

Term Maintenance Contract For
WINDOW & EXTERNAL DOOR
REPLACEMENT/REPAIR/MAINTENANCE
OF COUNCIL HOUSES

2026-2028

Volume C - Pricing Document

Wicklow County Council
County Buildings
Co. Wicklow

Phone: 0404 20100

Preamble to Pricing Document Rates

1. General Directions

Tenderers are required to enter rates and or prices for each individual item listed in these schedules and calculate the total cost of the contract using the notional amounts. These rates/prices shall be entered by the Council into a Comparative Nominal Cost table as indicated in the Instructions to Tenderer's to enable the Council to evaluate tenders. The contractor is required to sign and insert the Company name on each page of the Pricing Document(s). Prior to the insertion of Rates and prices in this Volume, Tenderers shall refer to all aspects of Volume A - Works Requirements and Specification.

2. Item Coverage

The rates/prices entered in this Pricing Document shall be deemed to be the full inclusive value of the work covered by the several items including the following, unless expressly stated otherwise:

- I. Insurances required for the works.
- II. Acceptance of appointment of Project Supervisor Construction Stage and all duties, requirements and obligations in terms of the Safety, Health and Welfare at Work Act 2005 and Safety, Health and Welfare at Work (Construction) Regulations 2006 & Amendment Regulations 2013
- III. Travel and all other labour allowances.
- IV. Health & Safety Requirements
- V. Establishment charges, overheads and profit
- VI. Provision and use of works vehicle(s) including all, fuel, maintenance and running costs.
- VII. The supply of materials, goods, storage and costs In connection therewith including delivery to Site. Taking delivery of materials and goods supplied by others, unloading, storage, and costs in connection therewith
- VIII. All costs related to setting up, running and maintaining a stores/depot as required by the contract.
- IX. Complying with Quality Assurance schemes and providing certificates of conformity
- X. Any necessary liaison with Utility companies, statutory undertakers or the Employers Representative.
- XI. Fixing, erecting and installing or placing of materials and goods in position
- XII. Labour, plant and material costs associated with completing each Item.
- XIII. Waste, including the collection, storage and disposal to authorised waste facilities.
- XIV. Awaiting approvals and or consents
- XV. Attendance and transport for sampling and testing carried out by the Employers Representative, tests carried out by the Contractor, supplying results of tests carried out by the Contractor and providing test certificates.
- XVI. Liaising with Council tenants
- XVII. Travelling to site, assessing the repair and satisfactorily completing the maintenance task in full
- XVIII. Requirements of Volume A-Works Requirements and Specification.
- XIX. Any other costs and expenses not specifically mentioned above but normally incurred in fulfilling requirements of a task order.

3. Pricing of Items

Each individual item shall have a rate/ price entered against it. Rates and prices shall be expressed to two decimal places. The individual item price shall be multiplied by the notional quantity amount to work out the full cost of the contract. In order to evaluate Tenderers' Ultimate Notional Cost, notional scenarios that relate to hypothetical requirements that reflect the Council's requirements are provided and are for **the purpose of evaluation only**. The number of items are **notional amounts** and **provides no guarantee of work to be awarded** under this framework agreement. It is being used purely to enable assessment of the notional cost for the framework agreement.

4. Value Added Tax.

All rates given in the schedules below shall **exclude** VAT, unless clearly stated otherwise. VAT will be payable to the Revenue Commissioners by the Local Authority.

Pricing Document-How to fill in

- 1 Please tick which Lot you wish to price for
- 2 Write the name of the Company
- 3 Fill in Pricing Document
- 4 For additional lots, print out and fill in an additional Pricing Document

Lot 1 consists of Bray and Greystones MD areas	
Lot 2 consists of Arklow and Wicklow MD area	
Lot 3 consists of Baltinglass MD area	

ONLY ONE BOX should be ticked. If you wish to price for more than one lot then print and fill out an additional Pricing Document.
The tenderer may price for 1, 2 or all 3 lots.

Name of Tenderer _____

Pricing Document

Window Pricing Schedule **uPVC Windows**

Area in m ²	0.3 m ²	0.6	0.9	1.2	1.5	1.8	2.1	2.4	2.7	Total
	€	€	€	€	€	€	€	€	€	
Single Opening										
Double Opening										
Triple Opening										
Sub-Total uPVC Windows										

WINDOW REPLACEMENT

Prices to include:

- Take down and dispose of existing window sets
- Supply and fit of new window sets to WCC specification
- All windows and doors must be fitted from internally and all associated works must be accounted for.
- The windows and doors must be behind the external reveal to ensure weatherproofing. A weatherproof seal must then be applied.
- U - Value to be 1.2 W/m² K or less, Refer to Appendix B, Section B1.06
- All associated works in making good reveals, lintels, cills, replacing cills as necessary etc.
- All necessary touch up painting, repair work etc.
- Disposal of replaced joinery in accordance with correct waste management protocol

Please note:

- Openings may be either 'top hung' or 'side hung'.
- Windows are to be priced per m² as shown above, based on external measurements taken; Inc frames & glazing. Windows which exceed the above maximum margin will be agreed in price with the engineer prior to manufacture. All prices are for supply and fit
- Pricing document to be read In conjunction with specification
- Any sizes falling within the above stated square metre shall be taken pro rata
- All Overhead Costs are deemed to be Included In the rates eg Prelims, Insurance, Travelling, PSCS Duties, Waste Disposal, Scaffolding etc.

