulations in connection with the execution and completion of the works.	1	Item			
	<u>Safety, health and welfare of workpeople</u>					
B	The Contractor shall include for complying with all Safety, Health and Welfare at Work Acts and Regulations.	1	Item			
C	The Contractors obligations in complying with all Safety, Health and Welfare at Work (Construction) Regulations is set out in the "Safety of Site Operations" clause above.	1	Item			
D	The provision and maintenance of office accommodation, toilet facilities, washing facilities, drying room and canteen(s) is described in the "Temporary accommodation for use of the Contractor" clause above and the "Eating" clause below.	1	Item			
E	The Contractors obligations regarding temporary works is set out in the "Temporary Works" clause above.	1	Item			
	<u>Eating</u>					
F	Provide a mess room for the Contractor's own workpeople (including those of his sub-contractors and Specialists) and provide adequate tables, chairs and cooking equipment Provide also adequate clothes drying facilities. Keep the mess room in a clean and sanitary condition at all times and provide all consumables necessary for its proper functioning.	1	Item			

Description		Qty	Unit	Rate	€	c
<u>PRELIMMINARIES (Cont)</u>						
<u>(Cont) PRELIMINARY PARTICULARS</u>						
<u>(Cont) IMPLICIT IN THE CONTRACT AND AT THE DISCRETION AND RISK OF THE CONTRACTOR</u>						
<u>(Cont) Eating</u>						
A	All messing facilities are to be confined strictly within temporary mess rooms provided specifically for that purpose by the Contractor. No eating will be permitted on other areas of the site, within buildings or any area adjacent to the site.	1	Item			
<u>Disbursements arising from the employment of workpeople</u>						
B	Provide for all costs in respect of all workpeople in complying with all relevant employment legislation.	1	Item			
<u>Maintenance of public and private roads</u>						
C	Maintain and keep clean all public and private road (including temporary roads), footpaths, kerbs, etc. and keep the approaches to the site clear of mud. The Contractor is to make good any damage caused by his own or any sub-contractor's or Supplier's transport at his own expense and pay all costs and charges in connection therewith.	1	Item			
D	The Contractor shall clean by brushing and hosing all walkways and roadways used by his crews and vehicles (or those of sub-contractors or Specialists) at least once per day and/or as often as necessary to keep the roadways free of dirt, dust and mud. The Contractor will supply his own hoses and connections to water supply points approved by the Local Authority/Employer.	1	Item			
E	The Contractor shall ensure that no damage is caused to the existing roads due to the delivery of materials, the execution of works, or the removal of rubbish. All vehicles entering or leaving the site carrying loads which constitute a potential dust or dirt nuisance such as aggregate, sand, gravel, soil or the like shall be secured so that no materials shall leave the vehicle.	1	Item			

	Description	Qty	Unit	Rate	€	c
	<u>PRELIMMINARIES (Cont)</u>					
	<u>(Cont) PRELIMINARY PARTICULARS</u>					
	<u>(Cont) IMPLICIT IN THE CONTRACT AND AT THE DISCRETION AND RISK OF THE CONTRACTOR</u>					
	<u>(Cont) Maintenance of public and private roads</u>					
A	The Contractor shall be responsible for keeping all highways adjacent to the job site free from mud droppings or other materials which are due to his own and all other operations and safeguard the Employer from any liability resulting therefrom. The Contractor is expected to take reasonable care to ensure that all vehicles entering and leaving the jobsite are free of mud on the wheels or tracks, and the loads are secure.	1	Item			
B	In the event of fouling of any roads due to any operations he will be expected to clean them expeditiously at his own expense to the satisfaction of the Architects and/or Employer. The Contractor shall be entirely responsible for any damage due to his failure to comply with this clause.	1	Item			
	<u>Removal of rubbish, etc.</u>					
C	The Contractor shall keep the site clean and tidy and make arrangements for the regular removal from the site of all rubbish, protective casings and coverings etc. arising from his own or any of his sub-contractor's and Specialist's operations both as it accumulates from time to time and on completion.	1	Item			
D	Covered skips are to be used at all times on site to prevent debris being scattered around the site/campus.	1	Item			
E	All debris removal from the existing building shall be through sealed chutes and covered skips.	1	Item			

Description		Qty	Unit	Rate	€	c
<u>PRELIMMINARIES (Cont)</u>						
<u>(Cont) PRELIMINARY PARTICULARS</u>						
<u>(Cont) IMPLICIT IN THE CONTRACT AND AT THE DISCRETION AND RISK OF THE CONTRACTOR</u>						
<u>Clearing up and making good on completion</u>						
A	The Contractor will be required to clear away any builders rubble, debris or waste upon completion of the contract works, and make good and reinstate to their original condition any areas disturbed during the course of construction.	1	Item			
B	Provide for clearing the building on completion, inside and out, removing stains and touching up paintwork and polished work, washing all floors and glass and leaving the whole of the works clean and fit for immediate occupation to the satisfaction of the Architects.	1	Item			
<u>Drying the Works</u>						
C	Provide for all necessary equipment, fuel and attendance for drying the works as and when required.	1	Item			
<u>Temporary fencing etc.</u>						
D	Provide and maintain all necessary temporary fencing, hoardings, gates, doors, screens, fans, planked footways, guardrails, gantries, floor, stair, roof edge protection, and protection of openings, safety nets and similar items for the proper execution of the works, for the protection of the public, and for meeting the requirements of any local or other authority and alter, shift and adapt from time to time as necessary.	1	Item			
<u>Control of noise, dust, pollution and compliance with statutory obligations</u>						
E	The contractor shall comply with all statutory regulations governing the control of noise, dust and pollution. The contractor is obliged to comply with the British Standard 5228 Noise Control on construction and open site Part 1. Code of Practice for basis information and procedures for noise control.	1	Item			

	Description	Qty	Unit	Rate	€	c
	<u>PRELIMMINARIES (Cont)</u>					
	<u>(Cont) PRELIMINARY PARTICULARS</u>					
	<u>(Cont) IMPLICIT IN THE CONTRACT AND AT THE DISCRETION AND RISK OF THE CONTRACTOR</u>					
	<u>(Cont) Control of noise, dust, pollution and compliance with statutory obligations</u>					
A	The Contractor is obliged to comply with BS 6187 Code of Practice for Demolition.	1	Item			
B	The contractor shall provide, use, maintain and keep available plant and equipment necessary to minimise the formation and accumulation of dust arising from the works, normally in dry weather conditions. The contractor shall provide a preliminary method statement of the control of dust for approval when requested during the tender evaluation stage. The contractor may be instructed to alter this method statement for the control of dust if it is deemed that they are ineffective by the Employers Representative. The contractor shall bear the cost of all required alterations.	1	Item			
	<u>Fire Alarms</u>					
C	Not Applicable		Item			
	<u>Record Drawings</u>					
D	The tender sum will include for the provision of record drawings and manuals in both electronic and hard copy format as specified to the approval of the Architect. Should the Contractor refuse or neglect to provide the record drawings and manuals the Employer may employ and pay other persons to provide such drawings and manuals and all costs incurred in connection therewith shall be recoverable from the Contractor or may be deducted from any money due or to become due to him, irrespective of the Contractor's tender price for same.	1	Item			
E	All of the foregoing to be provided in electronic format to the satisfaction of the Client.	1	Item			

Description		Qty	Unit	Rate	€	c
<u>PRELIMMINARIES (Cont)</u>						
<u>(Cont) PRELIMINARY PARTICULARS</u>						
<u>(Cont) IMPLICIT IN THE CONTRACT AND AT THE DISCRETION AND RISK OF THE CONTRACTOR</u>						
<u>Documents</u>						
A	The drawing will be supplied electronically to the Contractor by Design Team. The Contractor must provide for all cost associated with printing the drawings. All drawings and copies thereof to be returned to the Employers Representative on completion of the work. A complete set of Drawings and Schedule of Rates must be kept for examination at any time by the Employers Representative and Surveyors.	1	Item			
<u>Progress Photographs</u>						
B	The Contractor shall be required to have progress and record photographs taken by a photographer for the works.	1	Item			
<u>Licenses</u>						
C	The Contractor is responsible for obtaining all necessary licenses required for the execution of the works including but not limited to: road opening license, waste disposal permit etc."	1	Item			
D	Provide for any closure permits/licences to carry out the works (i.e. road/footpath closures); Costs incurred in the production of traffic management plans and the application for all necessary licences; costs incurred in complying with conditions of the licences including traffic management and health and safety measures; costs/fees imposed the Local Authority/ROM whether reimbursed or not; Where deposits are paid which are to be reimbursed at the end of Maproad Roadworks Licensing period, this is typically longer than the contract defects period and subject to inspection and approval by MRL/Roads Dept - Contractor should note;;	1	Item			
E	The tenderer should ensure they have all information necessary to cost Health and Safety precautions in relation to the licences.	1	Item			
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<u>PRELIMINARIES (Cont)</u>						
<u>(Cont) PRELIMINARY PARTICULARS</u>						
<u>(Cont) IMPLICIT IN THE CONTRACT AND AT THE DISCRETION AND RISK OF THE CONTRACTOR</u>						
<u>(Cont) Licenses</u>						
A	Obtain permission from the Local Authority for all temporary hoarding and fences. Pay all rates, fees and licences and comply with the requirements of the Local Authority.	1	Item			
B	The Contractor shall be solely responsible for obtaining all necessary licences, permits, etc., required by local authorities or utility providers before any works commence on site. To prevent delays caused by lead times in obtaining these licences, the Contractor should compile and submit all necessary applications prior to the contract award.	1	Item			
PROTECTION						
C	Provide for protecting the completed works from any damage whatsoever including providing, maintaining and subsequently removing any necessary protective coverings, sheeting, casings or the like (including those required for each different floor covering) sufficient to leave the works clean, undamaged and fit for immediate occupation to the satisfaction of the Architects.	1	Item			
PROJECT SUPERVISOR CONSTRUCTION STAGE						
D	Successful main contractor will be appointed Project Supervisor for the Construction Stage PSCS as per the Safety, Health & Welfare at Work (Construction) Regulations 2006. This appointment will take effect when the contractor commences work on site, this shall include site surveying by the contractor, site mobilisation etc. The appointment will continue until the contract is fully completed, this shall include completion of snag list items, installation of 'long lead' items etc. The contractor is to note that the role of PSCS shall continue beyond substantial completion where items previously mentioned are not completed.	1	Item			

Description		Qty	Unit	Rate	€	c
<u>PRELIMINARIES (Cont)</u>						
<u>(Cont) PRELIMINARY PARTICULARS</u>						
SAFETY FILE						
A	The contractor/PSCS shall furnish all information necessary to the PSDP on completion of the works to enable a complete safety file to be produced for the entire scheme including site services.	1	Item			
B	The contractor shall submit a complete draft, amend in the light of any comments and resubmit. The production of the final copies shall not proceed until authorised.	1	Item			
C	Submit 2 number copies to the Employers Representative on completion of the project prior to the issuing of The Certificate of Substantial Completion.	1	Item			
COVID 19						
<u>Covid 19 - Mandatory Closure - Clause 16</u>						
D	-The covid-19 clause entitles the contractor to an extension of time in the event of a covid-19 mandatory closure. (The contractor bears the full cost of the first 7 days of the covid-19 mandatory closure or, where there is more than one covid- 19 mandatory closures. After the first 7 days have elapsed, subject to meeting any conditions precedent, the Covid-19 closure provides an entitlement to the contractor to the payment of site closure costs. Site closure costs are defined in, and calculated in accordance with, the site closure costs supplement (MF 1.31) (the Supplement))	1	Item			
E	-Prior to appointment, the sucessful tenderer shall submit on request a Breakdown of M.F 1.31 Schedule 1: Permissible Items. Failure to provide breakdown of all Schedule1: Permissible items may result in elimination from the competition	1	Item			

Description		Qty	Unit	Rate	€	c
<u>PRELIMMINARIES (Cont)</u>						
<u>(Cont) PRELIMINARY PARTICULARS</u>						
<u>(Cont) COVID 19</u>						
<u>Contractors requirements in respect of Covid-19</u>						
A	The Contractor is to fully consider the effects of the Covid-19 pandemic and its effect on their operation of the project, the contractor is to take into consideration the implications of the return to work safety protocol published on the 9th May 2020 by the Department of Business, Enterprise and Innovation and the Department of Health in consultation with the labour Employer Economic Forum and the Guidance on Protocol Measures in Live and Future Tenders issued by the OGP dated 23rd July 2020.	1	Item			
	Tenders submitted must include for the following:					
B	-cleaning to the standard required in the Protocol	1	Item			
C	-Covid-19 supervisor role(s) as necessary to meet the requirements of the Protocol	1	Item			
D	-Covid-19 PPE where necessary to meet the requirements of the Protocol	1	Item			
E	-social distancing and all necessary programming of on-site activities to meet the requirements of the Protocol	1	Item			
F	-provision of sufficient information technology to facilitate remote meetings, site inspections and the like necessary to minimise risk to all stakeholders	1	Item			
G	-the specific risks associated with the Covid-19 pandemic contained in the Preliminary Safety and Health Plan prepared by the PSDP and issued as additional information to the tendering contractors.	1	Item			

