

M&E Services Pricing Document (T1)

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kcetb
Bord Oideachais agus Oiliúna
Chill Chainnigh agus Cheatharlach
Kilkenny and Carlow
Education and Training Board

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EnerJ Building Services Engineering
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EnerJ
BUILDING SERVICES ENGINEERING

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1. –Preliminaries

Line Item	Description	Total Cost (€)
1.	Mobilisation of contractor management, supervision, labour and staff, including site establishment, attendance at site meetings and coordination with the Employer's Representative.	€
2.	Carry out the works in accordance with the tender drawings, pricing document, specification, statutory requirements, Building Regulations, applicable Irish Standards, manufacturer's instructions and good industry practice.	€
3.	Allow for insurances, bonds, health and safety compliance, method statements, risk assessments, PSCS duties where applicable and all statutory obligations.	€
4.	Provide scaffolding, access platforms, lifting equipment, hoisting, tools, plant, temporary protection, temporary lighting, vehicles and all support facilities required to complete the works.	€
5.	Protect existing building fabric, equipment, services, finishes, floors and retained plant during the works.	€
6.	Carry out detailed site survey and verification of existing gas, LPHW, electrical, controls, condensate, drainage and flue services before disconnection or alteration.	€
7.	Allow for programming, sequencing, shutdown planning, school liaison, out-of-hours or holiday-period working where required, and maintenance of safe access and escape routes.	€
8.	Prepare working drawings, builders work drawings, technical submittals, equipment schedules, controls schematics, lifting plans and coordinated installation details.	€
9.	Allow for all isolations, drain-downs, purging, temporary caps, testing, recommissioning and phased return to service.	€
10.	Provide record drawings, O&M manuals, certificates, warranties, commissioning records, valve charts, electrical schedules and Safety File information.	€
11.	Keep the work areas clean and safe; remove all waste and redundant plant from site through licensed waste routes.	€
12.	Allowance for any other item not specifically scheduled but required for complete, safe and operational installation. Tenderer to identify any such allowance.	€
	Sub Total for Section 1 Preliminaries	€

2. Mechanical services – Demolition Works [M-100]

Line Item	Description	Total Cost (€)
1.	Isolate, drain down, electrically isolate, disconnect and make safe the existing boiler plant and associated services in accordance with an agreed shutdown plan.	€
2.	Decommission, dismantle, remove from site and lawfully dispose of 3 No. existing boilers, associated shunt pumps, local flow and return pipework, valves, fittings and condensate connections.	€
3.	Remove the existing common boiler flue system in its entirety, including branches, supports, terminal and weathering components, while protecting the existing roof construction.	€
4.	Disconnect and strip back existing gas pipework to the agreed retained connection point; purge, cap and test retained gas services by a competent Registered Gas Installer.	€
5.	Remove all redundant oil lines, valves and fittings, including draining, cleaning and disposal of residual oil and contaminated materials.	€
6.	Strip back existing high-level boiler flow and return pipework to suit the new installation, retaining only the agreed system headers and distribution circuits.	€
7.	Disconnect and remove the existing boiler MCC/control panels, redundant controls wiring, strap-on temperature sensors and associated accessories not required for reuse.	€
8.	Remove existing boiler fire extinguishers and support brackets where indicated and hand to the Client or dispose of as directed.	€
9.	Replace all existing heating-circuit pump sets serving General Purpose Area, Library, South West and North East circuits as indicated; include isolation, disconnection and removal of existing pumps.	€
10.	Remove 3 No. existing 3-port control valves and actuators, including pipework alterations, wiring disconnection and reconnection, and commissioning.	€
11.	Replace existing strap-on temperature sensors on all heating circuits and provide new pockets/sensors where indicated on the drawings.	€
12.	Provide a separate unit rate for replacement of one existing gate valve on the retained header where found to be passing or defective.	€
	Sub Total for Section 2: Mechanical services – Demolition Works	**€**

