

MONAGHAN COUNTY COUNCIL - Monaghan
LCDC PEACEPLUS Local Area Action Plan

Enhancement to
Existing Community Spaces-Halls Programme

PROPOSED

**Upgrade Shower Facilities and
Toilet**

AT

**Phoenix Sports Centre
Carrickmacross, Co Monaghan**

PRICING DOCUMENT SCHEDULE OF WORKS



PEACEPLUS
Northern Ireland - Ireland

Co-funded by the



European Union



UK Government



Rialtas na hÉireann
Government of Ireland



Northern Ireland
Executive
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Comhairle Contae Mhuineacháin
Monaghan County Council

A project supported by PEACEPLUS; a programme managed by the Special EU Programmes Body (SEUPB)

			MONAGHAN COUNTY COUNCIL - Monaghan LCDC PEACEPLUS Local Area Action Plan Enhancement to Existing Community Spaces-Halls Programme PROPOSED UPGRADE SHOWER FACILITIES AND TOILET AT PHOENIX SPORTS CENTRE, CARRICKMACROSS Introduction & Summary of Works These works fall within Theme 1: Community regeneration and transformation, Activity 1.1 Enhancement to existing community spaces and halls programme of the Monaghan LCDC PEACEPLUS Local Area Action Plan. The project is supported by PEACEPLUS; a programme managed by the Special EU Programmes Body (SEUPB). PEACEPLUS is a cross-border funding Programme supported by the European Union, the Government of the United Kingdom of Great Britain and Northern Ireland, the Government of Ireland, and the Northern Ireland administration. The plan aims to address barriers to community cohesion and integration across the Monaghan County Council area and cross border relationships by developing locally relevant programmes with communities. To develop relationships and change behaviours and attitudes, while supporting a greater sense of belonging for people from all communities. These works will improve amenities and available services in order to facilitate the proposed cross community activities in Phoenix Sports Centre Carrickmacross, Co Monaghan. Phoenix Sports Centre: Phoenix Sports Centre was originally constructed circa 1983 and was officially opened in 1984. The facility is a well-established multi-sport complex comprising a large main sports hall, outdoor astro pitches, a fully equipped gymnasium, a dedicated dance studio, and sauna facilities. The centre operates as a community-led social enterprise, providing accessible and affordable sporting and recreational opportunities to both local and regional communities. The facility includes a number of changing halls, showering facilities, and toilet areas, some of which have been subject to upgrades over time. The current proposed works will focus on the refurbishment and upgrade of two of the existing changing halls and their associated showering facilities, along with the upgrade of one staff toilet. All works will be confined to designated areas within Phoenix Sports Centre, allowing the remainder of the facility to continue operating as required.		
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			The Employer / Client: The Works are being administered, procured and managed by Monaghan County Council (MCC), who are acting as an agent for Phoenix Sports Centre. Tender submissions and subsequent contract award, to the preferred bidder, shall be with Monaghan County Council. As such Monaghan County Council shall be the Employer for the duration of the Contract, inclusive of the defect's liability period. MCC's role as agent will cease on completion of the contract and MCC retain no further interest or responsibilities to the completed works or the overall premises. Responsibility for the completed works, will transfer back to Phoenix Sports Centre on completion of the contract. The contractor's obligation is intrinsically linked to the works, as such for any further contractor's defects that may arise, after completion of the contract, liability is to the owners i.e. Phoenix Sports Centre.		
			The Works: These works will upgrade the existing shower facilities of changing halls 1 & 2 and one staff toilet. These upgrades will increase user comfort creating a much more welcoming and acceptable environment. The facilities and surfaces finishes will be upgraded. The entire works are confined to the immediate areas of Changin Halls 1 & 2, and the existing Staff Toilet. • Disconnection and removal of all existing shower fittings, cubicles, WHB's, WC pans, associated plumbing and wastewater pipes • Disconnection and removal of existing Electrical Fittings, Adjustments of existing Electrical Fittings and new electrical work • Removal of existing screen panels, vanity cabinetry, cistern encasements, mirrors, toilet roll holders, towel rails, hooks and miscellaneous fittings • Demolition and removal of existing blockwork partition walls as indicated • Removal of existing floor tiles from shower areas, break up and remove existing floor screed • Removal of existing floor drainage fittings • Re-screed existing floor in shower areas to acceptable falls • Install new floor drainage fittings and new selected non-slip flooring, with waterproof joints and coved skirting upstands • Upgrade of wall and ceiling finishes, cladding etc. • Install new forced ventilation systems • Install new shower control fittings and shower heads together with associated plumbing • Install new sanitaryware • Install framed shower cubicle systems, framed vanity units, cistern encasements, all necessary edge and pipe trims etc. • Painting and Decorating, walls and joinery • Install fixtures, fittings and signage		

			The Outcome: The primary outcome is to facilitate the requirements for the proposed cross community activities under the PEACEPLUS Action Plan. It is also required to serve the needs of the sports centre, its activities and functions into the future. As such the works are required to meet all current applicable standards and guidelines. The Tendered Sum & Contract: The Tendered Sum shall be the complete sum to carry out the entire works described in this Schedule of Works / Pricing Document and Drawings. It will be the complete sum to carry out the entire upgrade works including the following elements: • General Builders Works • Plumbing Works - New Works and Modifications • Electrical Works - New Works and Modifications • Mechanical Ventilation Works - New Works and Modifications • Painting and Decorating • Shower Cubicles, Vanity Cabinetry & Worktops, Encasement Panels and Miscellaneous Fittings There will be one contract only between the client and the preferred bidder. The Tender Sum shall be in Euro's €		

SCHEDULE OF WORKS

Item	Q	Unit	Description		
			MONAGHAN COUNTY COUNCIL - Monaghan LCDC PEACEPLUS Local Area Action Plan Enhancement to Existing Community Spaces-Halls Programme PROPOSED UPGRADE SHOWER FACILITIES AND TOILET AT PHOENIX SPORTS CENTRE, CARRICKMACROSS GENERAL BUILDERS WORKS GENERAL NOTES A: The Employer reserves the right not to proceed with any section(s) of or parts of the works mentioned or described in the Schedule of Works / Pricing Document or Drawings without compensation to the Contractor for any such omissions. (Including Provisional and Prime Cost Sums and Nominated Sub-Contractors). B: The Tendered Sum shall be the complete sum to carry out the entire works described in this Schedule of Works / Pricing Document and Drawings. It will be the complete sum to carry out the entire fit out works including the following elements: General Builders Works, Plumbing Works - New Works and Modifications, Electrical Works - New Works and Modifications, Mechanical Ventilation Works - New Works and Modifications, Painting and Decorating. There will be no adjustments or allowances for claims based on additional quantities of materials or labour. The only adjustments to the tendered sum will be for provisional and PC Sums, agreed omissions and agreed extras. Any such extras are required to be agreed in writing in advance. C: The Employer shall not be obliged to select the lowest tender. An early completion date is of high importance for this contract. The award criterion shall be the lowest price by a Tenderer meeting the qualification criteria. Tenders shall be assessed accordingly. D: Any Quantities of materials noted should not be used as a basis for ordering. E: Arrangements for viewing the site can be made by contacting this office. Contractors tendering are deemed to have inspected and familiarised themselves with the premises and site. Claims arising out of a lack of knowledge in this regard will not be entertained. F: Tenderers shall allow for consulting equipment suppliers and manufacturers instructions/specifications to ensure correct water supply, electrical supply/connections, drainage and all installation requirements. G: Tenders shall allow for all coordination of the works including with, Plumbing Sub-Contractor, Electrical Sub-Contractor and Mechanical Ventilation Sub-Contractor.		