Description		Qty	Unit	Rate	€	c
<u>PRELIMMINARIES (Cont)</u>						
<u>(Cont) PRELIMINARY PARTICULARS</u>						
<u>(Cont) COVID 19</u>						
<u>(Cont) Contractors requirements in respect of Covid-19</u>						
(Cont) Tenders submitted must include for the following:						
A	-provision of sufficient and adequate on-site facilities, adequate management and supervision to ensure safe working, full induction and training for all personnel, including sub-contractor's, suppliers and visitors to the site to minimise risk to all stakeholders	1	Item			
B	-Contractor's Safety Statement, risk assessments and method statements to comply with all Covid-19 requirements.	1	Item			
C	-the Contract Sum will be deemed to include for the implementation of all measures - including hygiene, access management, materials procurement and delivery, work sequencing and work practices - required to construct the work safely and to minimise the risk of disease contagion for the Contractor's Representative, Employer's Personnel and third parties visiting the site.	1	Item			
D	-should there be a reason to impose greater restrictions on movements to combat any significant increases in the spread of the virus to the extent that construction activities cease in the manner imposed between 28th March 2020 and 18th May 2020, the Contractor is entitled to an extension of time in accordance with the Contract, but no financial recompense (the ex-gratia payment that was introduced to cover the period from 12 April 2020 to 18 May 2020 will not be made available again)	1	Item			

Description		Qty	Unit	Rate	€	c
<u>PRELIMMINARIES (Cont)</u>						
<u>(Cont) PRELIMINARY PARTICULARS</u>						
<u>(Cont) COVID 19</u>						
<u>(Cont) Contractors requirements in respect of Covid-19</u>						
(Cont) Tenders submitted must include for the following:						
A	-where the project involved an extension and/or alterations to an existing live occupied building, additional precautions will be required in relation to Covid-19 to ensure the safety of existing live building personnel (e.g. if access is shared between the existing live building's personnel and Contractor's personnel, if contractor's personnel are required to enter the building area, either internally or externally for particular tasks or if Contractor's personnel have to undertake works in the live building after their normal working hours). Such precautions would involve, at a minimum maintaining social distancing between Contractor's personnel and live buildings personnel, wearing of appropriate PPE and sanitising any work areas in the live building on a daily basis in preparation for live buildings activities on the following morning.	1	Item			
B	-costs associated with compliance with the Government Guidelines, Health (Preservation and protection and other Emergency measures in the Public Interest) Act 2020 and to the Health Act 1947 (Section 31A- Temporary Restriction)(Covid-19) Regulations 2020), HSE Guidelines and CIF Standard Operating procedures in relation to Covid 19, the Contractor should included herein for all costs associated with the introduction of all necessary operating procedures and control measures to allow for the safe operation of the works and to follow best practice relative to the site to ensure safety of all personnel on site and visiting the site, including but not limited to restrictions due to social distancing, additional reports on work practices, additional supervision and additional signage.	1	Item			

A	The Contractor shall retain a qualified, independent Archaeologist to supervise, monitor, and report on all groundworks and excavations for the duration of the contract. The Archaeologist shall submit regular monitoring logs to the Employer's Representative, followed by a comprehensive final report upon completion of the works.
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<u>PRELIMMINARIES (Cont)</u>					
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Description		Qty	Unit	Rate	€	c
<u>EXTERNAL BUILDING FABRIC WORKS</u>						
<u>REPOINTING BRICKWORK</u>						
Prepare areas for re-pointing using small hand held tools and by removing all the very friable mortar saving any small stones, gallets or pinnings) that come loose for re-use; raked out joints to a minimum depth of 25mm or 2 times the width of the joint, whichever is greater; remove debris and dust using compressed air or a stiff bristled brush (ferrous metal brushes must not be used under any circumstances); joints must be squared and not V-shaped to ensure a good contact between the re-pointing mortar and surrounding stone; start at the top of the structure/elevation and work down; raking will commence mid-joint and work outward toward the arrises, removal of redundant fixings and fittings; all in accordance with Volume A Works Requirements						
<u>Brickwork Walls;</u>						
A	exceeding, 300 mm wide	19	m2			
<u>Arches;</u>						
B	220 mm height on face, x 400 mm width of soffit ; round arch	25	m			
C	450 mm height on face x 400 mm width of soffit; round arch	13	m			

Description		Qty	Unit	Rate	€	c
<u>EXTERNAL BUILDING FABRIC WORKS (Cont)</u>						
<u>(Cont) REPOINTING BRICKWORK</u>						
Re-point in lime based mortar; bedding and pointing mortar shall be 3:1 Sand: Lime NHL 3.5 mix; debris and dust is to be removed from the raked joints immediately prior to re-pointing using compressed air or a stiff bristled brush; raked joints shall be dampened prior to re-pointing using hand sprays; re-pointing mortar is to be well compacted into the joints using a suitable pointing iron of a flat plastering hawk; joint is to be finished to a flush finish where arrises are sharp and in good condition or as agreed with Architect; joint shall be beaten with a stiff bristled brush to consolidate the mortar; do not use large blobs of mortar to fill in voids or loose areas, build up with pieces of stone, if the voids are large, bed in the small filler stones in the normal way. If smaller then fill void with mortar and then drive in a stone wedging it in tightly to tighten up loose masonry, all in accordance with Volume A Works Requirements						
<u>Brickwork Walls;</u>						
A	exceeding, 300 mm wide	19	m2			
<u>Arches;</u>						
B	220 mm height on face, x 400 mm width of soffit ; round arch	25	m			
C	450 mm height on face x 400 mm width of soffit; round arch	13	m			

	Description	Qty	Unit	Rate	€	c
	<u>EXTERNAL BUILDING FABRIC WORKS (Cont)</u>					
	<u>(Cont) REPOINTING BRICKWORK</u>					
	Brick Replacement					
	<u>Carefully cut out damaged bricks (spalling, cracking, etc) and surrounding mortar to depth of 20 mm to 30 mm; clean ope of loose dust and debris; soak substrate to ensure it is damp; butter replacement brick (size and type of brick to match the existing 17th/18th Century imperial bricks) with matching lime mortar; place in ope and tap into place with brick hammer; ensure new brick is level and flush with existing brickwork; finish the joints to match the existing lime pointing</u>					
A	Isolated areas each less than or equal to 10 number bricks	10	Nr			
	High Level Brick Cornice					
B	Spray off vegetation growing from front facade and brick cornice; remove dead vegetation. Remove all vegetation from front facade of building.(Northeastern Elevation)	1	Item			
	<u>BRICKWORK CRACK REPAIS</u>					
	BRICK ARCHES; From outer face at mid height on the arch drill inwards horizontally approximately 250 mm through the preprend joints ever third brick (approximately 225 mm centers) with 8 mm diameter stainless steel helibar set in helibond grout or equivalent; recess the end of the helibar 25 mm from the outer face and repoint the joint from the outer face and re-point the joint in NHL 2 mortar to match adjoining mortar; all in accordance with Volume A Works Requirements					
C	Curved brick arches	12	m			
	<u>HAUNCHING TO LEDGES</u>					
D	Provide weathering fillet/haunching using a 3.5 NHL Lime-based mortar to top of all pier ledges (Northeastern Elevation)	9	m			

	Description	Qty	Unit	Rate	€	c
	<u>EXTERNAL BUILDING FABRIC WORKS (Cont)</u>					
	<u>CLEANING OF EXTERIOR BRICKWORK</u>					
A	Clean existing brickwork using "DOFF/THERMATECH" or equivalent cleaning system; superheated steam delivered at low pressure; 3-5 litres per minute pressure management for cleaning of historical masonry in line with Historic England/English Heritage guidelines and Volume A Works Requirements.	23	m2			
	<u>CLEANING OF EXTERIOR STONework</u>					
B	Clean existing stonework using "DOFF/THERMATECH" or equivalent cleaning system; superheated steam delivered at low pressure; 3-5 litres per minute pressure management for cleaning of historical masonry in line with Historic England/English Heritage guidelines and as per Volume A Works Requirements.	308	m2			
	<u>CLEANING OF EXTERIOR VERTICAL SLATE CLADDING</u>					
C	Clean existing Vertical Slate Cladding using "DOFF/THERMATECH" or equivalent cleaning system; superheated steam delivered at low pressure; 3-5 litres per minute pressure management for cleaning of historical masonry in line with Historic England/English Heritage guidelines and as per Volume A Works Requirements.	99	m2			

Description		Qty	Unit	Rate	€	c
<u>EXTERNAL BUILDING FABRIC WORKS (Cont)</u>						
<u>LIME RENDER AND PAINTING TO WINDOW REVEALS</u>						
Carefully hack down and totally remove existing cementitious rendering to expose stone wall substrate under; prepare exposed joints as required in traditional lime mortar in preparation for new lime rendering; re-plaster reveals with external quality lime render; preparation: clean substrate and ensure removal of existing render, fix/supplement external beads; base and scratch coat of one part 3.5NHL to 2 parts sand, thickness 10-15mm (excluding dubbing out and keys); final/ finish coat of two parts 3.5NHL to 5 parts sand, thickness 8-10mm (excluding dubbing out and keys); wood float finish; taking extreme care not to damage existing slate, windows or brickwork; all as per Volume A Works Requirements						
A	Reveals; less than or equal to 300 mm wider	48	m			
Prepare and apply three coats of "Earthborn" or equivalent exterior mineral paint in selected colour on cured lime render as specified;						
B	Reveals; less than or equal to 300 mm wider	48	m			
Protection						
C	Allow for protecting the existing timber windows, while the works to the window reveals are ongoing		Item			
D	Allow for replacing any vertical slates which may become damaged or broken during the works to the window reveals; replacement slates to match original slate; Samples to be approved by Conservation Architect.		Item			

	Description	Qty	Unit	Rate	€	c
	<u>EXTERNAL BUILDING FABRIC WORKS (Cont)</u>					
	<u>EXTERNAL DECORATION STONE WALLS</u>					
	Carefully remove loose/flaking paint from external stone walls; manual scrape to lift loose paint; ensure all loose material is removed back to a firm edge; the use of a hand-held wire brush to remove stubborn particles, taking care not to gouge the lime render; surface smoothing walls using 40-80 grit paper to blend feathered edges, ensuring the surface is smooth but not over sanded.					
A	Walls; exceeding 300 mm wide	308	m2			
	Decoration					
	<u>Cleaning; preparing; priming; one undercoat; two finishing coats; of "Earthborn" or equivalent exterior mineral paint in selected colour on stone as specified;</u>					
B	Walls; > 300 mm wide	308	m2			
	<u>TREATMENT & REPAIRS TO EXISTING WINDOWS</u>					
	Decoration					
	<u>Existing Blinds and Fittings</u>					
C	Existing blinds, fittings, etc., fixed to windows/opes are to be carefully removed and set aside and stored; take from store and refit on completion of painting to windows.	1	Item			

Description		Qty	Unit	Rate	€	c
<u>EXTERNAL BUILDING FABRIC WORKS (Cont)</u>						
<u>(Cont) TREATMENT & REPAIRS TO EXISTING WINDOWS</u>						
<u>(Cont) Decoration</u>						
<u>Stripping & Repainting; Windows and frames to be washed down with sugar soap; soda or detergent and rinsed off; All oil, grease, salt and chemical contamination to be removed. All bases to be sanded down to remove all paintwork from sashes, glazing bars, cill, window boards, top, bottom and middle rails, parting beads, staff beads, sash boxes, architrave, etc; A shaped shave hook is to be used to strip mouldings. Glazing to be protected using a suitable shield. Never use blow lamp or propane torch to remove paint from windows. Avoid stripping by immersion or acid bath treatments to Spot prime any areas of exposed bare wood. Replace missing or cracked putty; Fill nail holes, cracks and gaps with suitable wood filler; Prime and undercoat ; Apply two coats primer and one top coat of "Teknos Paint" or equivalent of high quality exterior grade paint in coloured finish to be selected by design team. Upon completion all exposed wood shall be covered. The paint line to the windows must run just over the line of the putty to seal the line of the glass to the putty joint.</u>						
A	Existing Sliding Sash Windows					
	Greater than 300 mm wide	68	m2			

