



T.G. LENIHAN & CO
CONSULTING ENGINEERS
Kanturk, Co Cork

TENDER PRICING DOCUMENT

FOR

The Thermal Insulation & relining of Flat Roof

At

Cork College of FET – Mallow Campus,

West End, Mallow, Co. Cork

For

Mallow Campus

August 2026

Project Overview

The works comprise the safe removal of an existing rooftop water tank, associated pipework and support structure, complete strip-out of the existing roof coverings down to the structural deck, preparation of the deck for future waterproofing works, and the provision of a new pump house enclosure.

Access, Scaffolding & Site Establishment

Provide all necessary scaffolding to access the roof approximately 8.5m above ground level. Scaffolding shall be secured, inspected, tagged and maintained throughout the works. Heras fencing shall be installed around the scaffold outside working hours. Include all welfare, signage, safety measures and site establishment costs.

Water Tank Removal

Coordinate with Michael Walsh Plumbing for drainage of the tank. Following drainage, cut the tank into manageable sections, remove from roof level, transport off site and dispose of at a licensed waste facility. No remnants of the tank shall remain following completion.

Pipework & Support Removal

Remove all pipework feeding to and from the tank together with all associated brackets, supports and fixings. Remove tank support stubs to roof deck level and leave the deck free of projections.

Roof Strip-Out

Remove and dispose of top two roof linings comprising bituminous membrane and PVC single-ply membrane. Dispose of all waste in accordance with statutory requirements.

Roof Deck Preparation

Clean and prepare the existing asphalt covered roof deck, leaving a sound and unobstructed surface suitable for future sealing and waterproofing works.

Pump House Installation

Provide and install a new pump house enclosure. Final location to be confirmed with the Employer's Representative prior to commencement.

Pricing Schedule

Item	Description	Qty	Rate (€)	Amount (€) excluding VAT
1.	Preliminaries, Insurances, H&S, Supervision, Access, Scaffolding & Site Establishment	1		
2.	Water Tank Removal & Disposal	1		
3.	Pipework Removal	1		
4.	Flashing detail from roof to wall	72m		
5.	Roof Covering Strip-Out	351.5m ²		
6.	Rewire roof	351.5m ²		
7.	Insulation (Bauder)	351.5m ²	PC Sum	€86,000
8.	Pump House Installation	1		
9.	Remove fascia & gutter and replace	68.5m		

Exclusions

- Tank drainage by Micheal Walsh Plumbing
- New water tank installation
- New plumbing services and pumps
- Electrical works
- Structural repairs identified after strip-out
- Asbestos removal
- Temporary water supplies

Tender Summary

Subtotal: €_____

Overheads & Profit: €_____

VAT: €_____

Tender Total: €_____

Assumptions

The roof structure is assumed to be structurally sound. No asbestos-containing materials are present. Adequate site access is available throughout the contract period.