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Item	Q	Unit	Description		
			H: Tenders shall allow for coordination and communications with the Engineer for the works. I: All works shall be carried out with proper materials and in a workmanlike manner. J: All materials shall be fit for the use for which they are intended and for the conditions in which they are to be used and shall: • Bear a CE Marking in accordance with the provisions of the Construction Products Regulation • Comply with an appropriate harmonised standard or European Technical Assessment in accordance with the provisions of the Construction Products Regulation; or • Comply with an appropriate Irish Standard or Irish Agrément Certificate or with an alternative national technical specification of any State which is a contracting party to the Agreement on the European Economic Area, which provides in use an equivalent level of safety and suitability K: SEALANTS: The use of Sealants must be kept to the absolute minimum. Particular attention shall be given to junctions of surfaces and fittings, these shall be well designed to resist the penetration of moisture. Where it is absolutely unavoidable to use a sealant it must be minimised and any visible sealant bead must be as narrow as possible, smooth and even and very neatly tooled. Sealants shall be High-Performance Neutral Cure Sanitary Silicone, providing high adhesion, contain fungicides to resist mould and mildew growth, must have good flexibility and will not corrode metal fittings. Sealants shall also have a proven sanitary-grading and resist the use of cleaning chemicals over a long period.		

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Item	Q	Unit	Description	Rate	Item Total
A		Item	PRELIMINARIES PROVISIONAL SUM: Allow the sum of € 2,500.00 for Contingencies, to be expended in whole or in part, as directed by the Engineer.		
B		Item	Allow for Management, Administration, Supervision and Coordination of the works from engagement to completion.		
C		Item	Prepare a programme for the works.		
D		Item	Allow for the delivery to site and storage of all materials.		
E		Item	Allow for the setting out of the works.		
F		Item	Allow for site defects after completion.		
G		Item	Allow for the provision of all scaffolding and working at height equipment, crane(s), suitable lifting equipment, all plant, machinery, tools, tackle, hoists, chutes and other plant required for the due completion of the works.		
H		Item	Provide all safety equipment and ensure such equipment is readily available to operatives as appropriate.		
I		Item	Provide, erect, maintain and dismantle scaffolding as required.		
J		Item	Allow for insurances to protect and indemnify the Employer and the Property Owners. Include for Contractors All Risks Insurance, Public Liability Insurance, Employers Liability Insurance, Plant and Machinery Insurance, Non-Negligence Insurance. Indemnify Employer against loss of all or part of the building and its contents during the duration of the contract, by fire or other disastrous occurrence. Refer to Tender & Schedule for minimum insurance requirements. Refer to Contract, Clauses 8, 9 and 10 of the Short Public Works Contract, for contractual liability of each party.		
K		Item	Allow for protection of the works, the works area and the works operatives. Include for appropriately cordoning off the works areas and access control measures.		
L		Item	Allow for the continued operation of the premises and its normal business operations for the duration of the works, including any temporary provisions, and including the maintenance of fire exits in the vicinity of the works. Ensure clients and customers of the premises are adequately separated and protected from the works area and operations.		
M		Item	Safeguard the works, materials and plant against damage and theft.		
N		Item	Protect private and public services.		
O		Item	Take all precautions to avoid creation of a nuisance by noise, water, smoke, dust, rubbish and other causes.		

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Item	Q	Unit	Description	Rate	Item Total
P		Item	Protect adjoining properties against damage and nuisance.		
Q		Item	Full compliance with the Safety, Health and Welfare at Work Act 2005 and the Construction Regulations 2013, including: (a) Fulfilling the role of Contractor, as required under the regulations, such as; > Cooperate with all contractors and sub-contractors provide any site specific information, including relevant extracts from Safety Statement > Promptly provide information required for the safety file > Comply with directions in relation to Safety and Health > Report accidents to the H&S Authority where an employee cannot perform their normal work for more than 3 days > Comply with site rules and the safety and health plan and ensure that your employees comply > Identify hazards, eliminate the hazards or reduce risks during construction > Facilitate the site safety representative, where applicable > Ensure that relevant workers have a safety awareness card and a construction skills card where required > Provide workers with site specific induction > Appoint a safety officer where there are more than 20 on site or 30 employed > Consult workers with site specific induction > Monitor compliance and take corrective action		
R		Item	Keep site clean and tidy during construction and leave it so on completion.		
S		Item	Ensure adequate telephone and internet communications are available at the site. Provide hardwired alternatives if mobile services are not adequate.		
T		Item	Provide for site offices, welfare facilities, storage and any other temporary works accommodations as required.		
U		Item	Provide all Personal Protective Equipment for operatives and ensure all operatives have ready access to any such equipment.		
V		Item	Allow for the protection of all Sections of the Works both from weather, including rain, wind, snow and frost and from building operations generally; make good any resultant defects at Contractor's own cost.		
Total for PRELIMINARIES to Summary €					

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Item	Q	Unit	Description	Rate	Item Total
			DISCONNECTION, REMOVAL & DEMOLITION NOTE: Remove only such Items within the Assigned Work areas and as Identified by engineer and / or premises operators. NOTE: Include for all, Labour, Plant and Materials NOTE: Remove off site shall mean - Removed to a fully licensed facility in accordance with Waste Management Act 1996 (as amended). Both the reception facility and the hauler of the waste must be licensed. Licenses must accord with the type of waste being disposed and transported. The Employer reserves the right to seek evidence in this regard. DISCONNECT AND REMOVE EXISTING FITTINGS / EQUIPMENT		
A		Item	Cover and Protect from damage, dirt or staining existing retained elements, such as; Flooring, Benching, Doors and other Joinery.		
B		Item	PLUMBING - Disconnect, Blank off Hot and Cold Water Supply Pipes, Blank off all wastewater pipes and foul drains. Remove all Waste Items & Fittings off site; all of the following fittings and equipment: • All Shower Heads and Mixer Valves • All Heating Radiators • All WC Pans • All WHB's • All floor drainage Outlet Fittings • All redundant hot and cold water supply pipes • All Redundant Heating Pipes • All Redundant Wastewater pipes and foul drains		
C		Item	JOINERY & CABINETRY Dismantle Existing Cabinetry, and / or Fittings, Remove from Fixings, Break Up, Remove all Waste Items & Fittings off site; All Items Identified, Such as: • Line of Vision Obstruction Screens • Wall Mounted Timber Shelf Support Battens • Cistern Encasement Panels • Vanity Cabinetry and Vanity Worktops • Mirrors, Toilet Roll Holders, Towel rails, Hooks and Miscellaneous Fittings NOTE: Leave in Place the Following • All Coat Hook Timber Support Rails • All Timber Benches • All Doors and Architraves		

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Item	Q	Unit	Description	Rate	Item Total
D		Item	ELECTRICAL - Disconnect and Blank Off, Making Safe, Existing Electrical Fixtures & Fittings. Remove all Waste Items & Fittings off site; All identified Fittings and Equipment such as: • Light Fittings and Switches • Fan Fittings, Controllers and Power Points • Electrical Socket Outlets • Intercom Speakers and Connection Points • Fire Alarm and Emergency Lighting & Signage Fittings and Equipment • Miscellaneous Power Points		
E		Item	VENTILATION GRILLS Etc. - Remove all existing Ventilation Grills and Ducts etc. Remove all Waste Items & Fittings off site.		
			Total for DISCONNECT AND REMOVE EXISTING FITTINGS / EQUIPMENT to Collection		

