

<u>(10) PREPARED SITE</u>				
<u>DEMOLITION AND ALTERATIONS</u>				
DEMOLITION				
<u>Materials remaining property of Employer</u>				
A	copper roofing (EM)	item		
ALTERATIONS				
<u>Removing</u>				
B	finishes; plasterboard ceilings	m2	360	
C	coverings; copper roofing	m2	384	
D	mechanical installations;	item	1	
E	Electrical installations;	item	1	
TREATMENT / REPAIRS				
F	Inspect existing timber roof structure for evidence of decay, fungal attack, insect infestation or structural deterioration following removal of existing roof coverings. Allow for detailed examination of rafters, purlins, wall plates, collars, members, battens and associated timber When members are identified, allow for repair by cutting out defective sections and splicing or sistering with new treated timber members of matching size and grade, securely fixed with bolts, coach screws or proprietary fixings as appropriate. Where repair is not practicable, allow for removal and replacement of defective timber members with new pressure-treated and structural timbers of equivalent dimensions Work to include structural timber work required for cutting out defective timber, supply and installation of replacement timber, fixings, preservative treatment to exposed surfaces, and making good surrounding construction. Include for all labour, materials, plant, access equipment and associated sundries necessary to complete the works.			
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<u>(Cont) DEMOLITION AND ALTERATIONS</u> <u>(Cont) TREATMENT / REPAIRS</u> <u>Timber repair</u>				
A	generally; making good structure and finishes	m2	384	
B	Treat existing structural and secondary timber members affected by insect infestation using an approved proprietary insecticidal timber treatment system. Treatment to be carried out by a specialist contractor in accordance with the manufacturer's practice instructions and current best practice. Worked to areas of deterioration on timber surfaces, drilling and injection of treatment fluid where required, and surface application by spray or brush to all accessible faces of the affected timber and adjacent areas at risk. Allow for treatment of rafters, joists, wall plates, members as necessary and associated Include equipment and materials plan, adjacent finishes. Remove and dispose of heavily damaged timber where directed and allow for making good minor disturbed finishes. Provide written certification and guarantee of treatment on completion. <u>Treatment of existing timber</u>			
C	generally: making good structure and finishes	m2	384	
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COLLECTION Page No. 1/1 Page No. 1/2 (10) PREPARED SITE Carried to Summary				

(37) ROOF COMPLETIONS				
WOODWORK				
COMPOSITE ITEMS				
Supply and install proprietary insulated loft access hatch complete with airtight seal and minimum 60 minute fire resistance rating, set within ceiling construction, all in accordance with the manufacturer's Building Regulations requirements of the Hatch, to comply with fire safety regulations, seals, and suitable frame for fixing to ceiling construction. Door to be hinged or drop-down type complete with secure latch down hinges where required. suitable Where necessary, forming opening in joists frame securely to structure, making good surrounding ceiling lining, maintaining continuity of airtight membrane and fire resistance. all necessary ironmongery and hardware to be installed and as required.				
Measurement and Measurement Number (No.) of				
Doors				
A	loft hatch doors to Architect specification	nr	2	

COLLECTION Page No. 2/1 (37) ROOF COMPLETIONS Carried to Summary				
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<u>(45) CEILING FINISHES</u> <u>ROOFING, CLADDING AND WATERPROOFING</u> MASTIC ASPHALT, VISCOUS LIQUID COATINGS, WATERPROOF AND GAS PROOF NON-METAL FLEXIBLE SHEET COVERINGS Supply and install proprietary airtight vapour control membrane fixed to the warm side of the ceiling construction beneath insulation and above the ceiling lining, all in accordance with the manufacturer's instructions and the requirements of Part F of the Building Regulations. Membrane sealed and installed continuously with tape, joints sealed, and perimeter junctions sealed to adjoining walls and structural elements using compatible tapes and sealant to maintain continuity of the air tight layer. Work includes sealing of doors, windows and other openings using proprietary collars or tapes, and all necessary fixings, tapes and accessories required to achieve a continuous air tight layer. Membrane to be tested for air tightness in accordance with BS 5938:2014. Gas proofing				
A	horizontal; > 300 mm	m2	384	