3. Mechanical Services – New Boiler Plant Installation [M-101]

Line Item	Description	Total Cost (€)
1.	Supply, install and commission 4 No. high-efficiency gas condensing boilers B.01–B.04, each approximately 103.9 kW at 80/60°C, total cascade output approximately 415.6 kW, complete with manufacturer's cascade frame/header assembly and standard accessories.	€
2.	Provide all boiler local isolation valves, drain cocks, non-return valves, safety valves, dirt separators, pressure/temperature gauges, automatic air vents and connection kits required for a complete installation.	€
3.	Provide new primary boiler circulation pumps and boiler branch pipework between the cascade assembly and hydraulic separation / plate heat exchanger arrangement.	€
4.	Supply and install plate heat exchanger HEX.01 complete with isolation valves, strainers, gauges, vents, drains, supports and all primary/secondary connections.	€
5.	Provide new packaged pressurisation/autofill unit PU.01, expansion vessel(s), pressure-reducing arrangement, safety devices and anti-gravity loop; connect to retained cold-water make-up feed.	€
6.	Provide magnetic dirt separation / filtration, dosing pot across the flow and return header, drain points and chemical treatment connections.	€
7.	Modify and connect new LPHW flow and return pipework to the retained existing headers, including supports, expansion allowance, vents, drains and insulation.	€
8.	Supply and install replacement heating-circuit pumps generally as scheduled: P.01 Library, P.02 South West, P.03 General Purpose Area and P.04 North East; final selections to meet existing duty and 12 m maximum head.	€
9.	Replace / reconnect, actuators, bypasses, balancing valves, thermometers and temperature sensors serving retained circuits as shown.	€
10.	Extend the existing Ø50 mm gas line at high level and provide a new gas header with Ø20 mm final connection to each boiler, including isolation, proving, supports, identification and painting to match retained services.	€
11.	Provide new Ø200 mm common boiler flue header, boiler branches, vertical riser, supports, condensate management, roof terminal and all proprietary components required by the boiler/flue manufacturer.	€
12.	Provide boiler condensate pipework to suitable drain, including traps, supports, neutralisation where required and testing.	€
13.	Provide all pipework insulation and removable valve/equipment jackets, including proprietary jackets to valves above 32 mm, complete with identification labels and flow arrows.	€
14.	Allow for lifting, positioning, assembly, alignment, access clearances and all manufacturer attendance required for the boiler cascade and associated plant.	€
	Sub Total for Section 3: New Boiler Plant Installation	**€**

4. Mechanical Services – Boiler Cascade Schematic and Controls [M-102]

Line Item	Description	Total Cost (€)
1.	Provide complete boiler cascade sequencing controls, including master/slave operation, cascade temperature sensor, boiler enable, lead/lag rotation, stage control, run/trip monitoring and frost protection.	€
2.	Provide new plantroom control panel MCC.01 complete with isolators, starters, protective devices, controls relays, terminals, labels, panel schematics and all components necessary to serve the new boilers, pumps, valves, sensors and pressurisation unit.	€
3.	Provide individual Hand/Off/Auto control, run and trip indication for boiler cascade, P.01–P.04 and PU.01, together with summer/winter control and high/low limit indication as shown.	€
4.	Provide external air temperature sensor, frost thermostat, cascade flow/return temperature sensors, heating-circuit temperature sensors and all associated pockets, wiring and controls accessories.	€
5.	Provide interlocks between boiler cascade, primary pumps, secondary circuit pumps, gas safety system, flue proving / boiler safeties, pressurisation unit and emergency shut-off arrangements.	€
6.	Provide a remote boiler/heating control panel in the Principal's Office / main reception area with 5 zones, weekly time programmer and 1-hour / 2-hour / 3-hour boost function for individual zones.	€
7.	Provide all control cabling, containment, field devices, termination, labelling and testing between MCC.01, boilers, pumps, valves, sensors and remote panel.	€
8.	Coordinate the control methodology with the boiler manufacturer and specialist controls contractor, including weather compensation, optimum start/stop where available and boiler return-temperature protection.	€
9.	Provide full points list, panel wiring diagrams, cause-and-effect / sequence-of-operation documentation and final commissioned settings.	€
	Sub Total for Section 4: Boiler Cascade Schematic and Controls	**€**