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Item	Q	Unit	Description	Rate	Item Total
A		Item	DEMOLITION, CUTTING NEW OPENINGS & TILE REMOVAL Demolish existing Shower Cubicle Walls, Tiled Blockwork. Include for all 8 separating walls of the 12 shower cubicles. Break Up and Remove all Rubble & Waste off site. Make good all existing walls on completion, to standard required for wall finishes.		
B		Item	Rip up existing floor tiles, From the Shower Areas Only, of both Changing Hall No. 1 and Changing Hall No. 2. Remove all Rubble & Waste off site. TAKE NOTE: The existing Vinyl type flooring of the Changing Areas and of the Staff Toilet are to be retained.		
C		Item	Pre-preparation works of Existing Floor Screed, Shower Areas Only, of both Changing Hall No. 1 and Changing Hall No. 2. Works such as; Testing for Soundness, Removing Isolated Weak or Hollow Areas, Removing Loose Material, Preliminary Regrading of Floor Falls etc.		
D		Item	Cut Out and Form New Opes for Ventilation Ducts to both Internal and External Walls or Enlarge existing opes as appropriate for new Ventilation System. In Shower Areas. Exact Number and size to be confirmed, Current Estimate 4 No. Make Good Wall Edges and Faces on Completion. Coordinate with Mechanical Ventilation Sub-Contractor.		
			Total for DEMOLITION, CUTTING NEW OPENINGS & TILE REMOVAL to Collection		
			<u>COLLECTION</u>		
			DISCONNECT AND REMOVE EXISTING FITTINGS / EQUIPMENT		
			DEMOLITION, CUTTING NEW OPENINGS & TILE REMOVAL		
			Total for DISCONNECTION, REMOVAL & DEMOLITION to Summary €		

Item	Q	Unit	Description	Rate	Item Total
FLOOR, WALL & CEILING FINISHES					
FLOOR FINISHES					
A	20	m2	Floor Preparation; Shower Areas Only. Pre-Preparation of existing floor screed has been taken elsewhere. Clear all debris, loose particles and dust. Scab the existing surface to create a roughened finish to allow bonding of new screed. Remove all Laitance remaining, this may require mechanical methods. All voids, holes and gaps around pipe, duct or conduit penetrations shall be fully sealed with cement mortar or approved filler. Allow for repairs to DPM and DPC as may be required. Install perimeter expansion edging. Apply Slurry/Scud coat and prime surface before laying screed, use approved primer. Area Approximate. Setting of Floor Drains/Gullies Taken Elsewhere.		
B	20	m2	Bonded Floor Screed (Poured Over Old Screed); Shower Areas Only. Applied to prepared old screed. Laid to falls towards floor gullies, 1:80 Min and 1:50 Max. Include for setting up screeding guides as required. Include for Waterproofer admixture to screed mix, pre approved. Min. Screed thickness 65mm, if less thickness is required, to accommodate tying into existing floor levels, reinforcement additives or polymer screeds will be required as approved on site. Finished flat with wood float finish as required for adhesion of floor tiles. Allow for adequate Curing and Drying time before application of Waterproof membrane (Membrane Taken Elsewhere). Area Approximate.		
C	20	m2	Waterproof Membrane (Tanking Layer);Shower Areas Only. To new floor screed. Liquid Membrane, paint on, curing to a seamless rubber waterproof barrier. Membrane to be flexible allowing for movement and resistant to cracking. High adhesion proprieties. Suitable for laying tiles on. Ensure screed is fully dried before application. Ensure seal to wall tanking and to all gullies and drainage outlets. Product to be pre Approved before Application. Area Approximate.		

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Item	Q	Unit	Description	Rate	Item Total
D	20	m2	Floor Tiles; Shower Areas Only. Supply and Lay Porcelain Floor Tiles, Water Asportation Rate <0.5%, Small Format to allow for laying to falls, Anti-Slip Rating of R11 or R12, Class B or Class C Barefoot Classification, Pendulum Test Value (PTV) of 36 or greater, PEI Rating 4 or 5. Anti Slip Texture shall be structured into the body of the tile (NOT Surface Applied). High Stain Resistance. High Performance Epoxy Grout. Laid over pre applied Waterproof Membrane (Taken Elsewhere). Tile to be Pre Approved before Laying. Tile Specification sheet to be submitted with Tender, and Tile Sample supplied before application. Colour and Pattern to user selection. Area Approximate.		
E	24	m	Skirting Tiles; Shower Areas Only. Supply and Lay Porcelain Skirting Tiles, Matching Floor Tiles (Taken Elsewhere) DITTO. Skirting Tile to be Pre Approved before Laying. Tile Specification sheet to be submitted with Tender, and Tile Sample supplied before application. Colour and Pattern to user selection. Min 150mm high, Coved corner profile to eliminate right angle, Tile top profile to accommodate sealed intersection and trim to wall cladding. Approximate Length.		
Total for FLOOR FINISHES to Collection					

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Item	Q	Unit	Description	Rate	Item Total
A	63	m2	WALL FINISHES Wall Preparation for application of Internal Wall Cladding (Taken Elsewhere). Shower Areas Only. Wall Cladding shall be applied over existing substrate, i.e. ceramic wall tiles to 2.1m approx. high and painted fairfaced concrete blockwork above. Making good of damage/intersections from demolition has been taken elsewhere, this needs to be taken out level and even to align with existing tiles. Include for building up residual opes left after removal of ventilation grills or other equipment or accessories. All voids, holes and gaps around pipe, duct or conduit penetrations shall be fully sealed with cement mortar or approved fire stopping, 1 Hour Fire Resistance Rating. All wall surfaces shall be prepared in accordance with cladding manufacturers guidance. This shall include; Cleaning, Removal of Laitance Filling cracks or voids, Replacing any loose substrate, Levelling out etc. Approximate Area.		
B	58	m2	Wall Surface Waterproof Membrane (Tanking Layer); Shower Areas Only. Applied to existing wall tiles and pre-prepared/repared wall surfaces. Liquid Membrane, paint on, curing to a seamless rubber waterproof barrier. Membrane to be flexible allowing for movement and resistant to cracking. High adhesion proprieties. Suitable for direct application of wall cladding. Ensure wall repairs are fully dried before application. Ensure seal to floor tanking and to all plumbing fittings. Product to be pre Approved before Application. Area Approximate.		
C	63	m2	Internal Wall Cladding ; Shower Areas Only. Hygienic Wall Cladding: Semi Rigid or Rigid Sheet for fixing direct to wall surface, EU Grade, Waterproof, Chemical Resistant, Non- Mould Growth, 1220mm wide sheets full height 2.4m, Service Temperature -15 to 60Deg C, Colour White, Smooth Easy Clean Hygiene Finish, Impact Resistant, Non Porous, Reaction to Fire Classification = Class D - s3, d2 or higher. Product Specification sheet to be submitted with Tender , and Sample supplied before application. Fixed in accordance with Manufacturers Specifications Directly to Wall waterproofing (Tanking) membrane, Seamless and Waterproof Joints to prevent water and vapour ingress, preferably welded. Include for sealed base trim to skirting tiles and all edge trims etc. Approximate Area.		
Total for WALL FINISHES to Collection					

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Item	Q	Unit	Description	Rate	Item Total
A	57	m2	CEILING FINISHES Battened or Suspended Ceiling Support System; Shower Areas & Changin Areas. Including all necessary preparations for application of Ceiling Cladding (Taken Elsewhere). Support system shall be strictly in accordance with ceiling cladding manufacturers details and specifications. All electrical conduits, pipes etc. shall be concealed. All voids, holes and gaps around pipe, duct or conduit penetrations shall be fully sealed with cement mortar or approved fire stopping, 1 Hour Fire Resistance Rating. Include for repair or replacing any loose substrate, levelling out etc. Approximate Area.		
B	57	m2	Internal Ceiling Cladding; Shower Areas & Changin Areas. Hygienic Ceiling Cladding: Rigid Sheet for fixing to Battened or Suspended Ceiling System, EU Grade, Waterproof, Chemical Resistant, Non- Mould Growth, 1220mm wide sheets full height 2.4m, Service Temperature -15 to 60Deg C, Colour White, Smooth Easy Clean Hygiene Finish, Impact Resistant, Non Porous, Reaction to Fire Classification = Class D - s3, d2 or higher. Product Specification sheet to be submitted with Tender , and Sample supplied before application. Fixed in accordance with Manufacturers Specifications to Battened or Suspended Ceiling System, Seamless and Waterproof Joints to prevent water and vapour ingress. Include for all edge trims etc. Approximate Area.		
Total for CEILING FINISHES to Collection					
<u>COLLECTION</u>					
FLOOR FINISHES					
WALL FINISHES					
CEILING FINISHES					
Total for FLOOR, WALL & CEILING FINISHES to Summary €					

