

OUTLINE SPECIFICATION

EMERGENCY WORKS

at

St. Vincents Special School

Navan Road

Dublin 7



July 2026

Relocation of Home Economics Room (Class 11 & 3)

Project Objective :

Relocate the Home Economics Room for the school from the first floor room (Classroom 11), which is inaccessible to wheelchair users, to a universally accessible room (Classroom 3) at ground floor level.

Reconfigure and fit-out the existing Classroom 11 as a general purpose 'Life Skills' classroom, complete with standard toilet facilities and one-to-one 'Life Skills' room.

Reconfigure and fit-out the existing Classroom 3 as a new Home Economics classroom, complete with all necessary fixtures and fittings, and direct yard access.

Scope of Works :

Strip out the existing Classroom 11. Remove all existing fixtures, fittings and finishes.

Construct new partition walls to form one-one tuition room and WC cubicles.

Provide new steel faced fire escape door, with panic bolt and secure locking system to access balcony escape.

Provide new double glazed aluminium windows to classroom to suit.

Classroom, WC cubicles and one-to-one room to be fully fit out to Department of Education standards, complete with new ceilings, new Marmoleum floor finishes, new doors, new joinery, new wall finishes, white board, etc.

Reconfigure electrical switches and light fittings, as necessary.

Reconfigure existing services, including relocation of existing Classroom 11 radiator and new radiators to new rooms.

Strip out the existing Classroom 3. Remove all existing fixtures, fittings and finishes.

Form a new external door opening, within the existing window frame structure, for direct access to the yard. Provide new double glazed aluminium doors and windows to classroom to suit.

Classroom 3 to be fully fit out to Department of Education standards for a Home Economics Room complete with kitchen appliances extract, new ceilings, new Marmoleum floor finishes, new joinery, new wall finishes, white board, etc.

Reconfigure electrical switches and light fittings, as necessary.

Reconfigure existing services, including relocation of existing radiators and new radiators, as necessary.



Classroom 11 – Exit door to balcony



Classroom 11 – View of existing 1950s cupboards & windows



Classroom 3 – View of existing fit-out & exterior wall



Classroom 3 – Exterior view of wall for new external door



Classroom 3 – Exterior view existing toilets

Relocation of Home Economics Room (Class 11 & 3)

Item	Description	Quantity	Unit	Rate	Total €
1	Contractor Preliminaires	0.10	%		
2	Contractor Overhead @	0.05	%		
3	Design	1.00	item		
4	Contingency allowance for unforeseen works @ 5%	0.05	%		
5	Strip out existing Classroom 11 – remove fixtures, fittings, finishes	1	item		
6	Strip out existing Classroom 3 – remove fixtures, fittings, finishes	1	item		
7	Remove existing flooring finishes (Classroom 11)	48	m2		
8	Remove existing flooring finishes (Classroom 3)	70	m2		
9	Stud partitions (WC + 1:1)	44	m2		
10	Change glazing to external wall to include 1000mm external door, , Making good following removal of existing door, Allowance for commercial grade aluminium to 1.2 U value (Cl.3)	1	PC Sum		
11	Change classroom entrance door wall to include 1000mm vision panel, Making good following removal of existing door, Allowance for FD60 Single opening door with vision panel (Cl.3)	1	item		
12	Change classroom entrance door wall to include 1000mm vision panel, Making good following removal of existing door, Allowance for FD60 Single opening door with vision panel (Cl.11)	1	item		
13	Internal Non-Fire rated Door sets including ironmongery to Cl.11	3	nr		
14	Suspended acoustic ceiling to Cl.11	40	m2		
15	Suspended acoustic ceiling to Cl.3	70	m2		
16	Flooring				
17	Marmoleum floor Cl.11	47	m2		
18	Marmoleum floor Cl.3	70	m2		
19	Vinyl to WCs	9.2	m2		
20	Melamine base cabinets (Home Ec)	36	nr		
21	PVC wrapped doors 600mm (Home Ec)	12	nr		
22	Heavy duty Laminate worktop (Home Ec)	19	m		

