

SCHEDULE OF WORKS for

Climate Summer Works: Roof replacements and energy efficiency upgrades at St. Joseph's Secondary School and the adjacent former Convent Building in Ballybunion, Co. Kerry.

Project Reference Number: [26-002]
Client: St Joseph's Secondary School (Roll Number 61220I)

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Document Title:	SCHEDULE OF WORKS
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Date	Revision	Status	Originator	Checked	Approved
26.08.17	R00	Tender	AMO	DMA	DMA
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Note to Tenderers: This schedule must be read in conjunction with all relevant architectural, civil, structural, mechanical, and electrical drawings. All works must comply with current Building Regulations, HIQA standards for Designated Centres, and the Fire Safety in Community Dwelling Houses Code of Practice.

1.0 PRELIMINARIES & REGULATORY OBLIGATIONS

1.1. Health and Safety

The contractor shall be required to carry out the works in a safe manner at all stages during construction in accordance with their duties under the Safety Health and Welfare at Work (Construction) Regulations 2013. The principles of prevention shall be applied at all stages and where doubt exists in relation to the safest way of carrying out the works the contractor shall abide by the applicable codes of practice published by the Health and Safety Authority.

1.2. Assigned certifier.

Builder to note that the works will be carried under the new building regulations (Building Control act as amended 2014), the builder is to note that he has specific duties under this legislation. The Architect as the assigned certifier will require at least 3 days' notice in relation to the inspection of elements listed in the attached preliminary inspection plan document. No work may proceed to a subsequent stage without approval from the Architect.

1.3. Site Works

The contractor shall be responsible for keeping the site tidy at all stages during the construction. All waste material from the works shall be disposed of to a licensed landfill or recycled where possible. Any materials stored will need to be fenced off and protected at all times to prevent any associated health and safety risks and to prevent possible littering of the surrounding area. Tenderers are advised to visit the site to review the site constraints prior to submitting a tender.

1.4. Housekeeping

The contractor shall be responsible for keeping record of certificates of materials and workmanship used on site and in construction. These are to be kept on file and available for inspection at all times.

1.5. Compliance Certification & Completion

SECTION of REGS	Certificates of Compliance Required	Certifier
TGD"A" Structure	Certificate by Structural Engineer in respect of Foundations and Structure.	Structural Engineer
TGD"B" Fire	Certificate of Compliance by Electrician in respect of Fire Alarm & Detection System.	Electrician
TGD"C" Site & Moisture	Certificate of Compliance by certified installer for Radon/DPM Membrane & Vent Installation .	Radon Installer
TGD"D" Materials & Workmanship	Certificate of Compliance by Main Contractor/ Builder in respect of Quality of the Build & the whole of the Works supported by all documentation described herein.	Main Contractor
TGD"E" Sound	N/A in single domestic dwellings	-----
TGD"F" Ventilation	Certificate of Compliance by certified installer for Room/Window Vents or HRV System Installation . (HRV=Heat Recovery Ventilation System)	Builder or HRVinstaller
TGD"G" Bathrooms Utility & Kitchens	Certificate of Compliance by designer and builder for Bathroom, Utility & Kitchen Sanitary Installations .	Designer/Plumber
TGD"H" Drainage & Wastewater Systems	Certificate of Compliance by Main Contractor/ Plumber/Wastewater System Installer respect of Drainage & Wastewater Systems	Main Contractor/ Plumber/ Waste Water Installer
TGD"J" Heat Producing Appliances	Certificate of Compliance by certified installer in respect of building Heating System Installations & Fireplaces .	Builder or Heating System Installer
TGD"K" Stairs & Balustrading	Certificate of Compliance by designer and fabricator in respect of Design & Construction of Stairs	Designer and fabricator
TGD"L" Conservation of Fuel & Energy	Certificate of Compliance by designer, builder & BER Assessor in respect of Building Insulation & Renewable Energy System Installations. BER Cert Solar Hot Water System Installation Cert	Designer and fabricator
TGD"M" Access for Disabled People	Certificate of Compliance by designer and Builder in respect of Design for Access & Sanitary Conveniences for disabled access	Designer and Builder

15.0 General: Under the building control regulations it is the duty of the Designers, Builders & other parties involved in the works to ensure the works are designed, constructed & completed to a proper standard and in accordance with the Building Regulations and good building practice.