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Item	Q	Unit	Description		
			MONAGHAN COUNTY COUNCIL - Monaghan LCDC PEACEPLUS Local Area Action Plan Enhancement to Existing Community Spaces-Halls Programme PROPOSED UPGRADE SHOWER FACILITIES AND TOILET AT PHOENIX SPORTS CENTRE, CARRICKMACROSS PLUMBING WORKS - NEW WORKS & MODIFICATIONS NOTE: Plumbing Sub-Contractor shall review site, building and the planned operations of the Sports Centre, any recommendations, even if conflicting with the presented design and schedule of works, arising from this review shall be made known to client at the time of tendering. NOTE: At all wall, ceiling and floor penetrations seal gaps and reinstate finishes to match existing, ensure penetration is fire stopped to match fire resistance rating for each individual circumstance. NOTE: In the interest of hygiene and visual harmony it is required, wherever possible, that all pipes, ducts etc. are concealed and not exposed within the particular room or space. At each of the items below include for all required wall or floor chasing, ducting, core drilling and associated reinstatement (to standard listed above). CONSULT: Consult Equipment Supplier and Manufacturers instructions/specifications to ensure correct water supply, drainage and all installation requirements. NOTE: Coordinate installation works with Main Contractor, Electrical Sub-Contractor and Mechanical Sub Contractor NOTE, SEALANTS: The use of Sealants must be kept to the absolute minimum. Particular attention shall be given to junctions of surfaces and fittings, these shall be well designed to resist the penetration of moisture. Where it is absolutely unavoidable to use a sealant it must be minimised and any visible sealant bead must be as narrow as possible, smooth and even and very neatly tooled. Sealants shall be High-Performance Neutral Cure Sanitary Silicone, providing high adhesion, contain fungicides to resist mould and mildew growth, must have good flexibility and will not corrode metal fittings. Sealants shall also have a proven sanitary-grading and resist the use of cleaning chemicals over a long period.		

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Item	Q	Unit	Description	Rate	Item Total
A		Item	WATER SUPPLIES Cold, Hot and Blended (as Applicable) Works Description/Requirements: Include for all new pipework appropriately sized and installed, if existing supplies are undersize include for working back to a point on the system where adequate flow rate will be achieved, re-run pipes in larger diameter if required. Pipes to be Copper, PEX or CPVC as appropriate. Pipes and instillation shall be in accordance with I.S. EN 806 Series Specification. Include for all required fittings, valves, check valves, stopcocks, manifolds, thermostatic controls, pressure controls etc. Include also for pipe support brackets as required. In general all pipes shall be insulated, save for short runs that may be exposed, these may cause hygiene issues, engineer shall be consulted in such instances. Any exposed pipes or fittings shall be chrome plated or similar to match aesthetics of new equipment. At connection of each item an isolating valve shall be installed, save where such equipment is manufactured with a similar, readily accessible, isolating facility incorporated.		
			The Plumbing Sub-Contractor shall be responsible for the design and installation of the complete plumbing works. In carrying out these obligations, the Plumbing Sub-Contractor shall undertake a comprehensive review of the existing building, including all existing plumbing systems, mechanical and electrical (M&E) services, installations, and associated infrastructure. The Employer shall rely upon the Plumbing Sub-Contractor's qualifications, expertise, and experience to develop and fit an instillation that ensures the plumbing systems operate successfully, efficiently, and reliably, meeting the anticipated demands of the applicable areas both at completion and for projected future requirements for a minimum period of ten years. The Plumbing Sub-Contractor shall ensure that all plumbing works are designed, supplied, installed, tested, commissioned, and completed in accordance with all applicable statutory requirements, regulations, industry standards, codes of practice, and current guidelines in force at the time of installation.		
B		Item	Water Supply/s to Shower Units; Appropriately sized water supply, Hot and/or Cold or Blended as Appropriate, to all 12 new shower panel units. Note; all 12 new shower panels will be located very close to the existing shower control valves.		

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Item	Q	Unit	Description	Rate	Item Total
C	2	No.	Water Supply to WC Pans; Appropriately sized water supply, Cold, to all new WC pans. Note; all new WC Pans will be located at the same position as existing WC Pans.		
D	1	No.	Water Supplies to WHB; Appropriately sized water supply, Hot and Cold, to all new WHB's. Note; all new WHB's will be located at the same position as existing WHB's.		
			Total for WATER SUPPLIES, Cold, Hot and Blended (as Applicable) to Collection		

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Item	Q	Unit	Description	Rate	Item Total
			WASTEWATER DRAINAGE to FOUL SEWERS Description/Requirements: Waste piping must be appropriately sized to handle peak flows and account for the presence of solid particles, fat's, oils and grease (FOG's). Pipe, and associated fittings, materials must be resistant to corrosion from cleaning chemicals, food acids and high temperatures. Copper or Mild Steel Pipes shall NOT be used. Connections at external Gullies, if included, shall be open free to air, or vented connections. Ensure adequate gradients for effective gravity drainage and to prevent blockages. The system must incorporate accessible cleanouts, rodding eyes and easily removable components (strainers, gratings, traps) for regular inspection and cleaning. The system shall account for any required ventilation to prevent gas accumulation, odour, and trap syphoning. Include for all required traps and fittings etc. Include also for pipe support brackets as required. Utilise existing Drainage where possible and appropriate.		
A	12	No.	From Shower Floor Gullies; Wastewater drainage piping, appropriately sized, from each shower cubicle floor gully. Note; all new Shower Floor Gullies will be located very close to the existing floor gullies.		
B	2	No.	From Central Cleaners Floor Gullies; Wastewater drainage piping, appropriately sized, from each Central Cleaners Floor Gully. Note; all new Cleaners Floor Gullies will be located very close to the existing cleaners floor gullies.		
C	2	No.	From New WC Pans; Wastewater drainage piping, appropriately sized, from each WC Pan. Note; all new WC Pans will be located very close to the existing Pans.		
D	1	No.	From New WHB; Wastewater drainage piping, appropriately sized, from WHB. Note; new WHB will be located very close to the existing WHB.		
			Total for WASTEWATER DRAINAGE to FOUL SEWERS to Collection		

Item	Q	Unit	Description		
			SHOWER FITTINGS & SANITARYWARE ETC. NOTE: Manufacturers Warranties for individual supply items as noted are required. Copies to be provided in advance of supply. All Warranties shall be issued to both the Employer and the Property Owner. All three parties shall be listed. The Warranties shall transfer to the Property owner on completion of the contract. NOTE: Shower Fittings, Floor Gully Gratings and Associated Accessories All shower fittings, floor gully gratings and associated accessories shall be coordinated with, and subject to the prior approval of, the Engineer and Building Operator before supply and installation. Representative samples shall be submitted in advance for review and approval. Unless otherwise specified, exposed metal finishes shall be polished stainless steel or chrome-plated finishes, with optional etched stainless steel detailing where appropriate. All finishes shall be coordinated to match or complement the overall interior fit-out and adjacent fixtures. Particular attention shall be given to consistency of finish with other room fittings and accessories, including but not limited to: Shower cubicle metalwork and ironmongery; Toilet cubicle metalwork and ironmongery; Hand dryers; Toilet roll holders; Mirror frames; Hooks and coat hooks; Grab rails and support rails; and Other visible sanitary and washroom accessories. The Contractor shall ensure that all selected finishes provide a uniform and coordinated appearance throughout the current work areas. Any proposed deviations from the approved finishes shall be submitted to the Engineer for review and approval prior to installation. NOTE: For all Mechanical and Electrical Equipment Full instillation and operational instructions/brochures to be supplied for each individual item. NOTE, SEALANTS: The use of Sealants must be kept to the absolute minimum. The shower panel, in particular junctions to other surfaces or fittings, shall be well designed to resist the penetration of moisture. Where it is absolutely unavoidable to use a sealant it must be minimised and any visible sealant bead must be as narrow as possible, smooth and even and very neatly tooled. Sealants shall be High-Performance Neutral Cure Sanitary Silicone, providing high adhesion, contain fungicides to resist mould and mildew growth, must have good flexibility and will not corrode metal fittings. Sealants shall also have a proven sanitary-grading and resist the use of cleaning chemicals over a long period.		