Description		Qty	Unit	Rate	€	c
<u>EXTERNAL BUILDING FABRIC WORKS (Cont)</u>						
<u>(Cont) TREATMENT & REPAIRS TO EXISTING WINDOWS</u>						
Pressed Metal Cill						
<u>Code 5 Milled lead sheet BS 6915; to the recommendations in BS 5250 and BS 6229 and the requirements of the Lead Sheet Association; rolled to BS EN 12588; fixing, lapping and jointing; minimum 100mm laps; all as per Architect/ Conservation Surveyor's specification and detail drawings.</u>						
Flashing						
A	300-450mm girth; weathering to window cill of large window NorthEastern Elevation; wedging and tacking/screwing into wall and finishing with cover flashing; junction with wall;	3	m			
Repairs to Existing Windows						
B	A specialist heritage contractor/window joiner with at least 7 years conservation expertise shall be employed to carry out this element of the works. 3 samples of previous work over the last 5 years must be submitted to the ER for approval prior to the appointment of this specialist. The 3 samples must be similar in nature to the repairs envisaged in this contract.	1	Item			
C	DETAILING OF TIMBER - Where replacement elements are required all sizes profiles and details are to match existing in every respect.	1	Item			

Description		Qty	Unit	Rate	€	c
<u>EXTERNAL BUILDING FABRIC WORKS (Cont)</u>						
<u>(Cont) TREATMENT & REPAIRS TO EXISTING WINDOWS</u>						
<u>(Cont) Repairs to Existing Windows</u>						
A	TIMBER REPAIRS - Historic windows shall be refurbished and repaired using traditional repair techniques. Retain all sound fabric unless replacement is unavoidable. Sand back and clean all joinery to assess and quantify repairs. Avoid stripping by immersion in causticsoda or other similar acid bath treatments, sanding and scraping are the only approved methods. Where timber decay is found the area shall be carefully repaired/replaced as necessary using traditional repair techniques. A policy of minimal intervention must be adopted at all times, avoid unnecessary trimming of original timber. Treat areas affected by wood boring insects or rot with an approved insecticide and preservative treatment. Where necessary salvaged pitch pine shall be introduced to replace missing or damaged timbers. This shall match the moisture content, grain width and grain direction of the existing timber. Avoid mixing timber species. Replacement of complete cills shall be in well seasoned pressure treated acoya. Where replacing entire components select timber as near quarter sawn as possible and without hairline cracks or shakes. Avoid sapwood and large knots. All replacement timber shall faithfully replicate the original detail and design. Spliced repairs should be carried out to direct moisture towards the outer face of the timber and to ensure moisture does not collect on the repair joint. Splice repairs shall include mechanical fixings in addition to glue. Mechanical fixings shall be made on the inner face of the window. Bottom rails are vulnerable and here repairs must be durable and have sound mechanical fixings. Small areas of decay may be built up with an appropriate two-pack system. Include for replacement sub-frames and grounds	1	Item			
B	FIXING - New Timber to be splice / glued in place using powdered resin glue and non-ferrous screws.	1	Item			

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Description		Qty	Unit	Rate	€	c
<u>EXTERNAL BUILDING FABRIC WORKS (Cont)</u>						
<u>(Cont) TREATMENT & REPAIRS TO EXISTING WINDOWS</u>						
<u>(Cont) Repairs to Existing Windows</u>						
A	REPAIR OF HISTORIC GLAZING - Create a glazing schedule/drawing of each historic window marking the exact location of existing historic glass. Every effort shall be made to retain existing historic glazing - missing panes or modern replacement panes shall be replaced to match the historic. Protect historic glass with firm card board or thin ply, cut to tightly fit the pane section and marked to indicate the fact that historic glass is in-situ. Cracked historic panes shall, in general, be left as are – the overriding aim should be to retain all existing glass. Edge gluing of the glass(tinted to match the colour) is preferable to replacement. Notwithstanding the aforementioned, where significant loss of surrounding fabric or rainwater ingress is considered likely, these shall be replaced to match existing. Where replacement panes are necessary these shall match the historic glazing and shall be accurately cut, with clean and undamaged edges, to suit the sizes of the openings. A shortfall in salvaged glass shall be made up using modern historic glass sourced to closely match the existing in terms of thickness, texture, imperfections, colour and weight. Replacement glass samples to be provided for approval by the Design Team. Clean back timber frame/rebate removing previous failed paintwork & prime exposed timber. Re-glaze following priming of timber to reduce risk of absorption of binding oil from window putty. Bed glass in butyl and hold in place with non-ferrous sprigs (using sprigging gun). Finish with linseed oil fore-putty to BS6262 – this shall stop 2mm short of sightline, in a neat triangular fillet (minimum fore-putty shall not be less than 6mm). The putty shall be finished so that a good weather seal is formed between the putty and the glass. The new putty shall be left to cure for a month before painting. All glass shall be at the Joiner's risk until the completion of the Contract.					
		1	Item			

	Description	Qty	Unit	Rate	€	c
	<u>EXTERNAL BUILDING FABRIC WORKS (Cont)</u>					
	<u>(Cont) TREATMENT & REPAIRS TO EXISTING WINDOWS</u>					
	<u>(Cont) Repairs to Existing Windows</u>					
A	PUTTY REPLACEMENT - All existing putty should be softened and carefully removed using traditional methods and small hand tools, new putty to be installed throughout, all new putty to be linseed oil putty well kneaded and shaped to original profile, new putty not to be painted until fully dried	1	Item			
B	INSTALLATION OF WINDOWS AND HARDWARE - Inspect all existing window hardware and refurbish where necessary. Retain for re-use, original hardware and provide for overhauling or repairing fittings if required. Seized mechanisms may require dismantling, full cleaning and reassembly followed by lubrication. Only replace fittings where necessary. New hardware shall be installed to include fasteners and window lifts. Windows shall be reinstalled to opes ensuring that the window are correctly hung, re-balanced and in full working order.	1	Item			
C	STAFF/PARTING BEADS REPLACEMENT - All existing staff and parting beads should be carefully removed and disposed off-site by the contractor to facilitate the removal of the sashes and provide access for repairs to the timber frame. Contractor to include for full replacement of all staff and parting beads to match the profile grain and timber species of the existing.	1	Item			
D	CORD REPLACEMENT / REPAIRS - Contractor to remove existing and provide new cords where noted. New cords to be non stretch cotton or hemp, radius to match the existing cords, on completion sashes are to slide with minimum effort and to remain in position set when open.	1	Item			
E	SEALING - Inappropriate sealants shall be removed from the window and gaps between the reveal and timber frame, as well as weight boxes and outer linings shall be caulked using lime mortar or a compound of burnt and boiled linseed oil.	1	Item			

Description		Qty	Unit	Rate	€	c
<u>EXTERNAL BUILDING FABRIC WORKS (Cont)</u>						
<u>(Cont) TREATMENT & REPAIRS TO EXISTING WINDOWS</u>						
<u>(Cont) Repairs to Existing Windows</u>						
A	IRONMONGERY REPLACEMENT/REPAIRS - Retain for reuse, original hardware and provide for overhauling or repairing fittings if required. Seized mechanisms may require dismantling, full cleaning and reassembly followed by lubrication. Only replace fittings where necessary. New ironmongery as noted to match existing, samples to be provided for approval by the Architect.	1	Item			
	<u>Refurbishment and repair of existing windows, including all necessary removals and refixing, detailing of timber, timber repairs to all decayed timber sections, fixing, draught proofing, historic glass replacement/repair, putty removal and replacement, staff/parting beads removal and replacement, weight replacement/repairs, cord replacement/repairs, stripping and repainting, sealing, ironmongery removal and replacement / repairs, including 2 no. new travel restrictors per window, as detailed in the above notes and as per Volume A Works Requirements.</u>					
B	Approx Ope Size 900 mm wide x 1,800 mm high, sliding sash window Southeastern Elevation First Floor	1	Nr			
C	Approx Ope Size 1,000 mm wide x 2,400 mm high, sliding sash window Southeastern Elevation First Floor	1	Nr			

Description	Qty	Unit	Rate	€	c
<u>EXTERNAL BUILDING FABRIC WORKS (Cont)</u>					
<u>WORK TO EXISTING FIRE EXIT DOOR</u>					
Take down existing fire exits doors and service including repairs to ensure doors fit neatly into door frames and no more than 3mm gap all around. Existing ironmongery is to be restored, polished and decorated where retained or replaced to match existing and installed in accordance with Architects specification, details and drawing . The contractor is to visit the site to ascertain the full scope of works required and rates below are deemed to include for all works required to make the installation complete.					
A Existing Fire Exit Doors (Southeastern Elevation) - Existing ironmongery; hook and band heavy duty hinges, to be removed, repair, fill and make good existing door and frame. Door Leaf edges to be planed locally to allow for ease of opening of the leaf and supply and fit new draft excluders including routing for same; fit new 35 mm deep weatherboard and brush strip. Allow for scarf repair to base of timber door frames on both sides 300mm in height; scarf repair to bottom rail 500 mm in length on both doors; scarf repairs to timber door style 500 mm in length to both doors; scarf repair to t&g sheeting to a height of 500 mm on both doors; Existing ironmongery is to be restored, polished and decorated where retained or replaced to match existing and installed in accordance with Architects specification and schedules and refix in original position making good all work disturbed complete.	1	Item			

Description		Qty	Unit	Rate	€	c
<u>EXTERNAL BUILDING FABRIC WORKS (Cont)</u>						
<u>(Cont) WORK TO EXISTING FIRE EXIT DOOR</u>						
Existing External Doors & Frames to be Re-decorated						
<u>External doors and frames to be cleaned, carefully remove any existing build-up of paint and (if required) sand with 3 gradings, before applying primer and finish in two coats of traditional grade linseed oil paint in selected colour; Carefully remove hardware in need of refurbishment & retain screws. Clean up by removing paint or rust. Lubricate the moving parts and replace any missing or damaged parts. Protect the metal from rusting using a spray urethane or varnish. Fix to door after painting;</u>						
A	Approx Ope Size; 3,300 mm wide x 2,500 mm high; curved top; Southeastern Elevation;	1	Nr			
B	Approx Ope Size; 2,000 mm wide x 2,600 mm high; curved top; Southerwestern Elevation;	1	Nr			
<u>RAINWATER GOODS</u>						
C	Carefully remove and dispose off site to a licensed tip; existing gutters and associated outlets, stop ends, brackets, etc	42	m			
D	Carefully remove and dispose off site to a licensed tip; existing downpipes, clips, shoes, etc	26	m			
E	Carefully remove and dispose off site to a licensed tip; existing soi vent pipe and associated brackets, hoppers, etc	5	m			

	Description	Qty	Unit	Rate	€	c
	<u>EXTERNAL BUILDING FABRIC WORKS (Cont)</u>					
	<u>(Cont) RAINWATER GOODS</u>					
	Supply and Install New Cast Iron Gutters and Downpipes; spigot and socket sealed; fixed using stainless steel screws; allow for dressing into eaves; including for all necessary fixings, fittings, brackets, clips, fixing strips, connecting pieces, outlets, sealants, mastic, etc.; factory painted one coat grey oxide primer and three coats semi gloss finish; selected colours; allow for touching up on site ;fixed complete in full accordance with the manufacturers instructions; as per the Architect's Drawing & Specification					
	<u>Gutters; Profile to match existing; including bends, ends, ramps, outlets, etc.; fixed to masonry/stonework; plugging</u>					
A	c. 150mm diameter; profile to match existing	42	m			
B	<u>Extra Overfor</u> ; Outlets	4	Nr			
C	<u>Extra Overfor</u> ; End pieces	2	Nr			
D	<u>Extra Overfor</u> ; 90 degree bends	2	Nr			
E	New ornamental galvanised wrought iron gutter support brackets to match existing profile and accommodate 150 mm diameter gutter; power coated in colour to match gutters, complete with metal pins; chemically anchored within existing holes in corbelled masonry eaves in conjunction with new rainwater gutter; fixed complete in full accordance with the manufacturers instructions; as per the Volume A Works Requirements.	32	Nr			
	<u>Pipes; including all associated bends, swan necks; etc.; fixed to masonry/stonework; plugging</u>					
F	100 mm diameter to match existing; round	26	m			
G	<u>Extra Overfor</u> ; Connection to outlets	4	Nr			
H	<u>Extra Overfor</u> ; Cleaning access points	4	Nr			
J	<u>Extra Overfor</u> ; Shoes	4	Nr			

Description		Qty	Unit	Rate	€	c
<u>EXTERNAL BUILDING FABRIC WORKS (Cont)</u>						
<u>CAST IRON SOIL VENT PIPE</u>						
Supply and Install New Cast Soil Vent Pipe; without ears, including all necessary bends, branches, offsets, fixed to wall by holderbats or earbands using proprietary fixings. Joints in soil vent pipe are to be sealed using molten lead and untarred gaskin (yarn), the bottom two thirds of the joint is caulked with the gaskin and the molten lead is poured into the top of the joint and as it solidifies is caulked firmly in place; fixed using stainless steel screws; including for all necessary fixings, fittings, brackets, clips, fixing strips, connecting pieces, sealants, mastic, etc.; factory painted one coat grey oxide primer and three coats semi gloss finish; selected colours; allow for touching up on site ;fixed complete in full accordance with the manufacturers instructions; as per the Architect's Drawing & Specification						
<u>Pipes; including all associated bends, swan necks; etc.; fixed to masonry/stonework; plugging</u>						
A	100 mm diameter to match existing; round	5	m			
B	<u>Extra Overfor</u> ; Hopper Heads	1	Nr			
C	<u>Extra Overfor</u> ; Cleaning access points	1	Nr			
D	<u>Extra Overfor</u> ; Connecting to existing foul sewer line and connecting waste pipe from outlet in Store Room 2 on first floor	1	Item			