15.1 Certificates of Compliance with Building Regulations: In order for the "Final Certificate" to be issued and for the Architect to issue the required "Architects Opinion on Compliance with Building Regulations", a supporting Certificate of Compliance must be issued by the Main Contractor supported by certificates from any required subcontractors or bodies associated with the construction of the works.

Certificates of Compliance under the Building Regulations shall certify that the relevant installation has been properly designed, installed, completed, tested and commissioned as required and is compliant with all the requirements of the Building & Construction Regulations. These shall include as appropriate but not be limited to the works described in the schedule below.

2. SITE PROTOCOLS & PROTECTION

2.1. Site Verification & Dimensions

The Contractor shall verify all dimensions on-site prior to the commencement of works and the procurement of any specialist materials (e.g., tapered insulation or bespoke PPC cills). Do not scale from drawings.

Existing Roof's Structure: Immediately upon the stripping of existing finishes, the Contractor shall conduct a thorough inspection of the exposed structural elements. Any evidence of rot, decay, or structural instability must be reported to the Architect in writing immediately. Commencement of the new build-up will be deemed as acceptance of the substrate's suitability.

* Note: Contractor is to provide a fixed 'Rate per m²' for deck replacement as a provisional item within the tender return.

M&E Coordination: Map and mark all wall-mounted services (CCTV, lighting, alarms, sensors) for temporary removal and reinstatement.

2.2. School Environment & Weatherproofing

Watertightness: The building must remain 100% watertight. Strip only the area of roofing that can be made weather-secure (via VCL or temporary seals) within the same working shift.

Liability: Any internal damage or saturation of the structure due to inadequate protection shall be rectified at the Contractor's sole expense.

2.3. Protection of Boundaries

Protect all existing boundary walls and neighbouring properties. Prior to commencement, the Contractor should conduct a photographic condition survey to prevent unfounded claims of damage.

Site Protection: Provide scaffolding to Irish HSA standards and weather protection for open roof sections. Protect existing windows, doors, and hard landscaping.

Services: Temporary removal or offsetting of existing rainwater goods and services to facilitate works.

3. EXTERNAL WALL INSULATION (EWI) SYSTEM (SCHOOL)

3.1. Substrate Preparation: Remove existing wall-mounted items, downpipes, and signage. Clean substrate with fungicidal wash and hack off loose render.

3.2. Insulation Installation: Supply and install Kingspan Kooltherm K5 External Wall Board (thickness to achieve U-value 0.18 W/m²K) with approved adhesive and mechanical fixings.

- Fit PVC/Aluminium starter tracks at plinth level (253.93 M).

3.3. Fire Safety & Airtightness:

- Fire Stopping: Install horizontal and vertical mineral wool fire breaks (non-combustible) at floor levels and party walls as per TGD Part B.
- Airtightness: The junction between the Bauder VCL and the EWI must be inspected and signed off by the Specialist Airtightness Lead before render application.

3.4. Finishing & Detailing:

- Render: Polymer-modified base coat with glass fibre mesh followed by a silicone/silicate-based breathable decorative render (Color: Off White).
- Window Cills: Replace existing with new PPC Aluminium over-cills (40mm overhang) with welded end-caps.
- Sealing: Perimeter sealing of windows/doors with low-modulus mastic.
- Trims: Install specialized corner beads, stop beads, expansion joints, and overhanging verge trims at the roofline.
- Fixtures: Final re-installation of all pipes, lights, and external fixtures.

4. CAVITY WALL INSULATION - PUMPED FILL (CONVENT)

Fill existing external wall cavities with bonded polystyrene bead insulation and binding agent, or equal approved, installed by an approved specialist under current NSAI Agreement certification. Include cavity inspection and removal of debris and obstructions, sealing around openings, services and penetrations, and making good, drilled holes to match the existing external finish. Provide installation certificate and written guarantee.

5. FLAT ROOF REFURBISHMENT (BAUDER SYSTEM)

5.1. Demolition & Preparation: Strip existing coverings to the structural deck and dispose of bitumen/felt waste at a licensed facility. Clean deck and apply Bauder primer.