Monaghan County Council Community Development, PEACEPLUS Local Area Action Plan

Item	Q	Unit	Description	Rate	Item Total
A	12	No.	Works Description: Supply and Install, the following items: Shower Panels: Push Button Timed Flow Shower Panel, For Use with Pre Blended Water Supply, Auto Stop After Use, Flow Duration 30 to 60 seconds per push, Vandal Resistant Construction, Adjustable Shower Head Spray, Integrated Flow Regulator, Flow Rate 6 to 9 Liters per Minute, Dynamic Operating Pressure 3 bar. Specific Make and Model to be Pre Approved, Sample Product to be supplied to site for viewing and selection. Warranty = 2 Years min.		
B	2	No.	WC Pans: Commercial-Grade Vitreous China WC pan suitable for high-traffic public use, designed for durability, ease of cleaning, water efficiency and resistant to vandalism. Complete with all required connections, fittings, flush levers/buttons etc. WC Pan to comply with the requirements of I.S. EN 997 and all applicable Irish Building Regulations. Effective waste removal using low-volume dual flushing system. Wall-hung supported on concealed carrier frames designed for commercial applications. Concealed cistern for decorative encasement (Encasement Taken Elsewhere). Include Heavy Duty Seat and Cover with Quick Release to Facilitate Cleaning. All - Colour White. Specific Make and Model to be Pre Approved. Warranty = 2 Years min.		
C	1	No.	WHB: Commercial-Grade Vitreous China WHB suitable for high-traffic public use, designed for durability, ease of cleaning, water efficiency and resistant to vandalism. Fully Recessed Basin in Countertop (Counter Taken Elsewhere). Integrated Overflow, Generous depth to avoid splashing. Complete with all required connections, fittings, taps, overflow's, basin stopper etc. WHB shall comply with I.S. EN 14688 and all applicable Irish Building Regulations. Impact resistant, smooth, non-porous, stain resistant. Design shall be such that cleaning and maintenance is easy and convenient. Include Lever-Operated Mixer Basin Tap with Thermostatic Control, deck-mounted, single-hole, Single lever operation for flow and temperature control, suitable for Public and Commercial Buildings. Specific Make and Model to be Pre Approved. Warranty = 2 Years min.		

Monaghan County Council Community Development, PEACEPLUS Local Area Action Plan

Item	Q	Unit	Description	Rate	Item Total
D	12	No.	Floor Gullies (Each Shower Cubicle): Heavy-duty stainless steel floor gully for tiled shower floors, suitable for continuous wet-room operation. Complete with stainless steel grate, trapped outlet and clamping flange for waterproof membrane connection. Load classification; Min. Class K3. Grade AISI 304 stainless steel minimum. Brushed Satin Finish. Minimum discharge capacity = 0.8–1.0 l/s for each gully. Integral foul air trap with minimum 50 mm water seal. Removable sediment basket and trap components for maintenance. Designed to minimise blockage from hair and debris. Compatible with proprietary wet-room tanking systems. Watertight installation to prevent water migration into floor construction. Stainless steel anti-slip grate. Heel-proof design. Secure fit for public and sports facility use. Easily removable for cleaning and maintenance. Set flush with surrounding floor finish. Floor falls to be formed at minimum 1:80 and maximum 1:50 towards gully. Coordinate with floor screed, waterproof membrane and drainage layout. Connections to drainage pipework via solvent-weld or push-fit system as appropriate. Smooth internal surfaces to reduce dirt accumulation. Accessible for routine cleaning without specialist tools. Resistant to common cleaning chemicals. Compliance with BS EN1253 – Gullies for Buildings and BS 8300 accessibility guidance where applicable. Specific Make and Model to be Pre Approved. Warranty = 2 Years min.		
E	2	No.	Floor Gully (Cleaners): Centrally located in each shower access space. Details and Specification A/B save for discharge capacity which will be 2.4 - 3 l/s.		
			Total for SHOWER FITTINGS & SANITARYWARE ETC. to Collection		
			<u>COLLECTION</u>		
			WATER SUPPLIES Cold, Hot and Blended (as Applicable)		
			WASTE WATER DRAINAGE to FOUL SEWERS		
			SHOWER FITTINGS & SANITARYWARE ETC.		
			Total for PLUMBING WORKS - NEW WORKS & MODIFICATIONS to Summary €		

Monaghan County Council Community Development, PEACEPLUS Local Area Action Plan

Item	Q	Unit	Description		
			MONAGHAN COUNTY COUNCIL - Monaghan LCDC PEACEPLUS Local Area Action Plan Enhancement to Existing Community Spaces-Halls Programme PROPOSED UPGRADE SHOWER FACILITIES AND TOILET AT PHOENIX SPORTS CENTRE, CARRICKMACROSS ELECTRICAL WORKS - NEW WORKS & MODIFICATIONS NOTE: Electrical Sub-Contractor shall review site, building and the planned operations of the Sports Centre, any recommendations, even if conflicting with the presented design and schedule of works, arising from this review shall be made known to client at the time of tendering. NOTE: At all wall, ceiling and floor penetrations seal gaps and reinstate finishes to match existing, touch up paint where applicable, and repair with matching wall tiles and floor coverings where applicable, ensure penetration is fire stopped to match fire resistance rating for each individual circumstance. NOTE: In the interest of hygiene and visual harmony it is required, wherever possible that all conduits, ducts etc. are concealed and not exposed within the particular room or space. At each of the items below include for all required wall or floor chasing, ducting, core drilling and associated reinstatement (to standard listed above). CONSULT: Consult Equipment Supplier and Manufacturers instructions/instructions to ensure correct power supply instillation requirements. NOTE: Coordinate instillation works with Main Contractor, Plumbing Sub-Contractor and Mechanical Sub Contractor CERTIFICATE: On completion of works and before hand over, the electrical contractor shall complete and supply to the engineer a Safe Electric Completion Certificate for these specific works.		

Monaghan County Council Community Development, PEACEPLUS Local Area Action Plan

Item	Q	Unit	Description	Rate	Item Total
			General Works Description/Requirements: Include for all new cabling and conduits appropriately sized and installed, if existing supplies are undersize include for working back to a point on the system where adequate rating will be achieved, re-run larger cables if required. Include for any required adjustments or additions to existing cabling and conduits. Cables, Conduits, Trunking and complete instillation shall be in accordance with I.S. 10101:2020+Act1:2020. Include for all required wiring, cables, conduits, switches, junction boxes, hardwired connection points, consumer units, circuit breakers, RCD's etc. Ensure adequate earthing and grounding, ensuring safe compliant power to appliances. Include also for all cable or conduit clips/support brackets as required. All hardwired connection points shall include isolating switch with appropriate fuse to the unit. Include for testing and commissioning before hand over. All work to be carried out by fully qualified, experienced and registered electricians. Existing LUMINAIRE'S / LIGHT FIXTURES		
A		Item	Changing Hall 1, Temporarily Remove Existing Luminaires: Total 5 No. at Changing Hall 1 and adjoining Shower's, Set aside and keep safe for later reinstallation. Existing Luminaires are of varying specifications including; Maintained Escape Lighting, PIR Sensor Control Fittings and Ordinary Fittings		
B		Item	Changing Hall 1, Reinstall Existing Luminaires (As Removed and Retained, Taken Elsewhere): Total 5 No. at Changing Hall 1 and adjoining Shower's, Reinstall in the same configuration as before, retain existing operational functionality, controls and set up, retain existing conduits where possible and where compliant. Make any minor adjustments to achieve compliance and or aesthetics or operational practicalities Agree any advised changes in advance.		
C		Item	Changing Hall 2, Temporarily Remove Existing Luminaires: Total 5 No. at Changing Hall 2 and adjoining Shower's, DITTO, DITTO.		
D		Item	Changing Hall 2, Reinstall Existing Luminaires (As Removed and Retained, Taken Elsewhere): Total 5 No. at Changing Hall 2 and adjoining Shower's, Reinstall DITTO, DITTO, DITTO, DITTO, DITTO.		
E		Item	Staff Toilet, Temporarily Remove Existing Luminaires: Total 2 No. at Staff Toilet, DITTO, DITTO.		
F		Item	Staff Toilet, Reinstall Existing Luminaires (As Removed and Retained, Taken Elsewhere): Total 2 No. at Staff Toilet, Reinstall DITTO, DITTO, DITTO, DITTO, DITTO.		
			Total for Existing LUMINAIRE'S / LIGHT FIXTURES to Collection		