23	Allowance for decoration of remainder of walls and making good	1.00	PC Sum		
24	LED fittings (Cl.11)	5	nr		
25	LED fittings (Cl.3)	9	nr		
26	General sockets (both rooms)	30	nr		
27	Dedicated appliance circuits	7	nr		
28	Data outlet allowance	2.00	nr		
29	Relocation of radiators	4	nr		
30	New radiators to existing system (allowance)	2	nr		
31	Toilets (Life Skills WC)	2	nr		
32	DDA Toilet (Home Ec)	1	nr		
33	Hand drier	3	nr		
34	Soap Dispensers	3	nr		
35	Hand/toilet towel dispensers	6	nr		
36	Sinks (Home Ec)	6	nr		
37	Taps (Home Ec)	6	m		
38					
39	Single fridge	1.00	nr		
40	Single freezer	1.00	nr		
41	Double Oven	2.00	nr		
42	Hob	5.00	nr		
43	Extract fan + ducting (Home Ec)	1	PC Sum		
44	Canopy hoods	5.00	nr		
45	Dishwasher	1.00	nr		
46	Dryer	1.00	nr		
47	Washing machine	1.00	nr		
48	Microwave	5.00	nr		
Estimated Construction Sub Total					
VAT @ 13.5%					
Total Estimated Construction Cost					

Ambulant Accessible WC

Project Objective :

Provide an appropriate level of ventilation and cooling to the Snoezelen Multi-Sensory Room.

Reconfigure the existing WC to provide Ambulant Disabled access dimensions.

Scope of Works :

Break out existing 225mm concrete block wall between WC and Snoezelen.

Provide new lintel/beam over opening to support 225mm blockwork overhead.

Construct new 100mm blockwork wall in lieu of 225mm wall, complete with sand/cement and skim finish both side.

Replace all existing WC fixtures and fittings, including WC pan , Wash hand basin, hand dryer, soap dispenser, toilet roll dispenser, etc.

Relocate existing high level radiator to face of new wall, as necessary.

Replace encasement of services duct with timber and plasterboard.

New powder coated aluminium double glazed window to Snoezelen room within existing ope with solid panel for ventilation extract grille.

New Daikin fully flat recessed cassette unit fitted in Snoezelen ceiling and ducted to external grille.

New ceiling to Snoezelen and WC.

New wall paint finishes to Snoezelen and WC.

New Marmoleum flooring to Snoezelen and WC.

Vinyl skirtings to WC.

Softwood skirtings to Snoezelen.

Reconfigure electrical switches and lighting, as necessary.



Interior view of existing WC with duct, WHB and toilet roll holder compromising the usable width.



Interior view of existing WC with duct, WHB and toilet roll holder compromising the usable width.



Interior view of existing WC with duct, WHB and toilet roll holder compromising the usable width.

Ambulant Accessible WC

Item	Description	Quantity	Unit	Rate	Total €
1	Contractor Preliminaires	0.10	%		
2	Contractor Overhead	0.05	%		
3	Design	1.00	item		
4	Contingency allowance for unforeseen works @ 5%	0.05	%		
5	Break out existing 225mm concrete block wall between WC and Snoezelen.	1	item		
6	New lintel/beam over opening to support 225mm blockwork overhead.	1	item		
7	Construct new 100mm blockwork wall in lieu of 225mm wall, complete with sand/cement and skim finish both side.	1	item		
8	Replace encasement of services duct with timber and plasterboard.	1	item		
9	Suspended acoustic ceiling to Cl.11	5	m2		
11	Vinyl to WCs	5	m2		
13	Allowance for decoration of remainder of walls and making good	1.00	PC Sum		
15	Relocate existing high level radiator to face of new wall, as necessary.	1	item		
16	DDA Toilet Set (Toilet, Basin, Tap Bars)	1	nr		
17	Hand dryer	3	nr		
18	Soap Dispensers	3	nr		
19	Hand/toilet towel dispensers	6	nr		
Estimated Construction Sub Total					
VAT @ 13.5%					
Total Estimated Construction Cost					

Snoezelen Ventilation

Project Objective :

Provide an appropriate level of ventilation and cooling to the Snoezelen Multi-Sensory Room.

Scope of Works :

A combined MVHR and heat pump unit is proposed that provides both ventilation and active cooling. The unit is to be positioned in the boiler room on the roof above the Snoezelen. The ducting for supply and extract to the room will be completed by coming into the ceiling void area via the floor of the plantroom and terminate in ceiling diffusers in the room. The primary ducting to outside will be to the external walls of the boiler/plant room on the roof and will terminate to wall louvres.

The ducting will be metal spiro and must be insulated with 50mm foil-backed duct wrap for vapour control and energy efficiency.