	Description	Qty	Unit	Rate	€	c
	<u>EXTERNAL BUILDING FABRIC WORKS (Cont)</u>					
	<u>STONE WALLS CRACK REPAIRS</u>					
	EXTERNAL WALL CRACK REPAIRS					
	<u>Mark staggered grid pattern on wall face as specified by engineer; at 300 mm centers vertically/horizontally; core 40 mm diameter holes through outer stone leaf, rubble core and partially into inner leaf to depth of 1,200 mm; insert "Sockfix" or equivalent mechanical grouting sock anchor system for stabilising damaged masonry; consisting of 12 mm diameter stainless steel reinforcing rod enclosed in a 40 mm diameter fabric sock; Injection of specialist cementitious grout; Finishing And Restoration; trim any protruding mesh or anchor components once grout has cured; make good the external masonry using mortar or specific colour matched stone repair mortar so the repair remains concealed; all in accordance with Volume A Works Requirements.</u>					
A	to cracks; SouthWestern Corner of Building	1	Nr			
B	to crack; SouthEastern Corner of Building	6	Nr			
	<u>Rake out or cut groove average 12 mm wide x 35 mm deep in exposed face of rubble stone walls across structural cracks; remove all dust and loose debris and flush with water; infill crack tightly with new lime mortar and pinning stones; reinforced with 8 mm diameter horizontal stainless steel helibars or equivalent drilled at 45 degrees to the plane of the wall face with a slight downward slope into the wall at 400 – 600 mm vertical centers; Finishing And Restoration; trim any protruding bar back 50 – 75 mm back from the wall face; make good the external masonry using mortar or specific colour matched stone repair mortar so that the repair remains concealed; all in accordance with Volume A Works Requirements.</u>					
C	to cracks; SouthWestern Corner of Building	12	m			
D	to cracks; SouthEateern Corner of Building	21	m			

	Description	Qty	Unit	Rate	€	c
	<u>EXTERNAL BUILDING FABRIC WORKS (Cont)</u>					
	<u>(Cont) STONE WALLS CRACK REPAIRS</u>					
	<u>(Cont) EXTERNAL WALL CRACK REPAIRS</u>					
	<u>(Cont) Rake out or cut groove average 12 mm wide x 35 mm deep in exposed face of rubble stone walls across structural cracks; remove all dust and loose debris and flush with water; infill crack tightly with new lime mortar and pinning stones; reinforced with 8 mm diameter horizontal stainless steel helibars or equivalent drilled at 45 degrees to the plane of the wall face with a slight downward slope into the wall at 400 – 600 mm vertical centers; Finishing And Restoration; trim any protruding bar back 50 – 75 mm back from the wall face; make good the external masonry using mortar or specific colour matched stone repair mortar so that the repair remains concealed; all in accordance with Volume A Works Requirements.</u>					
A	<u>Extra Overon</u> above on above cracks repairs for reinstating existing lime mortar exterior moulding at wall plate level	1	Item			
	<u>ROOF</u>					
	EXISTING VEGETATION					
B	Spray off vegetation growing from facade and brick cornice; parapet walls; valleys; remove dead vegetation.	1	Item			
	FALL PROTECTION ANCHORAGE EYE BOLT					
	<u>Install fall protection anchorage eye bolt to the existing timber frame of attic hatches that lead out to the roof valleys; Final position shall be confirmed by engineer following inspection of the existing structure and verification of suitable load-bearing substrate.</u>					
C	Pewag Fall Arrest Eyebolt Anchors (PLGW-PSA) or equivalent; M12 - 160 mm long	2	Nr			

Description		Qty	Unit	Rate	€	c
<u>EXTERNAL BUILDING FABRIC WORKS (Cont)</u>						
<u>(Cont) ROOF</u>						
<u>(Cont) FALL PROTECTION ANCHORAGE EYE BOLT</u>						
<u>Verification; Testing And Sing-Off</u>						
A	Conduct a pull-out test directed away from the centre line to ensure structural integrity without anchor movement; Documentation & Certification; Record installation in logbook; Anchors should comply with CE markings, traceability codes and an individual serial number; Regulations; Installation to comply with EN 795 and is inspected by a competent person before initial use; Certification of compliance with The Health, Safety and Welfare at Work (General Applications) Regulations 2007 SI no. 299 of 2007.	1	Item			

Description	Qty	Unit	Rate	€	c
<u>EXTERNAL BUILDING FABRIC WORKS (Cont)</u>					
COLLECTION					
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Page No. BQ/92					
Page No. BQ/93					
EXTERNAL BUILDING FABRIC WORKS Carried to Summary					

Description		Qty	Unit	Rate	€	c
<u>INTERNAL BUILDING FABRIC WORKS</u>						
<u>GROUND FLOOR - ROOM - ENTRANCE ARCADE</u>						
CEILINGS						
<u>Existing Fittings and Fixtures</u>						
A	Carefully remove and cart off site; existing plywood sheeting fixed to existing lath and plaster ceiling; where section of the ceiling have previously collapsed.	1	Item			
	Removal and reinstatement of various items to accommodate repair works and redecoration of delicate lath and plaster ceilings; the contractor is to allow for the safe removal and storage on site (as may be required) and the re-installation or reinstatement of items after completion of works to delicate lath and plaster ceilings; including all associated temporary propping, builder's works; making good to finishes, accessories, fittings and fixtures complete;					
B	Existing fittings (lights, fire alarm sounders, smoke detectors, etc.,) to be temporarily disconnected and removed to allow for works to ceilings; allow for adjusting and reinstating existing fittings on completion of works to ceilings	1	Item			
C	Protection; Clear area; remove furniture and fixtures; protect existing wall and floor finishes; joinery, etc.	1	Item			
CONCILIATION OF LOOSE PLASTER TO EXISTING CEILINGS WITH STAINLESS STEEL TIES; AS PER VOLUME A WORKS REQUIREMENTS.						
D	Contractor to submit method statement for approval by the Conservation Architect prior to commencement of works	1	Item			
E	A plaster specialist with at least 7 years conservation experience must be engaged by the contractor to carry out the following works	1	Item			
F	The contractor should note that this work involves working above and below the existing ceiling.	1	Item			

	Description	Qty	Unit	Rate	€	c
	<u>INTERNAL BUILDING FABRIC WORKS (Cont)</u>					
	<u>(Cont) GROUND FLOOR - ROOM - ENTRANCE ARCADE</u>					
	<u>(Cont) CONCILIATION OF LOOSE PLASTER TO EXISTING CEILINGS WITH STAINLESS STEEL TIES; AS PER VOLUME A WORKS REQUIREMENTS.</u>					
A	Carefully prop and protect retained sections of existing delicate lath and plaster ceilings for duration of project and to facilitate floor and ceiling joists repairs; stabilisation works to lath and plaster ceilings over same	43	m2			
	<u>Support of Detached Lath & Plaster; Route 2; Cleaning; preparing; consolidation with stainless steel "mushroom" screws; circular chase (c. 10 mm deep) shall be cut away at 300 - 350 mm centres to receive fixing; plaster removed using sharp blade; no impact tools must be used; tie plaster back to timber joists using stainless steel "mushroom"" screws; the screws are to be countersunk; allow a number of days following the tying back to allow the ceiling to settle before filling cracks and screw holes with "Toutpret" or equivalent conservation filler finishing slightly proud of surface and smooth to line of adjoining surface.</u>					
B	exceeding 300 mm wide	43	m2			
	<u>Extra Overon last for; Support of Detached Lath & Plaster; Route 1; preparing existing delicate lath and plaster ceilings; stabilise and reinforce ceilings with and including grids of 1 mm thick stainless steel wire at average 300 mm centers parallel and perpendicular to timber joists; set countersunk washers into the joists from below suspended by stainless steel wire tied to 20 x 1 mm metal straps run at right angles over the timber joists and screwed to joists.</u>					
C	exceeding 300 mm wide	43	m2			

Description		Qty	Unit	Rate	€	c
<u>INTERNAL BUILDING FABRIC WORKS (Cont)</u>						
<u>(Cont) GROUND FLOOR - ROOM - ENTRANCE ARCADE</u>						
REPAIRS TO LATH AND PLASTER CEILINGS;						
A	Carefully cut out unstable section of average size 2.00 m x 4.00 m. of delicate lath and plaster ceilings in preparation for ceiling repair; all in accordance with Volume A Works Requirements.	5	Nr			
B	Reconstruct and make good to lath and plaster ceilings; average size 2.00 m x 4.00 m; of delicate lath and plaster ceilings with and include for 30 mm x 12 mm chestnut or oak riven laths screwed to existing joists; lime plasterwork reinforced with approved animal hair built up in three coats to match existing ceiling finished smooth and flush with existing ceiling in preparation for decoration; all in accordance with Volume A Works Requirements.	5	Nr			
<u>Carefully prepare existing lath and plaster ceilings; enlarge and undercut cracks (min 2 mm width); vacuum out dust and flush out with 50/50 water/alcohol solution spray; prime edge with PVA primer; fill cracks with conservation filler "Toutpret" or equivalent; finishing slightly proud of surface and smooth to line of adjoining surfaces, all in accordance with Volume A Works Requirements</u>						
C	to cracks; not exceeding 1,000 mm long	5	Nr			
D	to cracks; 1,000 - 2,000 mm long	5	Nr			
E	to cracks; 2,000 - 3,000 mm long	6	Nr			
F	to cracks; 3,000 - 4,000 mm long	6	Nr			
G	to cracks 4,000 - 5,000 mm long	4	Nr			

	Description	Qty	Unit	Rate	€	c
	<u>INTERNAL BUILDING FABRIC WORKS (Cont)</u>					
	<u>(Cont) GROUND FLOOR - ROOM - ENTRANCE ARCADE</u>					
	VENTS IN CEILINGS					
A	Existing vents in ceiling of Entrance Arcade are to be re-opened and cleared of any blockage to allow free passage of air; repair any damage to plasterwork around vent openings using traditional lime plaster; clean, repair vent covers and redecorate with breathable paint, matching surrounding ceiling finishes.	1	Item			
	DECORATAION					
	<u>PREPARATION & PROTECTION</u>					
B	Clear area; remove furniture and fixtures; covers floors; electrical fixtures; adjacent furniture; Masking to skirting boards; wainscotting; window frames, door frames, etc., to achieve clear lines.	1	Item			
	<u>CEILINGS</u>					
	Removals; Finishes					
	Carefully remove existing paint finish from existing lath and plaster ceilings; scrape back existing paint and sand leaving ready to receive new paint finish all in accordance with Volume A Works Requirements.					
C	exceeding 300 mm wide	43	m2			
	Painting & Decorating					
	Cleaning; preparing; sanding; fillings; one primer coat; one undercoat; one finish coat of selected mineral paint finish; to lath and plaster ceilings					
D	exceeding 300 mm wide	43	m2			
E	not exceeding 300 mm wider (cornice)	43	m			

	Description	Qty	Unit	Rate	€	c
	<u>INTERNAL BUILDING FABRIC WORKS (Cont)</u>					
	<u>(Cont) GROUND FLOOR - ROOM - ENTRANCE ARCADE</u>					
	<u>(Cont) DECORATAION</u>					
	<u>WALLS</u>					
	Removals; Finishes					
	Carefully remove existing paint finish from existing lime rendered walls; scrape back exiting paint and sand level leaving ready to receive new paint finish all in accordance with Volume A Works Requirements.					
A	exceeding 300 mm wide	94	m2			
	Painting & Decorating					
	Cleaning; preparing; sanding; fillings; one coat primer; two finish coats of selected breathable paint to lime surface; all in accordance with the manufacturers instructions; as per Volume A Works Requiriements					
	Walls					
B	exceeding 300 mm wide	94	m2			
	Reveals					
C	not exceeding 300 mm wide	23	m			
	<u>EXISTING CAST IRON GATES</u>					
	Surface Preparation & Cleaning; wash down gate thoroughly with warm soapy water or degreaser to remove dirt, grease, algae; remove rust and old paint with wire brush or abrasive pads; sand surface to smooth rough edges and create a key for new paint to adhere; clean down with cloth soaked in white sprits to remove dust and grease; allow to completely dry; Prepare and apply one coat rust resisting primer and two coats oil paint on the existing gates and raililngs					
	Arched/Curved Top Gates					
D	greater than 300 mm	7	m2			