5. Electrical services – (E-100)

Line Item	Description	Total Cost (€)
1.	Electrical preliminaries, survey of existing supplies, isolation planning, lock-out/tag-out, proving dead and safe disconnection of electrical services affected by the works.	€
2.	Disconnect and remove the existing boiler MCC / controls panel and redundant associated wiring, containment and accessories, while retaining identified live supplies and services.	€
3.	Confirm suitability of the existing mains feed cable for reuse to serve new MCC.01; test, identify and reconnect where suitable. State any qualification or required replacement separately.	€
4.	Supply, install, fit out and connect new plantroom MCC.01 in accordance with mechanical schematic M-102 and the specialist controls requirements.	€
5.	Provide new mains power circuits and local lockable rotary isolators for boilers B.01–B.04, generally 10 A each, including containment, cabling, glands, terminations and labels.	€
6.	Provide new mains power circuit and local rotary isolator for pressurisation/autofill unit PU.01, generally 10 A, including all associated containment and wiring.	€
7.	Provide new mains power circuits and local rotary isolators for pumps P.01–P.04, generally 16 A each, including all associated containment and wiring.	€
8.	Provide power supply and controls wiring to plate heat exchanger equipment, gas detection / emergency shut-off equipment, actuators, sensors, flue or boiler auxiliaries and all other field devices shown or required.	€
9.	Provide control cabling from MCC.01 to the remote boiler control panel at main reception / Principal's Office, using existing containment routes where suitable and coordinating with retained school boiler controls.	€
10.	Provide all containment, supports, fire-rated cable penetrations, fire stopping, identification, circuit schedules and engraved labels.	€
11.	Provide earthing and bonding of all new boilers, pipework, flue components, MCC, pumps and metallic services as required by I.S. 10101.	€
12.	Inspect, test, certify and commission all electrical works; provide test certificates, updated panel schedules, schematics and as-installed drawings.	€
	Sub Total for Section 5: Electrical Services – E-100	**€**

6. Builders Works, Fire Stopping and Making Good [BW-100]

Line Item	Description	Total Cost (€)
1.	Remove the existing timber covering and all loose material from the services pit / floor opening; clean and prepare the existing concrete substrate.	€
2.	Provide temporary non-combustible shuttering or permanent high-density mineral-wool backing to the service opening in accordance with the selected tested fire-sealing system.	€
3.	Provide proprietary castable fire-rated sealing screed around all existing service penetrations, minimum 100 mm depth unless a greater depth is required by the tested manufacturer's detail.	€
4.	Provide all required collars, wraps, sealants, insulation continuation details and corrosion protection to services passing through the sealing system.	€
5.	Continuously fill all gaps and voids around services and at the perimeter, maintaining tested separation distances and finishing flush or slightly proud of the adjacent floor.	€
6.	Provide a separate load-rated, bolted and gasketed removable inspection hatch approximately 1000 x 1350 mm, including 6 mm chequer plate, lifting handles, fixing bolts, rubber D-seal and galvanised support frame.	€
7.	Seal all existing service pop-ups using a suitable tested fire-rated screed / penetration sealing system and make airtight against low-level gas migration.	€
8.	Form new roof penetration for the boiler flue, including trimming/support where required, upstands, flashings, weathering, proprietary roof seals and making good.	€
9.	Seal and make good the redundant existing boiler flue roof penetration, including reinstatement of roof build-up and warranty-compatible weatherproofing.	€
10.	Provide all drilling, cutting, forming and making good for mechanical and electrical services, including supports, Unistrut, brackets, secondary steelwork and equipment bases.	€
11.	Provide safe roof access, edge protection / fall restraint, temporary weathering and all access equipment required for roof and high-level flue works.	€
12.	Provide fire stopping to all new or disturbed penetrations through fire-rated walls, floors and compartments, with photographic records and installer certification.	€
13.	Make good all disturbed walls, floors, ceilings, coatings and finishes and remove all builders waste from site.	€
	Sub Total for Section 6: Builders Woks	**€**