WOODWORK IRONMONGERY, ACCESSORIES AND SUNDRIES Supply and install 300mm thick mineral wool quilt insulation laid over ceilings between and across timber ceiling joists to achieve the required thermal performance in accordance with Part L of the Building Regulations. Between joists comprise 150mm quilt laid across joists (or equivalent arrangement and minimum second binding of workites, in made cutting and fitting at the eaves where applicable, and leaving insulation evenly distributed without gaps). Installation to be done only with one hand insulation. Measurement to be measured of ceiling insulated. Insulation; thermal				
A 300mm quilt insulation	m2	384		
FLOOR WALL AND CEILING FINISHINGS IN-SITU FINISHES Prepare plasterboard surfaces and apply 2-coat skim plaster finish to ceilings comprising proprietary gypsum finishing plaster trowelled smooth to a uniform finish, suitable to receive paint. Working joints, detapeseingordemenboardall board joints, stopping of screw heads, forming neat arises at abutments and around penetrations, and all necessary preparation to achieve a continuous level finish. Finish to be done in accordance with the plasterboard manufacturer's recommendations. Measurement to be measured as the finished Ceilings				
B > 300 mm wide	m2	384		

(Cont) FLOOR WALL AND CEILING FINISHINGS				
BOARD FINISHES				
Supply and fix two layers of 12.5mm thick Gyproc FireLine or equal approved fire-resistant plasterboard to ceilings, screw fixed to timber joists, all in accordance with manufacturer's recommendations.				
Drywall layers to be fixed with staggered joints relative to the other layer and securely.				
Work includes, abutting, fitting, staggered board joints, and all necessary allied in ready screw heads to be placed and				
Installation of chime rods as required free Building Regulations and manufacturer's				
Measurements Measured as the finished				
A	Ceilings > 300 mm wide	m2	384	
PAINTING AND DECORATING				
PAINTING				
Prepare ceiling surfaces and apply one mist coat and two finishing coats of white ceiling emulsion paint to plaster or plasterboard manufacturer's instructions with				
Preparation, including necessary surface preparation, filling of minor imperfections, sanding between coats, cutting in at edges and protection of adjoining white ceiling emulsion or equal approved. Paint to be proprietary trade quality matt				
Finish to be as per manufacturer's instructions on				
Measurements Measured as the finished				
B	Ceilings; to skimmed plasterboard base girth > 300 mm; general areas	m2	384	

COLLECTION Page No. 3/1 Page No. 3/2 Page No. 3/3 (45) CEILING FINISHES Carried to Summary				
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<u>(41) WALL FINISHES EXTERNALLY</u>				
<u>ROOFING, CLADDING AND WATERPROOFING</u>				
<u>RIGID SHEET COVERINGS AND DECKING</u>				
<u>Aprons/sills</u>				
A	Replace existing window sills with new PPC Aluminium over-cills (40mm overhang) with welded end-caps.	nr	41	
<u>WOODWORK</u>				
<u>IRONMONGERY, ACCESSORIES AND SUNDRIES</u>				
<u>Provide for the external thermal insulation of existing masonry walls using Kingspan Kooltherm K5 External Wall Board. The system must hold a valid NSAI Agrément Certificate for use in Ireland and be installed by a manufacturer-approved specialist. Before works commence, a comprehensive pre-installation survey must be conducted to assess the substrate's structural integrity, surface flatness, and moisture levels. The contractor is responsible for identifying and remediating any existing dampness, structural cracking, or loose render, and ensuring the substrate is clean and fit for adhesive bonding. Polymer-modified base coat with glass fibre mesh followed by a silicone/silicate-based breathable decorative render (Color: Off White).</u> <u>Replace existing window sills with new PPC Aluminium over-cills (40mm overhang) with welded end-caps. Perimeter sealing of windows/doors with low-modulus mastic. Install specialized corner beads, stop beads, expansion joints, and overhanging verge trims at the roofline. Final re-installation of all pipes, lights, and external fixtures. Include for all reveals and heads.</u>				
<u>Insulation;thermal</u>				
B	<300mm wide	m2	39	
C	>300mm wide	m2	699	