5.2. Structural Verification: Immediately following strip-out, inspect the exposed roof structure — rafters, purlins, wall plates, collars, trimmers, battens and associated members — for decay, fungal attack, insect infestation or structural deterioration. Report findings to the Architect in writing before any new work proceeds

5.3. Timber Repair and/or Treatment: Allow for structural timber repairs, including temporary roof support, cutting out defective sections, splicing/sistering with new pressure-treated timber of matching profile and strength class using approved fixings, full member replacement where repairs are impracticable,

preservative treatment of all cut surfaces, and making good; additionally, engage a specialist contractor to treat insect-infested timber using an approved proprietary system via required drilling, injection, and surface application, providing a written certification and guarantee upon completion.

5.4. System Components:

- Vapour Control: Install Bauder high-performance self-adhesive VCL with sealed laps and 150mm upstands.
- Insulation: Supply and install Bauder Tapered (Cut-to-Falls) 150mm PIR Insulation system with a minimum finished fall of 1:80.
- Waterproofing: Apply Bauder THERMOFOL PVC Single Ply Membrane (Warm Roof) with hot-air welded laps.

5.5. Rooflights & Parapets:

- Replacement: Remove existing units and install new high-performance triple-glazed/polycarbonate insulated rooflights complying with TGD Part L.
- Structural Trimming: Provisional Sum for structural timber/steel trimming to openings where existing supports are inadequate.
- Internal Finishes: Make good internal reveals with plasterboard, beads, skim, and two coats of emulsion paint.
- Parapets: Raise existing parapets to a minimum height of 150mm above finished roof level.

5.6. Detailing: Form all upstand detailing and terminations using Bauder laminated metal trims and sealant.

6. PITCHED ROOF REFURBISHMENT

6.1. Demolition & Preparation: Strip existing roof coverings and plasterboard ceilings, including redundant mechanical and electrical installations. Copper to be set aside and weighed for salvage credit to the Employer unless otherwise directed; all other arisings to a licensed facility.

6.2. Structural Verification: Immediately following strip-out, inspect the exposed roof structure — rafters, purlins, wall plates, collars, trimmers, battens and associated members — for decay, fungal attack, insect infestation or structural deterioration. Report findings to the Architect in writing before any new work proceeds (Provisional Sum).

6.3. Timber Repair and/or Treatment: Allow for structural timber repairs, including temporary roof support, cutting out defective sections, splicing/sistering with new pressure-treated timber of matching profile and strength class using approved fixings, full member replacement where repairs are impracticable, preservative treatment of all cut surfaces, and making good; additionally, engage a specialist contractor to treat insect-infested timber using an approved proprietary system via required drilling, injection, and surface application, providing a written certification and guarantee upon completion.

- 6.4. New Roof Covering: Supply and install proprietary insulated metal roof panel system, Kingspan KS1000 RW or equal approved, comprising factory-bonded steel outer and liner sheets with rigid PIR core, overall thickness 100mm, trapezoidal profile, minimum cover width 1000mm, in factory-applied polyester or plastisol coated steel. Mechanically fixed to timber rafters with proprietary self-drilling fasteners, including side-lap stitching screws, sealants, fillers and closures. Pitch 15–25 degrees. Installation by an approved specialist contractor.
- 6.5. Thermal Performance: Panel thickness above is as measured; the Contractor is to confirm the build-up achieves a U-value of 0.16 W/m²K or better and to price any increase in core thickness required to do so as a stated adjustment.

7. CEILING INSULATION & AIRTIGHTNESS

- 7.1. Airtight VCL: Install proprietary airtight vapour control membrane to the warm side of the ceiling construction, beneath insulation and above the ceiling lining, with all laps taped and perimeter junctions sealed to adjoining walls and structure. Seal service penetrations, light fittings and ducts with proprietary collars or tapes to maintain a continuous airtight barrier, in accordance with TGD Part L.
- 7.2. Quilt Insulation: Supply and lay 300mm mineral wool quilt — 150mm between joists and 150mm cross-laid over — to achieve the thermal performance required under TGD Part L. Cut and fit around services, maintain eaves ventilation paths, and lay without gaps or compression.
- 7.3. Fire-Rated Lining: Supply and fix two layers of 12.5mm Gyproc FireLine, or equal approved, screw-fixed to timber joists with joints of the second layer staggered relative to the first, tightly butted, with all joints and screw heads taped and filled. Installation to achieve the fire resistance required under TGD Part B and the manufacturer's tested system.
- 7.4. Plaster & Decoration: Apply 2-coat gypsum skim plaster finish trowelled smooth to receive decoration, followed by one mist coat and two finishing coats of matt white trade quality ceiling emulsion, including sealing of new plaster, filling, sanding between coats and cutting in.
- 7.5. Loft Access (Convent): Supply and install proprietary insulated loft access hatches with airtight perimeter seals and minimum 60 minute fire resistance, including trimming of ceiling joists, forming the opening, fixing the frame to structure, ironmongery, and maintaining continuity of the airtight and fire-rated layers.