	Description	Qty	Unit	Rate	€	c
	<u>INTERNAL BUILDING FABRIC WORKS (Cont)</u>					
	<u>(Cont) GROUND FLOOR - ROOM - ENTRANCE ARCADE</u>					
	<u>(Cont) DECORATION</u>					
	<u>(Cont) EXISTING CAST IRON GATES</u>					
	Arched/Curved Top Fixed Railings					
A	greater than 300 mm	14	m2			
	<u>STAIRCASE</u>					
	<u>LATH AND PLASTER CEILINGS;</u>					
B	Carefully cut out section(s) of delicate lath and plaster ceilings and soffit to stairs in preparation for repairs to stairs; all in accordance with Volume A Works Requirements.	21	m			
C	Reconstruct and make good to lath and plaster ceilings and stairs soffit; with and include for 30 mm x 12 mm chestnut or oak riven laths screwed to existing joists; lime plasterwork reinforced with approved animal hair built up in three coats to match existing ceiling finished smooth and flush with existing ceiling in preparation for decoration; all in accordance with Volume A Works Requirements.	21	m2			
D	Carefully prop and protect retained sections of existing delicate lath and plaster ceilings and stairs for duration of project and to facilitate inspection and works to staircase.	1	Item			
	<u>STEELWORK</u>					
E	200m x 75mm x 23 kg Galvanised PFC beam to ground floor arcade ceiling; 4.00m long, both ends fitted with 400mm x 200mm x 8mm plates welded on and drilled and bolted to existing masonry walls with and including 4 No Hilti-Hit M12 HSA anchors 200mm long.	4	m			
F	<u>Extra over</u> for fixing to existing timber beam under partition with M10 bolts; double washer and nuts at 600 mm centers staggered 50 mm above and below the central line.	4	m			

	Description	Qty	Unit	Rate	€	c
	<u>INTERNAL BUILDING FABRIC WORKS (Cont)</u>					
	<u>(Cont) GROUND FLOOR - ROOM - ENTRANCE ARCADE</u>					
	<u>(Cont) STAIRCASE</u>					
	<u>(Cont) STEELWORK</u>					
A	Extra overfor 2 number 400 mm x 200 mm x 8 mm plates welded to the bottom flange of beam for 2 number "Hilti HST M10" or equivalent mechanical anchors to padstones.	2	Nr			
	Extra Overfor Bearing Padstone to Steel Beams complete including forming recess in Existing Stone wall, infill recess with lime mortar, reinforcement bars, L straps all necessary formwork etc complete.					
B	Concrete Padstone 500 x 100 x 225mm under steel beams in Existing 500mm thick stone wall Building including breaking out pocket, levelling as required and pointing in lime mortar on completion.	2	Nr			
	Internal Steelwork; Plasterboard Fire Encased					
C	Galvanised PFC Beam; plasterboard fire encased; 60 minute fire rating plasterboard fixed to PFC beam with metal-framed steel encasement system "Gypluner Encase" or equivalent lightweight, non-load bearing framework to PFC beam; joints taped and filled and finished with 2 mm thick skimcoat plaster; beads (angle and stop beads, etc); fire rated sealant applied around perimeter to both sides PFC channel.	4	m			

	Description	Qty	Unit	Rate	€	c
	<u>INTERNAL BUILDING FABRIC WORKS (Cont)</u>					
	<u>GROUND FLOOR - ROOM - DISPLAY AREA 01</u>					
	CRACK REPAIRS TO EXISTING LIME RENDER PLASTER; WALLS					
	<u>Widen existing crack by hacking off 50 mm wide strip of plaster with mitred sides to provide a dovetail key; cleaning; preparing; dampening; applying traditional mixture of lime putty gauged with gypsum repair in coats of no greater than 10 mm; forming ruled ashlar finish to be re-created as existing to achieve even surface; as described in Volume A Works Requirements.</u>					
A	to cracks; not exceeding 1,000 mm long	1	Nr			
B	to cracks; 1,000 - 2,000 mm long	1	Nr			
	<u>TIMBER FLOORS/JOIST REPAIRS</u>					
	WORKS TO FLOORBOARDS					
C	Existing Electric Storage Heaters are to be carefully removed and set aside for reuse, blank off existing wiring to allow for removal of floorboards and skirtings; take from store and refit electric storage heaters on re installation of floorboards.	1	Item			
D	Documentation; Conduct a detailed photographic survey of the floor before works commences; map and label each board using small numbered adhesive labels on the underside to ensure they are returned to their original position. Maintain a photographic record for each board, showing its condition and position.	1	Item			
	<u>Lifting of Floor Boards; Carefully lift existing floorboards; commencing from the perimeter using hand tools (the use of power tools is not permitted to avoid damage to the timber or underlying joists); extra caution will be required with wide boards, these will be prised up using padded tools to avoid splitting. Clean out debris and dirt from subfloor area.</u>					
E	First Floor - Room - Display Area 3	37	m2			

	Description	Qty	Unit	Rate	€	c
	<u>INTERNAL BUILDING FABRIC WORKS (Cont)</u>					
	<u>(Cont) TIMBER FLOORS/JOIST REPAIRS</u>					
	<u>(Cont) WORKS TO FLOORBOARDS</u>					
	<u>(Cont) Lifting of Floor Boards; Carefully lift existing floorboards; commencing from the perimeter using hand tools (the use of power tools is not permitted to avoid damage to the timber or underlying joists); extra caution will be required with wide boards, these will be prised up using padded tools to avoid splitting. Clean out debris and dirt from subfloor area.</u>					
A	First Floor - Room - Store 1	5	m2			
B	Storage; Once the floorboards are lifted, the boards shall be wrapped in protective coverings and stored flat in a dry controlled environment to avoid damage or moisture damage	1	Item			
C	Temporary Protection; Once the floorboards are removed, provide temporary protective boarding to prevent injury or damage to the exposed areas, voids and historic ceilings below.	1	Item			
	<u>Re installation of Floorboards; After the repairs to the joists and ceilings underneath; clean old adhesive or debris from the underside of floorboards; reinstall floorboards in their original position following the labelling and layout plan; fixed using traditional fasteners to match the original fixings.</u>					
D	First Floor - Room - Display Area 3	37	m2			
E	First Floor - Room - Store 1	5	m2			
	<u>Extra Overon re-installation of floorboards for laying reclaimed boards of matching size, profile and similar age; where incorrectly sized boards have been used or boards are too damaged for reuse.</u>					
F	First Floor - Room - Display Area 3	37	m2			
G	First Floor - Room - Store 1	5	m2			

	Description	Qty	Unit	Rate	€	c
	<u>INTERNAL BUILDING FABRIC WORKS (Cont)</u>					
	<u>(Cont) TIMBER FLOORS/JOIST REPAIRS</u>					
	<u>(Cont) WORKS TO FLOORBOARDS</u>					
	<u>Finishing; Floors are to be lightly sanded and finished using comparable oils or waxes.</u>					
A			m2			
B	First Floor - Room - Display Area 3	37	m2			
C	First Floor - Room - Store 1	5	m2			
	WORKS TO SKIRTING BOARDS					
D	Documentation; Conduct a detailed photographic record of all skirting boards in their original location; Tagging and Mapping, Create a scaled layout plan, label reverse side of each skirting board and the corresponding wall with non staining indelible markers, so the skirting boards can be re-instated in their exact original position.					
		1	Item			
	<u>Lifting of Skirting Boards; Carefully score along the top edge of skirting board where it meet the wall, and at vertical joints where the board meets architraves; Lever and Remove skirting boards ensuring that pressure is distributed evenly (to prevent boards from snapping); protect existing wall from gouging or cracking of plaster; Nail Management, Carefully pull out remaining nails out from the back of skirting boards; removal of remaining projecting nail heads, screws, brackets, etc. from walls, and leave surface ready for re installation of skirtings.</u>					
E	First Floor - Room - Display Area 3	27	m			
F	First Floor - Room - Store 1	9	m			
G	Storage; Once the skirting boards are lifted, the boards shall be wrapped in protective coverings and stored flat in a dry controlled environment to avoid damage or moisture damage					
		1	Item			

	Description	Qty	Unit	Rate	€	c
	<u>INTERNAL BUILDING FABRIC WORKS (Cont)</u>					
	<u>(Cont) TIMBER FLOORS/JOIST REPAIRS</u>					
	<u>(Cont) WORKS TO SKIRTING BOARDS</u>					
	<u>Re installation of Skirting Boards; After the repairs to the joists and ceilings underneath; clean away lingering dust, residual caulk and debris without abrading the wall surface; reinstall skirting boards in their original position following the labelling and layout plan; fixed using traditional fasteners to match the original fixings.</u>					
A	First Floor - Room - Display Area 3	27	m			
B	First Floor - Room - Store 1	9	m			
	<u>Existing skirting boards and architraves to be cleaned, carefully remove any existing build-up of paint and (if required) sand with 3 gradings, before applying primer and finish two coats of traditional grade linseed oil paint in selected colour.</u>					
C	First Floor - Room - Display Area 3 - Skirtings	27	m			
D	First Floor - Room - Display Area 3 - Architraves	16	m			
E	First Floor - Room - Store 1 - Skirting	9	m			
F	First Floor - Room - Store 1 - Architraves	6	m			

Description		Qty	Unit	Rate	€	c
<u>INTERNAL BUILDING FABRIC WORKS (Cont)</u>						
<u>(Cont) TIMBER FLOORS/JOIST REPAIRS</u>						
REMOVAL AND REPLACEMENT OF FLOOR JOIST ENDS						
<u>Test timber joist for soundness, identify extent of decay; provide all necessary temporary support to floor joist to be repaired; ceilings must be carefully protected and not damaged to facilitate works; carefully cut back decayed timber to sound timber ensuring ceiling is carefully detached without damage; provide temporary support to ceiling plaster; fix new timber splice by fixing with M12 coach bolts to sound timber with 1000mm overlap; timber splice minimum to match existing joist thickness but not less than 44mm thick; joist ends in contact with masonry to be painted with bituminous paint; re-attach ceiling plaster laths to joists by screw fixing using repair methods; form new pocket to suit location of spliced end infilling redundant pocket; provide 50mm solid thick end bridging either side to prevent rotation; all work executed with the greatest care to avoid damaging the existing ceiling below; all in accordance with the Volume A Works Requirements.</u>						
A	Floor joist ends 1,200 mm long	42	Nr			
B	<u>Extra Over</u> for joist hangers; building into existing wall; including DPC to separate joist from wall	42	Nr			

	Description	Qty	Unit	Rate	€	c
	<u>INTERNAL BUILDING FABRIC WORKS (Cont)</u>					
	<u>(Cont) TIMBER FLOORS/JOIST REPAIRS</u>					
	TIMBER PRESERVATIVE TREATMENT					
	<u>In-Situ treatment of existing floor timbers (Floors)</u>					
	Baron based treatment (Wykabor 10) brush application and/or low pressure spray application to manufacturers specification; low pressure spraying (210-250kPa); all executed with the greatest care to avoid damaging the existing ceiling below; as per Volume A Works Requirements.					
	Joist and floor boards					
A	First Floor - Room - Display Area 3	37	m2			
B	First Floor - Room - Store 1	5	m2			
	<u>FIRST FLOOR - ROOM - STORE 01</u>					
	CRACK REPAIRS TO EXISTING LIME RENDER PLASTER; WALLS					
	<u>Widen existing crack by hacking off 50 mm wide strip of plaster with mitred sides to provide a dovetail key; cleaning; preparing; dampening; applying traditional mixture of lime putty gauged with gypsum repair in coats of no greater than 10 mm; forming ruled ashlar finish to be re-created as existing to achieve even surface; as described in Volume A Works Requirements.</u>					
C	to cracks; not exceeding 1,000 mm long	2	Nr			
D	to cracks; 1,000 - 2,000 mm long	2	Nr			
	WALLS					
E	Hack down existing render from masonry walls, brush down masonry; rake out loose pointing in preparation of lime rendering.	4	m2			