Monaghan County Council Community Development, PEACEPLUS Local Area Action Plan

Item	Q	Unit	Description	Rate	Item Total
A		Item	Alterations to FIRE ALARM AND ESCAPE LIGHTING Changing Hall 1, Temporarily Remove Existing Smoke/Fire Detector: Total 1 No. at Changing Hall 1, Set aside and keep safe for later reinstallation.		
B		Item	Changing Hall 1, Reinstall Existing Smoke/Fire Detector (As Removed and Retained, Taken Elsewhere): Total 1 No. at Changing Hall 1, Reinstall in the same configuration as before, retain existing operational functionality, controls and set up, retain existing conduits where possible and where compliant. Make any minor adjustments to achieve compliance and or aesthetics or operational practicalities Agree any advised changes in advance.		
C		Item	Changing Hall 2, Temporarily Remove Existing Smoke/Fire Detector: Total 1 No. at Changing Hall 2, Set aside and keep safe for later reinstallation.		
D		Item	Changing Hall 2, Reinstall Existing Smoke/Fire Detector (As Removed and Retained, Taken Elsewhere): Total 1 No. at Changing Hall 2, Reinstall in the same configuration as before, DITTO, DITTO, DITTO		
E		Item	Changing Hall 1, Temporarily Remove Existing Illuminated EXIT Sign: Total 1 No. at Changing Hall 1, Set aside and keep safe for later reinstallation.		
F		Item	Changing Hall 1, Reinstall Existing Illuminated EXIT Sign, (As Removed and Retained, Taken Elsewhere): Total 1 No. at Changing Hall 1, Reinstall in the same configuration as before, DITTO, DITTO, DITTO		
G		Item	Changing Hall 2, Temporarily Remove Existing Illuminated EXIT Sign: Total 1 No. at Changing Hall 2, Set aside and keep safe for later reinstallation.		
H		Item	Changing Hall 2, Reinstall Existing Illuminated EXIT Sign, (As Removed and Retained, Taken Elsewhere): Total 1 No. at Changing Hall 2, Reinstall in the same configuration as before, DITTO, DITTO, DITTO		

Monaghan County Council Community Development, PEACEPLUS Local Area Action Plan

Item	Q	Unit		Rate	Item Total
I		Item	Testing, Commissioning & Certification of Alterations to FIRE ALARM ELEMENTS AND SYSTEM OPERATION Certificate Shall demonstrate that the systems has been inspected, tested, commissioned, and is operating as designed. Certificate Shall Include: Project Information: Building name and address, Client details, Extent of installation covered. Instillation Details Such As: Project name and address, Client/building owner, Fire alarm system description, Zone configuration, Standard to which the system was designed and installed. Commissioning Checks Such As: Control and indicating equipment tested, Detector functionality tested, Manual call points tested, Sounders and visual alarms tested, Fault monitoring tested, Interface testing completed (doors, lifts, HVAC shutdown, etc.), Mains failure and standby battery tests completed. Certification Statement, Confirmation That: The system has been inspected and commissioned, The system operates correctly, Necessary documentation has been provided, The system is suitable for service. Sign Off Shall Include: Contractor name / Company, Name of Competent commissioning engineer, Date of commissioning, Signature		
J		Item	Testing, Commissioning & Certification of Alterations to EMERGENCY LIGHTING ELEMENTS AND SYSTEM OPERATION Certificate Shall demonstrate that the systems has been inspected, tested, commissioned, and is operating as designed. Certificate Shall Include: Project Information: Building name and address, Client details, Extent of installation covered. Inspecting and Testing: Verification of luminaire locations, Verification of escape route coverage, EXIT signs operational, Charge indicators functioning, Battery systems tested, Simulated mains failure test completed, Duration test completed (typically 3-hour operation). Certification Statement, Confirmation That: The installation has been inspected and tested, Emergency lighting operates correctly under emergency conditions, Installation complies with the design requirements, Required records and logbook have been provided. Sign Off Shall Include: Contractor name / Company, Name of Competent commissioning engineer, Date of commissioning, Signature		
			Total for Alterations to FIRE ALARM AND ESCAPE LIGHTING to Collection		

Monaghan County Council Community Development, PEACEPLUS Local Area Action Plan

Item	Q	Unit		Rate	Item Total
			HARDWIRED POWER SUPPLY POINTS FOR ELECTRICAL PLANT & INSTILLATIONS Works Description/Requirements: Include for all new cabling and conduits appropriately sized and installed, if existing supplies are undersize include for working back to a point on the system where adequate rating will be achieved, re-run larger cables if required. Cables, Conduits, trunking and complete instillation shall be in accordance with I.S. 10101:2020+Act1:2020. Include for all required wiring, cables, conduits, switches, junction boxes, hardwired connection points, consumer units, circuit breakers, RCD's etc. Ensure adequate earthing and grounding, ensuring safe compliant power to appliances. Include also for all cable or conduit clips/support brackets as required. All hardwired connection points shall include isolating switch with appropriate fuse to the unit. Include for testing and commissioning before hand over. All work to be carried out by fully qualified, experienced and registered electricians.		
A		Item	SINGLE PHASE hardwired power points for the following: Mechanical Ventilation System's: To Changing Hall 1, Coordinate with Mechanical Ventilation Sub-Contractor for Positioning and Power Rating Requirements.		
B		Item	Mechanical Ventilation System's: To Changing Hall 2, Coordinate with Mechanical Ventilation Sub-Contractor for Positioning and Power Rating Requirements.		
			Total for HARDWIRED POWER SUPPLY POINTS FOR ELECTRICAL PLANT & INSTILLATIONS		
			to Collection		

Monaghan County Council Community Development, PEACEPLUS Local Area Action Plan

Item	Q	Unit		Rate	Item Total
A		Item	MISCELLANEOUS Hand Dryer to Staff Toilet: Supply and Install Electric Hand dryer to the following spec: Hand Dryer to be robust, vandal-resistant, energy efficient, quick drying and capable of handling high user volumes in a wet environment. The Dryer shall be: • Type: High-speed automatic warm air hand dryer • Operation: Infrared sensor activated, touch-free • Drying Time: Maximum 10–15 seconds • Motor: Brushless or heavy-duty commercial motor suitable for high-frequency use • Power Rating: 500–1,600 W (adjustable where possible) • Air Speed: Minimum 150 m/s • Ingress Protection: Minimum IP24, preferably IPX4 or higher for wet changing room environments		
B		Item	At Changing Hall 1; Decommission and Remove Old Expired PA System , all Speakers and Surface Components. Isolate all associated power supplies / connections.		
C		Item	At Changing Hall 2; Decommission and Remove Old Expired PA System , all Speakers and Surface Components. Isolate all associated power supplies / connections.		
D		Item	At Changing Hall 1; Decommission and Remove Old Ventilation Fans and all associated Surface Components, Operational Controllers, Power Points etc. Isolate all associated power supplies / connections.		
E		Item	At Changing Hall 2; Decommission and Remove Old Ventilation Fans and all associated Surface Components, Operational Controllers, Power Points etc. Isolate all associated power supplies / connections.		
			Total for MISCELLANEOUS to Collection		
			<u>COLLECTION</u>		
			Existing LUMINAIRE'S / LIGHT FIXTURES		
			Alterations to FIRE ALARM AND ESCAPE LIGHTING		
			HARDWIRED POWER SUPPLY POINTS FOR ELECTRICAL PLANT & INSTALLATIONS		
			MISCELLANEOUS		
			Total for ELECTRICAL WORKS - NEW WORKS & MODIFICATIONS to Summary €		