Door Pricing Schedule

Composite Doors	Notional Amount	Unit	Price per unit in €	Sub-Total
Door & Frame Size - approx	1	item		
Solid Door & Frame 1000mm x 2100mm	1	item		
Half Glazed & Half Solid Door & Frame 1000mm x 2100mm	1	item		
One Third Glazed & Two Thirds Solid Door & Frame 1000mm x 2100mm	1	item		
uPVC Doors	Notional Amount	Unit	Price per unit in €	Sub-Total
Door & Frame Size - approx	1	item		
Solid Door & Frame 1000mm x 2100mm	1	item		
Half Glazed & Half Solid Door & Frame 1000mm x 2100mm	1	item		
One Third Glazed & Two Thirds Solid Door & Frame 1000mm x 2100mm	1	item		
Total all Doors				

Please note:

FRONT DOOR REPLACEMENT

- Cost to include 5-point locking systems, as per detailed in specification.. Cost to include letter-boxes, door knocker and number as standard Thumb Turns.
- All prices are for supply and fit
- Pricing document to be read in conjunction with specification
- Any sizes falling within the above stated square metre shall be taken pro rata
- All Overhead Costs are deemed to be included in the rates eg Prelims, Insurance, Travelling, PSCS Duties, Waste Disposal, Scaffolding etc

Door Screen Pricing Schedule

uPVC Door Screens	300mm x 2100mm	500mm x 2100mm	700mm x 2100mm	1000mm x 2100mm	
	€	€	€	€	
Solid Screen					
Half Glazed Screen					
Total Screens					

Please Note:

- All prices are for supply and fit
- Pricing document to be read In conjunction with specification
- Any sizes falling within the above stated square meter shall be taken pro rata
- All overhead Costs are deemed to be included in the rates eg Prelims, Insurance, Travelling, PSCS Duties, Waste Disposal, scaffolding etc

Term Maintenance Contract
VOLUME C PRICING DOCUMENT

WINDOWS & DOORS MAINTENANCE General						
Category	Description		Notional Amount	Unit	Price per unit in €	Total
1		Visit unit within County Wicklow within 24 hours of task order is received and identify repairs to be done including problem not listed in items above and give written recommendation immediately to the Client.	30	item		
		Sub-total General items				
WINDOWS & DOORS MAINTENANCE on uPVC Doors and Windows						
3	i	Change front and rear door locks (pair)	20	item		
	ii	Gain access to a locked house	5	item		
4	i	replace 5 point locking mechanism to door	5	item		
	ii	replace 3 point locking mechanism to door	5	item		
	iii	replace handle to door	5	item		
	iv	replace handle to window (lockable)	5	item		
	v	replace handle to window (non-lockable)	5	item		
	vi	replace patio door locking mechanism	5	item		
	vii	Repair patio door sliding mechanism	5	item		
	viii	Replace patio door sliding mechanism	5	item		
	ix	Repair letterbox	5	item		
	x	Replace letterbox	5	item		
5	i	replace hinges to window-side hung (pair)	5	item		
	ii	replace hinges to window-top and bottom hung (pair)	5	item		
	iii	replace hinges to window-side hung with fire restrictor compliant hinges 10 inch (pair)	5	item		
	iv	replace hinges to window-side hung with fire restrictor compliant hinges 12 inch (pair)	5	item		
	v	replace hinges to window-side hung with fire restrictor compliant hinges 14 inch (pair)	5	item		
	vi	replace hinges to window-side hung with fire restrictor compliant hinges 16 inch (pair)	5	item		
	vii	replace hinges to window-top and bottom hung with fire compliant restrictor hinges (pair)	5	item		
6		replacement of double glazing In external frame				
	I	0.3m ²	5	item		
	II	0.6m ²	5	item		
	III	0.9m ²	5	item		
	IV	1.2m ²	5	item		
	v	1.5m ²	5	item		
	vi	1.8m ²	5	item		
	vii	2.1m ²	1	item		
	viii	2.4m ²	1	item		
	ix	2.7m ²	1	item		
7	I	replace seals to windows-per linear metre	5	item		
	II	draught stripping to doors-per linear metre	5	item		
	III	Installation of vertical/head dpc, 300mm girth -per linear metre	5	item		
	iv	Installation of window restrictors for all material types of windows	20	item		

	v	Install air tight tape	1	Lin m		
	vi	On the internal reveal install new fixing to secure the windows	4	item		
		Sub-total uPVC Doors and Windows				
DOORS MAINTENANCE on Composite Doors						
	i	replace 5 point locking mechanism to door	5	item		
	ii	replace 3 point locking mechanism to door	5	item		
	iii	replace handle to door	5	item		
	iv	Repair letterbox	5	item		
	v	Replace letterbox	5	item		
		Sub-Total Composite Doors				
		Total of all items				
		Sub-Total Windows				
		Sub-Total Doors				
		Sub-Total Screens				
		Sub-total General Maintenance items				
		Sub-total uPVC Doors and Windows Maintenance				
		Sub-total Composite Doors Maintenance				
		Total Cost				

Please Note:

- All prices are for supply and fit
- Pricing document to be read In conjunction with specification
- All overhead costs are deemed to be Included In the rates e.g. Prelims, Insurance, Travelling, PSCS Duties, Waste Disposal, Scaffolding etc. The Contractor shall be deemed to have allowed in his pricing for travelling to the property location and assessing the fault/repair. First inspection to be within 24 hours of task order received.