	Description	Qty	Unit	Rate	€	c
	<u>INTERNAL BUILDING FABRIC WORKS (Cont)</u>					
	<u>(Cont) FIRST FLOOR - ROOM - STORE 01</u>					
	<u>(Cont) WALLS</u>					
A	Prepare walls, daubing out as necessary using 1 part lime putty to 3 parts sand with the addition of approved animal hair or Forte fibre, Clean the prepared walls and apply a weak limewash a 1 part putty to 9 parts water, apply two scratch coats lime plaster, firstly a 10mm thick coat and secondly a 8mm (mix 1 lime putty to 3 parts sand, to NHL Classification with approved animal hair or Forte fibre at 3kg per m3) and finished with a 3mm thick (mix 1 putty to 3 parts finer sand, to NHL Classification, no hair) floated smooth, all on existing masonry walls.	4	m2			
	<u>CEILINGS</u>					
	<u>Existing Fittings and Fixtures</u>					
B	Carefully remove and cart off site; existing plywood sheeting fixed to existing lath and plaster ceiling; where section of the ceiling have previously collapsed. Removal and reinstatement of various items to accommodate repair works and redecoration of delicate lath and plaster ceilings; the contractor is to allow for the safe removal and storage on site (as may be required) and the re-installation or reinstatement of items after completion of works to delicate lath and plaster ceilings; including all associated temporary propping, builder's works; making good to finishes, accessories, fittings and fixtures complete;	1	Item			
C	Existing fittings (lights, fire alarm sounders, smoke detectors, etc.) to be temporarily disconnected and removed to allow for works to ceilings; allow for adjusting and reinstating existing fittings on completion of works to ceilings	1	Item			
D	Protection; Clear area; remove furniture and fixtures; protect existing wall and floor finishes; joinery, etc.	1	Item			

	Description	Qty	Unit	Rate	€	c
	<u>INTERNAL BUILDING FABRIC WORKS (Cont)</u>					
	<u>(Cont) FIRST FLOOR - ROOM - STORE 01</u>					
	CONCILIATION OF LOOSE PLASTER TO EXISTING CEILINGS WITH STAINLESS STEEL TIES; AS PER VOLUME A WORKS REQUIREMENTS.					
A	Contractor to submit method statement for approval by the Conservation Architect prior to commencement of works	1	Item			
B	A plaster specialist with at least 7 years conservation experience must be engaged by the contractor to carry out the following works	1	Item			
C	The contractor should note that this work involves working above and below the existing ceiling.	1	Item			
D	Carefully prop and protect retained sections of existing delicate lath and plaster ceilings for duration of project and to facilitate floor and ceiling joists repairs; stabilisation works to lath and plaster ceilings over same	5	m2			
	<u>Support of Detached Lath & Plaster; Route 2: Cleaning; preparing; consolidation with stainless steel "mushroom" screws; circular chase (c. 10 mm deep) shall be cut away at 300 - 350 mm centres to receive fixing; plaster removed using sharp blade; no impact tools must be used; tie plaster back to timber joists using stainless steel "mushroom" screws; the screws are to be countersunk; allow a number of days following the tying back to allow the ceiling to settle before filling cracks and screw holes with "Toutpret" or equivalent conservation filler finishing slightly proud of surface and smooth to line of adjoining surface.</u>					
E	exceeding 300 mm wide	5	m2			

	Description	Qty	Unit	Rate	€	c
	<u>INTERNAL BUILDING FABRIC WORKS (Cont)</u>					
	<u>(Cont) FIRST FLOOR - ROOM - STORE 01</u>					
	(Cont) CONCILIATION OF LOOSE PLASTER TO EXISTING CEILINGS WITH STAINLESS STEEL TIES; AS PER VOLUME A WORKS REQUIREMENTS.					
	<u>Extra Overon last for; Support of Detached Lath & Plaster; Route 1; preparing existing delicate lath and plaster ceilings; stabilise and reinforce ceilings with and including grids of 1 mm thick stainless steel wire at average 300 mm centers parallel and perpendicular to timber joists; set countersunk washers into the joists from below suspended by stainless steel wire tied to 20 x 1 mm metal straps run at right angles over the timber joists and screwed to joists.</u>					
A	exceeding 300 mm wide	5	m2			
	REPAIRS TO LATH AND PLASTER CEILINGS;					
B	Carefully cut out unstable section of average size 2.00 m x 1.00 m. of delicate lath and plaster ceilings in preparation for ceiling repair; all in accordance with Volume A Works Requirements.	1	Nr			
C	Reconstruct and make good to lath and plaster ceilings; average size 2.00 m x 1.00 m; of delicate lath and plaster ceilings with and include for 30 mm x 12 mm chestnut or oak riven laths screwed to existing joists; lime plasterwork reinforced with approved animal hair built up in three coats to match existing ceiling finished smooth and flush with existing ceiling in preparation for decoration; all in accordance with Volume A Works Requirements.	1	Nr			

	Description	Qty	Unit	Rate	€	c
	<u>INTERNAL BUILDING FABRIC WORKS (Cont)</u>					
	<u>(Cont) FIRST FLOOR - ROOM - STORE 01</u>					
	<u>(Cont) REPAIRS TO LATH AND PLASTER CEILINGS;</u>					
	<u>Carefully prepare existing lath and plaster ceilings; enlarge and undercut cracks (min 2 mm width); vacuum out dust and flush out with 50/50 water/alcohol solution spray; prime edge with PVA primer; fill cracks with conservation filler "Toutpret" or equivalent; finishing slightly proud of surface and smooth to line of adjoining surfaces, all in accordance with Volume A Works Requirements</u>					
A	to cracks; not exceeding 1,000 mm long	1	Nr			
B	to cracks; 1,000 - 2,000 mm long	1	Nr			
C	to cracks; 2,000 - 3,000 mm long	2	Nr			
	DECORATAION					
	<u>PREPARATION & PROTECTION</u>					
D	Clear area; remove furniture and fixtures; covers floors; electrical fixtures; adjacent furniture; Masking to skirting boards; window frames, door frames, etc., to achieve clear lines.	1	Item			
	<u>CEILINGS</u>					
	Removals; Finishes					
	Carefully remove existing paint finish from existing lath and plaster ceilings; scrape back existing paint and sand leaving ready to receive new paint finish all in accordance with Volume A Works Requirements					
E	exceeding 300 mm wide	5	m2			

Description		Qty	Unit	Rate	€	c
<u>INTERNAL BUILDING FABRIC WORKS (Cont)</u>						
<u>(Cont) FIRST FLOOR - ROOM - STORE 01</u>						
<u>(Cont) DECORATION</u>						
<u>(Cont) CEILINGS</u>						
Painting & Decorating						
Cleaning; preparing; sanding; fillings; one primer coat; one undercoat; one finish coat of selected mineral paint finish; to lath and plaster ceilings						
A	exceeding 300 mm wide	5	m2			
B	not exceeding 300 mm wider (cornice)	9	m			
<u>WALLS</u>						
Removals; Finishes						
Carefully remove existing paint finish from existing lime rendered walls; scrape back exiting paint and sand level leaving ready to receive new paint finish all in accordance with Volume A Works Requirements						
C	exceeding 300 mm wide	36	m2			
Painting & Decorating						
Cleaning; preparing; sanding; fillings; one coat primer; two finish coats of selected breathable paint to lime surface; all in accordance with the manufacturers instructions; as per Volume A Works Requirements						
Walls						
D	exceeding 300 mm wide	36	m2			
Reveals						
E	not exceeding 300 mm wide	6	m			

	Description	Qty	Unit	Rate	€	c
	<u>INTERNAL BUILDING FABRIC WORKS (Cont)</u>					
	<u>(Cont) FIRST FLOOR - ROOM - STORE 01</u>					
	ACCESS HATCH & FIXED ACCESS LADDER					
A	Carefully remove and cart off site existing trap door; include for infilling void in ceiling; new lath and plaster ceiling to infill consisting of delicate lath and plaster ceilings with and include for 30 mm x 12 mm chestnut or oak riven laths screwed to new infill joists; lime plasterwork reinforced with approved animal hair built up in three coats to match existing ceiling finished smooth and flush with existing ceiling in preparation for decoration.	1	Item			
B	Form new access panel opening in existing lath and plaster ceiling; 940 mm x 500 mm; including trimming around ope double 225 x 44 mm trimmers fixed with M10 bolts; drop down air tight and fire resistant access hatch; 30 minute fire rating; fire resistant mastic sealant; including forming opening in ceiling finish and timber joists for hatch; including for all necessary additional timber framing, supports, seals, trims; ; all in accordance with manufacturer's instructions and Volume A Works Requirements.	1	Item			
C	Mobile Ladder; Supply and install mobile ladder; complete with 600 mm x 500 mm platform; steps 500 mm wide x 100 mm depth; wheel brakes; guard rails; height 3,500 mm; working height 4,000mm; tested to EN 131.	1	Nr			
	<u>FIRST FLOOR - ROOM - DISPLAY AREA 03</u>					
	CEILINGS					
	<u>Existing Fittings and Fixtures</u>					
D	Carefully remove and cart off site; existing plywood sheeting fixed to existing lath and plaster ceiling; where section of the ceiling have previously collapsed.	1	Item			

	Description	Qty	Unit	Rate	€	c
	<u>INTERNAL BUILDING FABRIC WORKS (Cont)</u>					
	<u>(Cont) FIRST FLOOR - ROOM - DISPLAY AREA 03</u>					
	<u>(Cont) CEILINGS</u>					
	<u>(Cont) Existing Fittings and Fixtures</u>					
	Removal and reinstatement of various items to accommodate repair works and redecoration of delicate lath and plaster ceilings; the contractor is to allow for the safe removal and storage on site (as may be required) and the re-installation or reinstatement of items after completion of works to delicate lath and plaster ceilings; including all associated temporary propping, builder's works; making good to finishes, accessories, fittings and fixtures complete;					
A	Existing fittings (lights, fire alarm sounders, smoke detectors, etc.,) to be temporarily disconnected and removed to allow for works to ceilings; allow for adjusting and reinstating existing fittings on completion of works to ceilings	1	Item			
B	Protection; Clear area; remove furniture and fixtures; protect existing wall and floor finishes; joinery, etc.	1	Item			
	CONCILIATION OF LOOSE PLASTER TO EXISTING CEILINGS WITH STAINLESS STEEL TIES; AS PER VOLUME A WORKS REQUIREMENTS.					
C	Contractor to submit method statement for approval by the Conservation Architect prior to commencement of works	1	Item			
D	A plaster specialist with at least 7 years conservation experience must be engaged by the contractor to carry out the following works	1	Item			
E	The contractor should note that this work involves working above and below the existing ceiling.	1	Item			
F	Carefully prop and protect retained sections of existing delicate lath and plaster ceilings for duration of project and to facilitate floor and ceiling joists repairs; stabilisation works to lath and plaster ceilings over same	37	m2			

	Description	Qty	Unit	Rate	€	c
	<u>INTERNAL BUILDING FABRIC WORKS (Cont)</u>					
	<u>(Cont) FIRST FLOOR - ROOM - DISPLAY AREA 03</u>					
	<u>(Cont) CONCILIATION OF LOOSE PLASTER TO EXISTING CEILINGS WITH STAINLESS STEEL TIES; AS PER VOLUME A WORKS REQUIREMENTS.</u>					
	<u>Support of Detached Lath & Plaster; Route 2; Cleaning; preparing; consolidation with stainless steel "mushroom" screws; circular chase (c. 10 mm deep) shall be cut away at 300 - 350 mm centres to receive fixing; plaster removed using sharp blade; no impact tools must be used; tie plaster back to timber joists using stainless steel "mushroom" screws; the screws are to be countersunk; allow a number of days following the tying back to allow the ceiling to settle before filling cracks and screw holes with "Toutpret" or equivalent conservation filler finishing slightly proud of surface and smooth to line of adjoining surface.</u>					
A	exceeding 300 mm wide	37	m2			
	<u>Extra Overon last for; Support of Detached Lath & Plaster; Route 1; preparing existing delicate lath and plaster ceilings; stabilise and reinforce ceilings with and including grids of 1 mm thick stainless steel wire at average 300 mm centers parallel and perpendicular to timber joists; set countersunk washers into the joists from below suspended by stainless steel wire tied to 20 x 1 mm metal straps run at right angles over the timber joists and screwed to joists.</u>					
B	exceeding 300 mm wide	37	m2			
	REPAIRS TO LATH AND PLASTER CEILINGS;					
C	Carefully cut out unstable section of average size 2.00 m x 4.00 m. of delicate lath and plaster ceilings in preparation for ceiling repair; all in accordance with Volume A Works Requirements.	4	Nr			

	Description	Qty	Unit	Rate	€	c
	<u>INTERNAL BUILDING FABRIC WORKS (Cont)</u>					
	<u>(Cont) FIRST FLOOR - ROOM - DISPLAY AREA 03</u>					
	<u>(Cont) REPAIRS TO LATH AND PLASTER CEILINGS;</u>					
A	Reconstruct and make good to lath and plaster ceilings; average size 2.00 m x 4.00 m; of delicate lath and plaster ceilings with and include for 30 mm x 12 mm chestnut or oak riven laths screwed to existing joists; lime plasterwork reinforced with approved animal hair built up in three coats to match existing ceiling finished smooth and flush with existing ceiling in preparation for decoration; all in accordance with Volume A Works Requirements.	4	Nr			
	<u>Carefully prepare existing lath and plaster ceilings; enlarge and undercut cracks (min 2 mm width); vacuum out dust and flush out with 50/50 water/alcohol solution spray; prime edge with PVA primer; fill cracks with conservation filler "Toutpret" or equivalent; finishing slightly proud of surface and smooth to line of adjoining surfaces, all in accordance with Volume A Works Requirements</u>					
B	to cracks; not exceeding 1,000 mm long	5	Nr			
C	to cracks; 1,000 - 2,000 mm long	5	Nr			
D	to cracks; 2,000 - 3,000 mm long	6	Nr			
E	to cracks; 3,000 - 4,000 mm long	6	Nr			
F	to cracks 4,000 - 5,000 mm long	5	Nr			
	DECORATAION					
	<u>PREPARATION & PROTECTION</u>					
G	Clear area; remove furniture and fixtures; covers floors; electrical fixtures; adjacent furniture; Masking to skirting boards; window frames, door frames, etc., to achieve clear lines.	1	Item			