7. Testing, Commissioning, Documentation and Handover

Line Item	Description	Total Cost (€)
1.	Pressure test all new and modified LPHW pipework, gas pipework where applicable, condensate and drainage connections; provide signed test records.	€
2.	Flush and chemically clean the heating system as required, clean strainers and magnetic filters, dose with approved inhibitor and provide final water-treatment analysis.	€
3.	Commission the boiler cascade, primary pumps, plate heat exchanger, secondary pumps, pressurisation equipment, expansion vessels, safety devices and hydraulic settings.	€
4.	Carry out gas soundness testing, purging, appliance commissioning and combustion analysis by competent registered personnel; provide certification.	€
5.	Inspect and test the full flue system, supports, falls, joints, condensate drainage, terminal clearances and roof weathering; provide manufacturer / installer certification.	€
6.	Functionally test all controls, safety interlocks, alarms, emergency shut-off, gas detection, frost protection, summer/winter modes, remote panel and zone boost functions.	€
7.	Provide complete O&M manuals, manufacturers literature, warranties, commissioning records, certificates, panel schematics, points lists, valve schedules and settings.	€
8.	Provide as-installed mechanical, gas, flue, condensate, electrical and controls drawings, together with photographic records of concealed fire-stopping and pit-sealing works.	€
9.	Provide Client demonstration and training on operation, shutdown, isolation, alarms, controls, filter cleaning, pressurisation and routine maintenance.	€
10.	Provide all Safety File information and close-out documentation required by the Employer's Representative prior to Practical Completion.	€
	Sub Total for Section 7: Testing, Commissioning, Documentation and Handover	**€**

1. Summary

Line Item	Description	Total Cost (€)
1	Section 1: Preliminaries and General Requirements	€
2	Section 2: Mechanical Services – M-100	€
3	Section 3: Mechanical Services – M-101	€
4	Section 4: Mechanical Services – M-102	€
5	Section 5: Electrical Services – E-100	€
6	Section 6: Builders Works – BW-100	€
7	Section 7: Testing, Commissioning and Handover	€
Electrical Services – Net Tender Sum		€
	VAT @ 13.5%	€
	Total Tendered Amount Inclusive of VAT	€

Signed : ..... **For and on behalf:** .....

Name : ..... **Position:** .....

Date: .....

2. Freedom Of Information Act

The Department proposes that the following information relating to this tender will be made available on request under the Freedom of Information Act, 1997:
(a) Name of successful Tenderer
(b) Reasons for non-acceptance of the enquirer's tender
The Contracting Authority undertakes to hold confidential any information provided in this tender subject to:
(1) Disclosure of the information specified at (a) and (b) above as liable for release to the public and
(2) The Contracting Authority's obligations under law, including the Freedom of Information Act which came into law on 21st April 1998.
Tenderers are asked to consider if any of the information supplied with this offer should not be disclosed because of its sensitivity, (other than that referred to at (a) and (b) above). If this is the case, Tenderers should when providing such information, identify same and specify the reasons for it sensitivity. The Contracting Authority will consult with Tenderers about potentially sensitive information before making a decision on any request received under the Freedom of Information Act, 1997.
If a Tenderer considers that ANY of the information supplied is of a sensitive nature, a statement to effect should be made.

3. Schedule Of Alternative Manufacturers

Item	Model	Manufacturer	Credit if accepted €
Total:			

The credit is deemed to include labour, profit and overheads but exclude M.C.D. and V.A.T.

Signed:		**Date:**	
Company:			

4. List Of Proposed Subcontractors

The Contractor shall list below details of those Sub-Contractors he wishes to employ in the execution of the Contract Works.

Description of Works	Name and Address of Proposed Subcontractor

Signed:		**Date:**	
Company:			

5. Schedule Of Net Hourly Wage Rates

Operative	Net Hourly Wage Rate
Foreman	
Charge hand	
Electrician	
Apprentice	
Labourer	
Other	

Signed:		Date:	
Company:			

6. Schedule Of Daywork Rates

The Contractor shall list below his percentage on-cost for overheads, establishment and profit on labour, material and plant if he should be instructed during or prior to the commencement of the defects liability period to carry out day work.

Item	% for overheads, establishment & profit

Signed:		**Date:**	
Company:			