The unit and controls are fully automated and self-sufficient. Once commissioned correctly and the desired room temperatures are selected the unit utilises the rotary wheel heat exchanger and integral heat pump to optimise energy consumption and give the desired room conditions.

A new powder coated double glazed aluminium window to be fitted into the existing ope. New ceiling, flooring, skirting and decoration to be provided, as necessary.

Electrical supply, switches and lighting, to be reconfigured as necessary.

Based on room design occupancy the ventilation unit will be able to serve 8-10 l/s of fresh air per person in the room in regular ventilation mode. This typically operates on a demand control basis versus CO2 level in the non-cooling period. During active cooling the system has the capacity to increase the flow rate to improve the air change rate and cooling capacity. The max nominal flow rate of the proposed unit is 450 m³/h.

There will be 2no external wall louvres positioned on the external walls of the plant/boiler room on the roof, above the Snoezelen room. These will be fed by a 160mm diameter duct and the face dimensions of the louvre will be a nominal 200x200mm (with flanges 232x232mm)

The duct layout will be directly from the ceiling of the Snoezelen to the combined MVHR unit and to external louvers on the face of the plant room above. Exact locations to be determined. Motorised fire dampers will be fitted at the 2no duct penetrations through the floor of the plantroom to the Snoezelen below.

The cooling condenser will be located inside the MVHR unit which is proposed to be housed in the plant room on the roof directly above the Snoezelen room.



Snoezelen – Interior view of room with no ventilation.



Snoezelen – Interior view of room with no ventilation.

Snoezelen Ventilation

Item	Description	Quantity	Unit	Rate	Total €
1	Demolitions, ope forming & waste removal	1.00	Sum		
2	Supply & fit a combined MVHR and heat pump unit, ducted from boiler room above Snoezelen with 160mm diameter insulated metal spiro.	1.00	Sum		
3	Electrical works and controls	1.00	item		
4	Supply and fit new double glazed aluminium window (min. U-value 1.2 w/m2k) to existing ope.	1.00	Sum		
6	Reform ceiling with vents	1.00	Sum		
7	Painting & decoration	1.00	Sum		
Estimated Construction Sub Total					
VAT @ 13.5%					
Total Estimated Construction Cost					

First Floor Fire Escape

St. Vincents Special, Navan Road, Dublin 7

Project Objective :

Provide alternative fire escape access from Classroom 11 via the first floor balcony, with a steel external fire escape stairs.

Scope of Works :

Provide a steel faced fire escape door with panic bolt to existing external door opening, leading to first floor balcony.

Provide new flat roof membrane and paving to balcony flat roof.

Form new opening in flat roof brick parapet wall to facilitate fire escape stairs.

Install new galvanised and painted steel fire escape stairs with concrete infill threads to the end of the building, complete with structural support posts, foundation bases, etc.

Provide concrete base and pavements to pathway serving new fire escape stairs.

Provide signage and ground marking for escape stairs.



Exterior view of the balcony outside Classroom 11, from ground level, with storeroom window to be blocked up to allow fire escape stairs to pass.



Exterior view of the balcony outside Classroom 11, from balcony level, with existing roof finishes and roof access ladder

First Floor Fire Escape

Item	Description	Quantity	Unit	Rate	Total €
1	Contractor Preliminaires	0.10	%		
2	Contractor Overhead	0.05	%		
3	Design	1.00	item		
4	Contingency allowance for unforeseen works @ 5%	0.05	%		
5	Change existing door to FD60 steel-faced escape door, panic bolt and secure locking system to access balcony escape. (Cl.11)	1	item		
6	Change existing door to FD60 steel-faced escape door, panic bolt and secure locking system to access balcony escape. (Cl.11)	1	item		
7	Allowance for new opening in flat roof brick parapet wall to facilitate fire escape stairs.	1	item		
8	Install new galvanised and painted steel fire escape stairs with concrete infill threads to the end of the building, complete with structural support posts, foundation bases, etc.	1	PC Sum		
9	Provide concrete base and pavements to pathway serving new fire escape stairs.	1	item		
10	Provide signage and ground marking for escape stairs.	1	item		
11	Blocking up of slot window for fire separation.	1	item		
12	Brick outer wall finish.	1	item		
13	Provide for an extract vent to the store in lieu of the window	1	item		
14					
15					
Estimated Construction Sub Total					
VAT @ 13.5%					
Total Estimated Construction Cost					