	Description	Qty	Unit	Rate	€	c
	<u>INTERNAL BUILDING FABRIC WORKS (Cont)</u>					
	<u>(Cont) FIRST FLOOR - ROOM - DISPLAY AREA 03</u>					
	(Cont) DECORATAION					
	<u>CEILINGS</u>					
	Removals; Finishes					
	Carefully remove existing paint finish from existing lath and plaster ceilings; scrape back existing paint and sand leaving ready to receive new paint finish all in accordance with Volume A WOrks Requirements					
A	exceeding 300 mm wide	37	m2			
	Painting & Decorating					
	Cleaning; preparing; sanding; fillings; one primer coat; one undercoat; one finish coat of selected mineral paint finish; to lath and plaster ceilings					
B	exceeding 300 mm wide	37	m2			
C	not exceeding 300 mm wider (cornice)	27	m			
	<u>FIRST FLOOR - ROOM - STORE 02</u>					
	<u>CEILINGS</u>					
	<u>Existing Fittings and Fixtures</u>					
D	Carefully remove and cart off site; existing plywood sheeting fixed to existing lath and plaster ceiling; where section of the ceiling have previously collapsed.	1	Item			

	Description	Qty	Unit	Rate	€	c
	<u>INTERNAL BUILDING FABRIC WORKS (Cont)</u>					
	<u>(Cont) FIRST FLOOR - ROOM - STORE 02</u>					
	<u>(Cont) CEILINGS</u>					
	<u>(Cont) Existing Fittings and Fixtures</u>					
	Removal and reinstatement of various items to accommodate repair works and redecoration of delicate lath and plaster ceilings; the contractor is to allow for the safe removal and storage on site (as may be required) and the re-installation or reinstatement of items after completion of works to delicate lath and plaster ceilings; including all associated temporary propping, builder's works; making good to finishes, accessories, fittings and fixtures complete;					
A	Existing fittings (lights, fire alarm sounders, smoke detectors, etc.,) to be temporarily disconnected and removed to allow for works to ceilings; allow for adjusting and reinstating existing fittings on completion of works to ceilings	1	Item			
B	Protection; Clear area; remove furniture and fixtures; protect existing wall and floor finishes; joinery, etc.	1	Item			
	CONCILIATION OF LOOSE PLASTER TO EXISTING CEILINGS WITH STAINLESS STEEL TIES; AS PER VOLUME A WORKS REQUIREMENTS.					
C	Contractor to submit method statement for approval by the Conservation Architect prior to commencement of works	1	Item			
D	A plaster specialist with at least 7 years conservation experience must be engaged by the contractor to carry out the following works	1	Item			
E	The contractor should note that this work involves working above and below the existing ceiling.	1	Item			
F	Carefully prop and protect retained sections of existing delicate lath and plaster ceilings for duration of project and to facilitate floor and ceiling joists repairs; stabilisation works to lath and plaster ceilings over same	12	m2			

	Description	Qty	Unit	Rate	€	c
	<u>INTERNAL BUILDING FABRIC WORKS (Cont)</u>					
	<u>(Cont) FIRST FLOOR - ROOM - STORE 02</u>					
	<u>(Cont) CONCILIATION OF LOOSE PLASTER TO EXISTING CEILINGS WITH STAINLESS STEEL TIES; AS PER VOLUME A WORKS REQUIREMENTS.</u>					
	<u>Support of Detached Lath & Plaster; Route 2; Cleaning; preparing; consolidation with stainless steel "mushroom" screws; circular chase (c. 10 mm deep) shall be cut away at 300 - 350 mm centres to receive fixing; plaster removed using sharp blade; no impact tools must be used; tie plaster back to timber joists using stainless steel "mushroom" screws; the screws are to be countersunk; allow a number of days following the tying back to allow the ceiling to settle before filling cracks and screw holes with "Toutpret" or equivalent conservation filler finishing slightly proud of surface and smooth to line of adjoining surface.</u>					
A	exceeding 300 mm wide	12	m2			
	<u>Extra Overon last for; Support of Detached Lath & Plaster; Route 1; preparing existing delicate lath and plaster ceilings; stabilise and reinforce ceilings with and including grids of 1 mm thick stainless steel wire at average 300 mm centers parallel and perpendicular to timber joists; set countersunk washers into the joists from below suspended by stainless steel wire tied to 20 x 1 mm metal straps run at right angles over the timber joists and screwed to joists.</u>					
B	exceeding 300 mm wide	12	m2			
	REPAIRS TO LATH AND PLASTER CEILINGS;					
C	Carefully cut out unstable section of average size 3.00 m x 1.00 m. of delicate lath and plaster ceilings in preparation for ceiling repair; all in accordance with Volume A Works Requirements.	3	Nr			

	Description	Qty	Unit	Rate	€	c
	<u>INTERNAL BUILDING FABRIC WORKS (Cont)</u>					
	<u>(Cont) FIRST FLOOR - ROOM - STORE 02</u>					
	<u>(Cont) REPAIRS TO LATH AND PLASTER CEILINGS;</u>					
A	Reconstruct and make good to lath and plaster ceilings; average size 3.00 m x 1.00 m; of delicate lath and plaster ceilings with and include for 30 mm x 12 mm chestnut or oak riven laths screwed to existing joists; lime plasterwork reinforced with approved animal hair built up in three coats to match existing ceiling finished smooth and flush with existing ceiling in preparation for decoration; all in accordance with Volume A Works Requirements.	3	Nr			
	<u>Carefully prepare existing lath and plaster ceilings; enlarge and undercut cracks (min 2 mm width); vacuum out dust and flush out with 50/50 water/alcohol solution spray; prime edge with PVA primer; fill cracks with conservation filler "Toutpret" or equivalent; finishing slightly proud of surface and smooth to line of adjoining surfaces, all in accordance with Volume A Works Requirements</u>					
B	to cracks; not exceeding 1,000 mm long	3	Nr			
C	to cracks; 1,000 - 2,000 mm long	2	Nr			
D	to cracks; 2,000 - 3,000 mm long	2	Nr			
E	to cracks; 3,000 - 4,000 mm long	2	Nr			
F	to cracks 4,000 - 5,000 mm long	1	Nr			
	DECORATAION					
	<u>PREPARATION & PROTECTION</u>					
G	Clear area; remove furniture and fixtures; covers floors; electrical fixtures; adjacent furniture; Masking to skirting boards; window frames, door frames, etc., to achieve clear lines.	1	Item			

	Description	Qty	Unit	Rate	€	c
	<u>INTERNAL BUILDING FABRIC WORKS (Cont)</u>					
	<u>(Cont) FIRST FLOOR - ROOM - STORE 02</u>					
	<u>(Cont) DECORATAION</u>					
	<u>CEILINGS</u>					
	Removals; Finishes					
	Carefully remove existing paint finish from existing lath and plaster ceilings; scrape back existing paint and sand leaving ready to receive new paint finish all in accordance with Volume A Works Requirements					
A	exceeding 300 mm wide	12	m2			
	Painting & Decorating					
	Cleaning; preparing; sanding; fillings; one primer coat; one undercoat; one finish coat of selected mineral paint finish; to lath and plaster ceilings					
B	exceeding 300 mm wide	12	m2			
C	not exceeding 300 mm wider (cornice)	14	m			
	<u>FIRST FLOOR - ROOM - DISPLAY AREA 02</u>					
	<u>CRACK REPAIRS TO EXISTING LIME RENDER PLASTER; WALLS</u>					
	<u>Widen existing crack by hacking off 50 mm wide strip of plaster with mitred sides to provide a dovetail key; cleaning; preparing; dampening; applying traditional mixture of lime putty gauged with gypsum repair in coats of no greater than 10 mm; forming ruled ashlar finish to be re-created as existing to achieve even surface; as described in Volume A Works Requirements</u>					
D	to cracks; not exceeding 1,000 mm long	1	Nr			
E	to cracks; 1,000 - 2,000 mm long	2	Nr			
F	to cracks; 2,000 - 3,000 mm long	4	Nr			
G	to cracks; 3,000 - 4,000 mm long	1	Nr			

	Description	Qty	Unit	Rate	€	c
	<u>INTERNAL BUILDING FABRIC WORKS (Cont)</u>					
	<u>(Cont) FIRST FLOOR - ROOM - DISPLAY AREA 02</u>					
	DECORATAION					
	<u>PREPARATION & PROTECTION</u>					
A	Clear area; remove furniture and fixtures; covers floors; electrical fixtures; adjacent furniture; Masking to skirting boards; window frames, door frames, etc., to achieve clear lines.	1	Item			
	<u>WALLS</u>					
	Removals; Finishes					
	Carefully remove existing paint finish from existing lime rendered walls; scrape back exiting paint and sand level leaving ready to receive new paint finish all in accordance with Volume A Works Requirements					
B	exceeding 300 mm wide	112	m2			
	Painting & Decorating					
	Cleaning; preparing; sanding; fillings; one coat primer; two finish coats of selected breathable paint to lime surface; all in accordance with the manufacturers instructions; as per ?????					
	Walls					
C	exceeding 300 mm wide	112	m2			
	Reveals					
D	exceeding 300 mm wide	8	m			
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	Description	Qty	Unit	Rate	€	c
	<u>INTERNAL BUILDING FABRIC WORKS (Cont)</u>					
	<u>GROUND FLOOR - FIRST FLOOR - STAIRWELL</u>					
	CRACK REPAIRS TO EXISTING LIME RENDER PLASTER; WALLS					
	<u>Widen existing crack by hacking off 50 mm wide strip of plaster with mitred sides to provide a dovetail key; cleaning; preparing; dampening; applying traditional mixture of lime putty gauged with gypsum repair in coats of no greater than 10 mm; forming ruled ashlar finish to be re-created as existing to achieve even surface; as described in Volume A Works Requirements</u>					
A	to cracks; not exceeding 1,000 mm long	1	Nr			
B	to cracks; 1,000 - 2,000 mm long	1	Nr			
C	to cracks; 3,000 - 4,000 mm long	1	Nr			
	DECORATAION					
	<u>PREPARATION & PROTECTION</u>					
D	Clear area; remove furniture and fixtures; covers floors; stairs; Wainscoting; electrical fixtures; adjacent furniture; Masking to skirting boards; window frames, door frames, etc., to achieve clear lines.	1	Item			
	<u>CEILINGS</u>					
	Removals; Finishes					
	Carefully remove existing paint finish from existing lath and plaster ceilings; scrape back existing paint and sand leaving ready to receive new paint finish all in accordance with Volume A Works Requirements					
E	exceeding 300 mm wide	7	m2			

	Description	Qty	Unit	Rate	€	c
	<u>INTERNAL BUILDING FABRIC WORKS (Cont)</u>					
	<u>(Cont) GROUND FLOOR - FIRST FLOOR - STAIRWELL</u>					
	<u>(Cont) DECORATION</u>					
	<u>(Cont) CEILINGS</u>					
	Painting & Decorating					
	Cleaning; preparing; sanding; fillings; one primer coat; one undercoat; one finish coat of selected mineral paint finish; to lath and plaster ceilings					
A	exceeding 300 mm wide	7	m2			
B	not exceeding 300 mm wider (cornice)	11	m			
	<u>WALLS</u>					
	Removals; Finishes					
	Carefully remove existing paint finish from existing lime rendered walls; scrape back exiting paint and sand level leaving ready to receive new paint finish all in accordance with Volume A Works Requirements					
C	exceeding 300 mm wide	43	m2			
	Painting & Decorating					
	Cleaning; preparing; sanding; fillings; one coat primer; two finish coats of selected breathable paint to lime surface; all in accordance with the manufacturers instructions; as per Volume A Works Requirements					
	Walls					
D	exceeding 300 mm wide	43	m2			
	Reveals					
E	not exceeding 300 mm wide	9	m			

Description	Qty	Unit	Rate	€	c
<u>INTERNAL BUILDING FABRIC WORKS (Cont)</u>					
COLLECTION					
Page No. BQ/95					
Page No. BQ/96					
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Page No. BQ/99					
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Revision A