COLLECTION Page No. 4/1 (41) WALL FINISHES EXTERNALLY Carried to Summary				
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<u>(47) ROOF FINISHES</u>				
<u>ROOFING, CLADDING AND WATERPROOFING</u>				
<u>RIGID SHEET COVERINGS AND DECKING</u>				
Provide and install proprietary insulated metal roof panel system, type Kingspan KS1000 RW or equal approved, comprising factory-bonded steel outer sheet and liner sheet with rigid PIR insulation core, overall panel thickness 100 mm. Panels to have trapezoidal external profile with minimum cover width 1000 mm, finished in fastedysapplied deep polyester or plastisol				
Panels to be fastened with the supporting self-drilling/self-tapping fasteners in accordance with the manufacturer's instructions. Include for side-lap stitching screws, sealants, fillers, closures and all necessary weatherproofing weatheright roof system a complete				
Workings, include for all barge ends, ridge eaves closures, filler blocks, sealants and proprietary trims. Allow for cutting panels to length, forming openings for roof penetrations where required, and making good around services and				
Approved specialist contractor to be employed in accordance with the manufacturer's recommendations. Include for all labour, materials, plant, lifting equipment, access and all associated sundries necessary to complete the works.				
Gutters				
A	proprietary kingspan gutters to Architect's specification; girth 300 - 450 mm	m	111	
Valleys				
B	Proprietary Kingspan valleys; girth 300 - mm; raking	m	12	
Eaves				
C	Proprietary Kingspan eaves to Architect's specification; girth 300 - 450 mm	m	111	
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			5/1	

(Cont) ROOFING, CLADDING AND WATERPROOFING				
(Cont) RIGID SHEET COVERINGS AND DECKING				
(Cont) Provide and install proprietary insulated metal roof panel system, type Kingspan KS1000 RW or equal approved, comprising factory-bonded steel...				
Verges				
A	Proprietary Kingspan Verges to Architect's specification; girth 300 - 450 mm; raking	m	37	
Ridges				
B	Proprietary Kingspan Ridges to Architects specification; girth 300 - 450 mm	m	49	
Hips				
C	Proprietary Kingspan hips to Architect's specification; girth 300 - 450 mm; raking	m	14	
<u>Coverings</u>				
D	sloping; > 15 - < 25 degrees; > 300 mm	m2	384	
FLEXIBLE SHEET METAL COVERINGS				
Provide and fix Code 5 milled lead flashings and counter flashings in accordance with the recommendations of the Lead Sheet Association and the manufacturer's instructions. Lead to be fixed in lengths not exceeding recommended sizes and secured with approved pegs, clips				
Edg abutments to be overcast and dressed or chased into masonry joints as required. Counter flashings to be inserted into prepared chases in masonry and pointed to complete the roof gutter to form a				
Works to laps, use of enders, masonry and walled necessary details to suit abutments, upstands, parapets and roof penetrations. Include for cutting chases, wedging, pointing, finishing and making good to				
Access equipment and, materials supplied, sundries necessary to complete the installation of lead flashings and counter flashings.				

(Cont) ROOFING, CLADDING AND WATERPROOFING (Cont) FLEXIBLE SHEET METAL COVERINGS Flashings				
A	Code 5 lead flashing and counter flashings ; girth 300 - 450 mm	m	40	
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COLLECTION Page No. 5/1 Page No. 5/2 Page No. 5/3 (47) ROOF FINISHES Carried to Summary				
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COLLECTION Page No. 6/1 (59) MECHANICAL INSTALLATIONS Carried to Summary				
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COLLECTION Page No. 7/1 (69) ELECTRICAL INSTALLATIONS Carried to Summary				
Conor O'Donovan & Co	7/2			

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TOTAL AMOUNT TO FORM OF TENDER	
Note: This Bill of Quantities contains pages numbered 1/1 to 7/2.	
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