Item	Q	Unit	Description		
			MONAGHAN COUNTY COUNCIL - Monaghan LCDC PEACEPLUS Local Area Action Plan Enhancement to Existing Community Spaces-Halls Programme PROPOSED UPGRADE SHOWER FACILITIES AND TOILET AT PHOENIX SPORTS CENTRE, CARRICKMACROSS MECHANICAL VENTILATION WORKS NOTE: Mechanical Ventilation Sub-Contractor shall review site, building and the planned operations of the Sports Centre, any recommendations, even if conflicting with the presented design and schedule of works, arising from this review shall be made known to client at the time of tendering. NOTE: At all wall, ceiling and floor penetrations seal gaps and reinstate finishes to match existing, ensure penetration is fire stopped to match fire resistance rating for each individual circumstance. NOTE: In the interest of hygiene and visual harmony it is required that all ducts, equipment etc. are concealed and not exposed within the particular room or space. At each of the items below include for all required encasements, including fire resistant encasements if required, to match and harmonise with adjoining ceiling and wall finishes, as noted elsewhere. NOTE: Coordinate installation works with Main Contractor, Electrical Sub-Contractor and Plumbing Sub-Contractor		

Item	Q	Unit	Description	Rate	Item Total
			MECHANICAL VENTILATION SYSTEM's Complete System including all Ducting, Grilles, Fans and Duct Encasements etc. Supply and Install of the following specialist ducted ventilation systems. Include delivery to site, and complete instillation. Include for the encasement of all exposed ductwork to match and harmonise with adjoining ceiling and wall finishes, as noted elsewhere. Include also full commissioning. Full instillation and operational instructions/brochures to be securely affixed at control point. Maintenance Service after 6 Months use: After 6 Months of effective use from successful commissioning and agreement of satisfactory instillation completion return to site and carry out full diagnostic service. Carry out all necessary adjustments/repairs and replacement components.		
A	1	Item	New MECHANICAL VENTILATION SYSTEM (Complete) to Changing Hall 1 Minimum Specification (See Below / Over)		
B	1	Item	New MECHANICAL VENTILATION SYSTEM (Complete) to Changing Hall 2 Minimum Specification (See Below / Over) PERFORMANCE SPECIFICATION Criteria; The ventilation system shall provide adequate fresh air, remove moisture, odours and airborne contaminants, and maintain a comfortable environment within the changing and shower areas. The design shall comply with: •Building Regulations Part F •CIBSE Guide B – Ventilation and Air Conditioning •CIBSE Guide A – Environmental Design •DW/144 Specification for Sheet Metal Ductwork •Current Health & Safety Regulations Shower facilities shall be ventilated at a minimum extract rate of 15 l/s per shower position.		

Monaghan County Council Community Development, PEACEPLUS Local Area Action Plan

Item	Q	Unit	Description	Rate	Item Total
			PERFORMANCE SPECIFICATION (Continued) Ventilation Rates; Shower Area Extract Requirement: 6 shower cubicles × 15 l/s per shower Minimum extract requirement = 90 l/s To provide enhanced moisture removal for a sports facility environment, the system shall be designed for: Design Extract Rate: •120 l/s mechanical extract •Equivalent to 432 m³/hr Ceiling height of 2.475 m: Room volume = 30 m² × 2.7 m = 74.25 m³ Air changes per hour = 432 ÷ 74.25 Approximately 5.82 ACH Supply Air: Provide filtered mechanical supply air at 110 l/s The system shall be balanced to maintain a slight negative pressure within the shower area. System Arrangement; The system shall comprise: Supply Air System: •Dedicated low-energy supply fan. •External wall fresh air intake louvre. •G4 panel filtration minimum. •Ceiling-mounted supply diffusers serving the changing area. Extract System: •Dedicated low-energy extract fan. •High-level extract grilles located adjacent to the shower cubicles. •Ducted extract system discharging through an external wall louvre. Airflow shall be arranged as follows: Fresh Air Intake → Changing Area → Shower Area → Extract Grilles The arrangement shall be such to ensure moisture and odours are swept towards the extract points. Fans; Provide: Supply Fan: •EC motor type. •Variable speed controllable. •Duty: 110 l/s at system pressure. Extract Fan: •EC motor type. •Variable speed controllable. •Duty: 120 l/s at system pressure. Fans shall be selected for continuous operation and mounted on anti-vibration supports		

Monaghan County Council Community Development, PEACEPLUS Local Area Action Plan

Item	Q	Unit	Description	Rate	Item Total						
			PERFORMANCE SPECIFICATION (Continued) Ductwork; Ductwork shall: •Comply with DW/144. •Be galvanised sheet steel construction. •Be airtight to appropriate classification. •Incorporate access panels for maintenance. •Include external insulation and vapour barrier where condensation risk exists. •Include flexible fan connections. Maximum duct velocities: •Main ducts: 4–5 m/s •Branch ducts: 2–3 m/s •Terminal devices: 1–2 m/s Air Distribution; Supply Air: Provide: •2–3 ceiling-mounted supply diffusers. •Even distribution throughout the changing area. •Diffusers selected to avoid draughts. Extract Air: Provide: •High-level extract grilles above or immediately adjacent to shower cubicles. •Uniform extraction across all six cubicles. •Removable grille cores for cleaning Controls; The system shall include: •Local isolators adjacent to fans. •Time schedule control. •Occupancy sensor. •Humidity sensor. •Variable speed control. Operating Strategy: Normal Ventilation: •60% design airflow. Boost Ventilation: •100% airflow when: • Occupancy is detected; or • Relative humidity exceeds 65%. Run-On Period: •20 minutes after occupancy ceases. Noise Criteria; Maximum internal noise levels shall not exceed: <table><tr><td>Area</td><td>Noise Rating</td></tr><tr><td>Changing Room</td><td>NR35</td></tr><tr><td>Shower Area</td><td>NR40</td></tr></table> Provide attenuators where necessary.	Area	Noise Rating	Changing Room	NR35	Shower Area	NR40		
Area	Noise Rating										
Changing Room	NR35										
Shower Area	NR40										