Description		Qty	Unit	Rate	€	c
<u>EXTERNAL SITE WORKS</u>						
<u>EXISTING SITE FITTINGS</u>						
Removal and reinstatement of various items to accommodate drainage works, paving works and external works to building; the contractor is to allow for safe removal and storage off site (as may be required) and the re-installation or reinstatement of items after the drainage works, paving works and external works to the building are complete; including all associated temporary propping, builder's works; making good of finishes, accessories, fittings and fixtures complete ;						
A	Existing planter/planter boxes to be carefully removed, cleaned and set aside for reuse, on completion of works, take from store and refit existing planters/planter boxes.	1	Item			
B	Existing lamp post basket/ basket tree pole to be carefully removed, cleaned and set aside for reuse, on completion of works, take from store and refit existing lamp post basket/basket tree pole including new base/foundation.	1	Item			
C	Existing Tourist Information Board/Sign to be carefully removed, cleaned and set aside for reuse, on completion of works, take from store and refit Tourist Information Board/Sign including new base/foundation.	1	Item			
D	Existing Anchors, metal poles, bouys, etc., to be carefully removed, cleaned and set aside for reuse, on completion of works, take from store and refit.	1	Item			
<u>EXISTING PAVING</u>						
E	Carefully lift by hand to prevent damage to edges existing cobble stone paving; cleaning to remove old mortar or bedding material; setting aside for refitting and protecting on site.	50	m2			
F	Carry out a detailed survey to map and photograph existing paving layouts and patterns to ensure accurate reinstatement.	1	Item			

	Description	Qty	Unit	Rate	€	c
	<u>EXTERNAL SITE WORKS (Cont)</u>					
	<u>(Cont) EXISTING PAVING</u>					
A	Excavate to remove cobble bedding to formation level and disposal off site	12	m3			
B	Filling to make up levels UGM A - Unbound Granular Mixture A; well compacted in layers	10	m3			
C	200 mm thick layer of bedding earth; semi-dry/slightly damp 1:2 sharp sand and clay subsoil free from organic matter	50	m2			
D	Relay existing cobblestones to match previous pattern and layout. Form correct falls to gullies. Embed cobbles in earth bedding layer using a timber mallet to achieve even gradient. Brush in dry sieved clay and sand jointing material to completely fill joints. Water cobbles and top up joints with additional jointing material. All in accordance with Volume A Works Requirements.	50	m2			
	<u>DRAINAGE; DRAINAGE BELOW GROUND</u>					
	STORM WATER DRAINAGE CONNECTION TO EXISTING STORM WATER SEWER OUTSIDE THE SITE BOUNDARY IN MARKET PLACE					
E	Contractors are to include here for all additional works associated with working in public roadways; include for additional traffic management; Stop/Go Operators, traffic lights, signage, supply and installing temporary steel plates to cover trenches; safety barriers, out of hours work, liaising with the local authority prior to and during the works; all to the satisfaction of the Engineer, Cork County Council and Gardai.	1	Item			
F	Contractor to prepare Temporary Traffic Management Plan for all necessary traffic restrictions	1	Item			
G	Contractor to include for all necessary road opening licenses	1	Item			
H	Contractor to include for all necessary road reinstatement fees and bonds	1	Item			

	Description	Qty	Unit	Rate	€	c
	<u>EXTERNAL SITE WORKS (Cont)</u>					
	<u>(Cont) DRAINAGE; DRAINAGE BELOW GROUND</u>					
	<u>(Cont) STORM WATER DRAINAGE CONNECTION TO EXISTING STORM WATER SEWER OUTSIDE THE SITE BOUNDARY IN MARKET PLACE</u>					
A	Contractor to include for costs associated with hoarding licence located outside the site boundary	1	Item			
	<u>Excavating</u>					
	Trenches for pipes not exceeding 250 mm nominal diameter; starting at ground level; removal of excavated material off site; backfilling with hardcore.					
B	average depth of trench 1.00 - 1.50 m	10	m			
	<u>Extra Over</u> Excavation trenches irrespective of width and depth for;					
C	Breaking out Rock	4	m3			
D	Services crossing excavations (uncharted services); include all necessary hand digging; temporary support to existing services	6	Nr			
E	Saw cutting both sides of trenches	20	m			
F	Breaking up existing 100 mm thick asphalt macadam and subbase underneath; reinstate 40 mm rolled asphalt wearing course to clause 911 (30% course aggregate with pre-coated chippings, approved by the Road Authority Engineer, on 60 mm thick base course 20 mm to clause 906, sealing all joints with asphalt; wearing course extends 150 mm beyond sides of trench; 145 mm thick of DBM roadbase to clause 906	15	m2			
	<u>Granular fill Clause 503.3 (1) pyrite free of the NRA specification for roadworks; bedding and surrounds to pipes; all in accordance with Engineers proposed storm drainage layout</u>					
	Beds and Surrounds					
G	700 mm wide x 350 mm deep to 150 mm diameter pipe	10	m			

Description		Qty	Unit	Rate	€	c
EXTERNAL SITE WORKS (Cont)						
(Cont) DRAINAGE; DRAINAGE BELOW GROUND						
(Cont) STORM WATER DRAINAGE CONNECTION TO EXISTING STORM WATER SEWER OUTSIDE THE SITE BOUNDARY IN MARKET PLACE						
<u>Composite item; plain in-situ coarse concrete; Mix ST4 concrete bed and surround with 1000G visqueen to cover pipe at pipe joint locations, all in accordance with Enginners proposed storm drainage layout</u>						
Beds and Surrounds						
A	700 mm wide x 350 mm deep to 150 mm diameter pipe	10	m			
<u>PVC-U below ground drainage pipes and fittings; SN8, manufactured to EN 13476-2:2007, Third Party Kitemark or Irish Agreement certified; pipework in trenches laid in position; all in accordance with ?????</u>						
Drainage Pipe						
B	150 mm diameter	10	m			
<u>Extra Overfor Bends</u>						
C	150 mm diameter; 15 degree short radius bends	6	Nr			
D	150 mm diameter; 45 degree short radius bends	6	Nr			
E	150 mm diameter; 90 degree short radius bends	6	Nr			

	Description	Qty	Unit	Rate	€	c
	<u>EXTERNAL SITE WORKS (Cont)</u>					
	<u>(Cont) DRAINAGE; DRAINAGE BELOW GROUND</u>					
	<u>(Cont) STORM WATER DRAINAGE CONNECTION TO EXISTING STORM WATER SEWER OUTSIDE THE SITE BOUNDARY IN MARKET PLACE</u>					
	<u>Connection to Existing Storm Water Manhole in Market Place public road, excavate to locate and expose existing surface water manhole wall; break out wall and rendering; modify benching and make good; provide for temporary diversions whilst the works is in progress; include for all necessary hand digging work; attendances to Irish Water/ Cork County Council; breaking up existing hard pavings and making good on completion; phasing and all necessary road opening licences if required; additional traffic management; temporary trench cover plates; additional labours; lighting; supervision.</u>					
A	1,000 - 1,500 mm deep; 150 mm pipe	1	Nr			
	STORM WATER DRAINAGE FROM RAINWATER GULLY TRAPS					
	<u>Excavating</u>					
	Trenches for pipes not exceeding 250 mm nominal diameter; starting at ground level, backfilling with hardcore					
B	average depth; 500 - 1,000 mm	16	m			
	<u>Extra Overtrenches</u> irrespective of width and depth for;					
C	excavating around and beside existing services		Item			
D	being next to existing building	16	m2			
	<u>Granular fill Clause 503.3 (1) pyrite free of the NRA specification for roadworks; bedding and surrounds to pipes; all in accordance with Enginners proposed storm drainage layout</u>					
	Beds and Surrounds					
E	700 mm wide x 350 mm deep to 150 mm diameter pipe	16	m			

	Description	Qty	Unit	Rate	€	c
	<u>EXTERNAL SITE WORKS (Cont)</u>					
	<u>(Cont) DRAINAGE; DRAINAGE BELOW GROUND</u>					
	<u>(Cont) STORM WATER DRAINAGE FROM RAINWATER GULLY TRAPS</u>					
	<u>PVC-U below ground drainage pipes and fittings; SN8, manufactured to EN 13476-2:2007, Third Party Kitemark or Irish Agreement certified; pipework in trenches laid in position; all in accordance with ????</u>					
	Drainage Pipe					
A	150 mm diameter	16	m			
	<u>Extra Overfor Bends</u>					
B	150 mm diameter; 15 degree short radius bends	6	Nr			
C	150 mm diameter; 45 degree radius bends	6	Nr			
D	150 mm diameter; 90 degree short radius bends	6	Nr			
	<u>Composite item; pre cast concrete road gully; to BS 5911-4 and IS EN 1917, include for excavation, disposal off site, include for pre cast concrete gully size 300mm x 450mm; include for encasing with 150mm thick grade C20 bed and surround; include for 150mm diameter outlet pipe, include for encasing with Grade 20 surround, include for hinged and lockable class D400 to EN124 lockable, include for all necessary engineering bricks, all in accordance with Engineers proposed storm drainage layout and detail on Dwg 250101-T-006- DRAINAGE DETAILS - GULLY DETAIL</u>					
	Road Gully; Type: Untrapped; Material: Concrete					
E	Size: 375 x 450 x 760mm deep.	3	Nr			
	<u>Armstrong junction; 300 mm diameter; bedding and surrounding in concrete grade C28/35; 315 x 315 mm top; galvanised ductile cast iron cover and frame; setting and bedding frame in concrete mortar (1:3)</u>					
F	500 - 1,000 mm deep	1	Nr			

	Description	Qty	Unit	Rate	€	c
	<u>EXTERNAL SITE WORKS (Cont)</u>					
	<u>(Cont) DRAINAGE; DRAINAGE BELOW GROUND</u>					
	CONNECTION OF RAINWATER DOWNPIPES TO ROAD GULLIES					
	<u>Excavation</u>					
A	Excavate by hand; adjacent to existing building; for installation of new rainwater gully traps and associated pipework to connect to existing storm water gullies.	1	Item			
	<u>Pipe Accessories</u>					
	Gully Trap; jointed to pipe; bedding and surrounding in concrete; galvanised ductile cast iron grating and frame; setting and bedding frame in cement mortar (1:3)					
B	150 mm outlet	2	Nr			
	<u>Pipes; uPVC pipes and fittings; IS 424 and BS 4660; spigot socket and rubber ring joints</u>					
	<u>Pipes</u>					
C	150 mm diameter in short lengths less than or equal to 3.00m	4	Nr			
	<u>Connection to Existing Storm Road Gully in Market Place/Market Square public road, excavate to locate and expose existing surface water road gully; break out wall; modify and make good; provide for temporary diversions whilst the works is in progress; include for all necessary hand digging work; attendances to Irish Water/ Cork County Council; taking up existing cobblestones and kerbing; relaying cobblestones, kerbing and making good on completion; phasing and all necessary road opening licences if required; additional traffic management; temporary trench cover plates; additional labours; lighting; supervision.</u>					
D	500 mm deep - 150 mm pipe	2	Nr			

Volume C
Pricing Document
Revision A

Description		Qty	Unit	Rate	€	c
<u>SAMPLES & TESTING</u>						
<u>SAMPLES</u>						
A	Provide the following samples for approval prior to ordering of materials or executing the works on site; samples may not be incorporated into the works.		note			
B	Provide a one square meter sample of; Re-pointing brickwork	1	Item			
C	Provide a one square meter sample of; Cleaning of exterior Brickwork/Stonework/Vertical Slate Cladding	1	Item			
D	Provide a one square meter sample of; Lime Render	1	Item			
E	Provide a sample of replacement Bricks	1	Item			
F	Provide a sample of replacement vertical slates	1	Item			
G	Provide a sample of external painting	1	Item			
H	Provide a sample of cast iron rainwater goods (gutter/downpipe/brackets, etc)	1	Item			
J	Provide a sample of cast iron soil vent pipe	1	Item			
K	Provide a one square meter of Option 1 and Option 2 methods of conciliation of loose plaster to existing lath and plaster ceilings	1	Item			
L	Provide a one square meter sample of; Lath and Plaster ceilings	1	Item			
M	Provide a one square meter sample of; external paving	1	Item			
<u>TESTING</u>						
N	Allow for 10 number mortar samples to be sent to James Bourke Architects for visual analysis prior to being sent to Kevin Holbrook. Include for 5 tests at € 350.00 per test (excl. VAT)	1	Item			
P	Add for profit	1	Item			
Q	Add for VAT	1	Item			

**Volume C
Pricing Document
Revision A**

Description	Qty	Unit	Rate	€	c
SUMMARY	Page No.				
PRELIMMINARIES	BQ/73				
EXTERNAL BUILDING FABRIC WORKS	BQ/94				
INTERNAL BUILDING FABRIC WORKS	BQ/126				
EXTERNAL SITE WORKS	BQ/134				
SAMPLES & TESTING	BQ/136				
TOTAL AMOUNT TO FORM OF TENDER					
BQ/1 - BQ/136.					