8. RAINWATER GOODS & DRAINAGE

- 8.1. Trims & Rainwater Goods: Proprietary Kingspan trims to Architect's specification, girth 300–450mm: gutters, eave, ridges, verges, valleys and hips.

Include ridge, verge and barge flashings, eaves closures, filler blocks, sealants, cutting to length, forming openings for penetrations and making good around services and rooflights.

8.2. Gutter Systems:

- Supply and install PREFAB Aluminium: Half-round gutters with heavy-duty fascia brackets at 600mm centers.
- Form parapet gutters and Sump Boxed Gutters (Detail D06) integrated with the roof waterproofing.
- Install perimeter kerbs using pre-formed Bauder laminated metal trims.
- Provide expansion joints in gutter runs exceeding 12m to allow for thermal movement.

8.3. Outlets & Downpipes:

- Install PREFAB Aluminium round downpipes with heavy-duty offset brackets to clear EWI thickness.
- Supply and install aluminium leader heads, hopper heads, through-wall parapet spigots, and scupper drains.
- Install high-capacity internal roof drains with leaf grates connected to internal stacks.

8.4. Lead Flashings: Provide and fix Code 5 milled lead flashings and counter flashings, girth 300–450mm to the recommendations of the Lead Sheet Association. Dress over adjacent coverings, step and chase into masonry joints, wedge and point, and form all drips, weltd joints, laps, stop ends and corners to abutments, upstands and penetrations

9. SERVICE COORDINATION & EXTERNAL WORKS

9.1. M&E Relocation:

- Solar PV: Specialist sub-contractor to decommission, store, and re-install existing panels using Bauder-approved non-penetrative mounts.
- Ventilation: Survey and extend wall-mounted Heat Recovery units and CO2 sensors through EWI, providing PPC cowls/louvers.
- Heating: Extend flue outlets, boiler terminals, and gas pipes to clear new roof levels and EWI thickness.
- Lightning Protection: Relocate conductor tape to new roof/wall faces and issue test certificates.
- Mechanical & Electrical: Allowance for replacement of mechanical fittings, electrical fittings and wiring following the works.

9.2. External Drainage: Execute builder's works to facilitate public sewer connections, including new drainage piping and connections to existing infrastructure.

10. PROJECT CONSTRAINTS & COMPLETION

- 10.1. Operational Constraints:
- Occupied Building: Implement protection measures for noise and dust control, including out-of-hours working.
 - Logistics: Manage vertical access, manual handling constraints, and site-specific traffic management.
 - Waste: Managed removal of restricted waste, including out-of-hours removal where required.
- 10.2. Safety & Compliance: Maintain temporary fire protection and a dedicated fire watch during the works.
- 10.3. Handover:
- Comprehensive testing: Fire alarm (cause & effect), emergency lighting, ventilation balancing, and thermographic testing.
 - Provision of O&M manuals, as-built drawings, and staff training.
 - Issue of the 20-Year Bauder Product & Workmanship Guarantee.

11. ENERGY PERFORMANCE & FINAL SANITATION

- 11.1. Building Energy Rating (BER) Certificate:
- The Contractor is to provide a final BER certificate upon completion of construction.
 - The minimum acceptable energy performance for the completed works is a BER rating of A2.
- 11.2. Final Clean & Fogging:
- Include for a full professional cleaning of all areas affected by the works.
 - Perform professional fogging/disinfection of the school building upon completion to ensure it is sanitized for immediate re-occupation.

FORM OF TENDER

I, _____,
Building Contractor, having read the contract documents including the Architects
drawings, and the specification accompanying same, am pleased to submit the
following quotation for the entire works as specified. I quote the sum of
_____ (€ _____)
to complete the works to dwelling, and groundworks as specified in the attached
specification. This includes VAT @ _____%.

Time for completion is _____ weeks from date of possession.

Please note all tenderers are expected to include a programme which will form part
of the contract.

Please note that the construction start date should be on or before the
_____.

INSURANCE COVER Brokers name:

Policy No.

Signed _____ **Date** _____