Monaghan County Council Community Development, PEACEPLUS Local Area Action Plan

Item	Q	Unit	Description	Rate	Item Total																						
			PERFORMANCE SPECIFICATION (Continued) External Louvres; Provide: •One fresh-air intake louver. •One exhaust-air discharge louver. Louvers shall be: •Powder-coated aluminium. •Complete with bird and insect mesh. •Weather-resistant. •Positioned to prevent short-circuiting of intake and exhaust air streams. A minimum separation of 2 m between intake and discharge positions shall be maintained wherever practicable. Testing & Commissioning; The contractor shall: •Air-balance the complete installation. •Measure and record supply and extract air volumes. •Verify humidity-control operation. •Demonstrate boost ventilation operation. •Provide commissioning certificates. •Provide operation and maintenance manuals. Suggested Plant; One twin-fan ventilation unit (supply and extract only, no heat recovery) or separate in-line supply and extract fans located within a ceiling void or adjacent plant space. Design Summary; <table><tr><th>Item</th><th>Requirement</th></tr><tr><td>Floor Area</td><td>30 m²</td></tr><tr><td>Shower Cubicles</td><td>6 No.</td></tr><tr><td>Supply Airflow</td><td>110 l/s</td></tr><tr><td>Extract Airflow</td><td>120 l/s</td></tr><tr><td>Ventilation Rate</td><td>Approx. 5.3 ACH</td></tr><tr><td>System Type</td><td>Mechanical Supply & Mechanical Extract</td></tr><tr><td>Controls</td><td>Occupancy and Humidity Boost</td></tr><tr><td>Noise Criteria</td><td>NR35–NR40</td></tr><tr><td>Intake/Discharge</td><td>External Wall Louvres</td></tr><tr><td>Basis of Extract Rate</td><td>15 l/s per shower position mepdesk</td></tr></table>	Item	Requirement	Floor Area	30 m ²	Shower Cubicles	6 No.	Supply Airflow	110 l/s	Extract Airflow	120 l/s	Ventilation Rate	Approx. 5.3 ACH	System Type	Mechanical Supply & Mechanical Extract	Controls	Occupancy and Humidity Boost	Noise Criteria	NR35–NR40	Intake/Discharge	External Wall Louvres	Basis of Extract Rate	15 l/s per shower position mepdesk		
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Basis of Extract Rate	15 l/s per shower position mepdesk																										

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Item	Q	Unit	Description	Rate	Item Total
C	2	Item	Certification of New MECHANICAL VENTILATION SYSTEM's: Provide certificate of compliance for the complete design, manufacture, instillation and commissioning of the New Mechanical Ventilation System. Certificate shall be completed by a suitably qualified person/organisation. Such person/organisation would normally hold adequate Mechanical/Electrical degree level qualifications along with adequate and appropriate experience, normally 5 years. Certificate shall be comprehensive and include the following: Project and Parties: The Project Details, Owner/Client Information, Contractor/Installer Information, Certifier Information, Dates of Project Execution and Commissioning Description of Works: Scope of Works, Design and Specification References (Include above, plus any additional employed) Compliance and Certification Statement: Declaration of Compliance, Ancillary Certificates (Third Party and Sub-Contractor Certificates), Inspection and Testing Signature and Dates: The signature of the certifier, The date the certificate is issued Supporting Documentation: include test reports, commissioning records, maintenance manuals, and as-built drawings etc.		
			Total for MECHANICAL VENTILATION WORKS to Summary €		

Item	Q	Unit	Description		
			MONAGHAN COUNTY COUNCIL - Monaghan LCDC PEACEPLUS Local Area Action Plan Enhancement to Existing Community Spaces-Halls Programme PROPOSED UPGRADE SHOWER FACILITIES AND TOILET AT PHOENIX SPORTS CENTRE, CARRICKMACROSS SHOWER CUBICLES, VANITY CABINETRY & WORKTOPS, ENCASEMENT PANELS AND MISCELLANEOUS FITTINGS NOTE: Sub-Contractor shall review site, building and the planned operations of the Sports Centre, any recommendations, even if conflicting with the presented design and schedule of works, arising from this review shall be made known to client at the time of tendering. NOTE: Coordinate instillation works with Main Contractor, Plumbing Sub-Contractor, Electrical Sub-Contractor and Mechanical Sub Contractor GENERAL SPECIFICATION FOR SHOWER CUBICLES, VANITY CABINETRY, WORKTOPS, ENCASEMENT PANELS ETC. Design Intent for - High Durability, Low Maintenance Commercial Shower Cubicle System and Cabinetry suitable for a busy regional sports centre, leisure facility, and changing rooms that will provide good service towards the following conditions: • High daily usage. • Unsupervised teenage users. • Occasional deliberate abuse and vandalism. • Intensive cleaning regimes. • Humid and wet environments. • Minimum aesthetic life of 6 years without significant deterioration. • Minimum operational life of 10 years before major refurbishment. Performance Requirements; The Shower Cubicle System and Cabinetry Shall: • Be impact resistant. • Be moisture, mould and bacteria resistant. • Have anti-corrosion properties. • Resist scratching, scuffing and graffiti. • Allow rapid cleaning without specialist chemicals. • Avoid dirt traps and inaccessible corners. • Permit individual component replacement. • Maintain alignment and structural stability over its design life.		

Monaghan County Council Community Development, PEACEPLUS Local Area Action Plan

Item	Q	Unit	Description		
			GENERAL SPECIFICATION FOR SHOWER CUBICLES, VANITY CABINETS, WORKTOPS, ENCASMENT PANELS ETC. (Continued) Cubicle Panels, Doors, General Panels, Vanity Tops, Pilasters etc. Shall be: • 13 mm Solid Grade Laminate (SGL) Compact Laminate Examples; • Polyrey Reysipur • Trespa TopLab Compact • Fundermax Compact Interior • Formica Compact Grade Requirements: • Through-coloured core preferred. • Water-resistant throughout thickness. • Impact resistant. • Graffiti resistant. • Anti-microbial surface. • Suitable for continuous wet environments. Finish: Matt or Satin Finish. Dark Colours shall be avoided to minimise showing water staining and scratching. Colours shall be client/engineer approved, sample to be provided before manufacture. Edges: Black Core or Colour Matched Core. Machine polished edges. Sealants: The use of Sealants must be kept to the absolute minimum. The shower system, in particular the junction of panels to each other and to other surfaces or fittings, shall be well designed to resist the penetration of moisture. This may be integrated detailing of panel edges or by the use of junction trims. Where it is absolutely unavoidable to use a sealant it must be minimised and any visible sealant bead must be as narrow as possible, smooth and even and very neatly tooled. Sealants shall be High-Performance Neutral Cure Sanitary Silicone, providing high adhesion, contain fungicides to resist mould and mildew growth, must have good flexibility and will not corrode metal fittings. Sealants shall also have a proven sanitary-grading and resist the use of cleaning chemicals over a long period.		

Monaghan County Council Community Development, PEACEPLUS Local Area Action Plan

Item	Q	Unit	Description		
			GENERAL SPECIFICATION FOR SHOWER CUBICLES, VANITY CABINETS, WORKTOPS, ENCASMENT PANELS ETC. (Continued) Support Structure: Provide contentious anodised aluminium headrail, minimum wall thickness 2.5mm. Or, Stainless Steel headrail system. Floor Fixings to be; 316 Grade Stainless Steel adjustable feet, Minimum adjustment range 25 mm, Concealed fixing arrangement. Door Construction: Door Material shall be 13 mm SGL compact laminate to match partitions. Door Height approx. 1950 overall with 150–200 mm floor clearance for cleaning and drainage. Door Width Shall be 800 mm min. clear opening. Accessible cubicles to comply with building regulations. Door Hardware: All door hardware shall be pre approved by client / engineer on viewing samples. All hardware shall be; Marine Grade Stainless Steel (AISI 316), Satin finish. Hinges shall be; Heavy-duty self-closing hinges, Through-bolted fixing, Anti-vandal design, Minimum 100,000 cycle rating. Indicator Locks shall be; Heavy-duty commercial indicator bolt, Requirements: • Occupied/Vacant indicator. • Emergency release facility. • Through-bolted attachment. • No exposed plastic components. Wall Connections: Provide heavy-duty aluminium channels as per the following requirements; Full-height support, Concealed fixings, Silicone-free visible joints. Accessories: Provide: Robe Hooks, 316 Stainless Steel, Anti-ligature pattern where required. Provide: Integrated moulded shelf or compact laminate shelf, Shampoo resistant, Rounded edges, Easy clean design. Other Accessories: Toilet Roll Dispenser/Holder for each WC, All appropriate door signage from main corridor, Hand Wash Dispenser and Waste Bin. All accessories to be coordinated with other finishes to provide a uniform appearance throughout. Samples to be Pre-Approved by Customer/Engineer,		

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Item	Q	Unit	Description	Rate	Item Total
			GENERAL SPECIFICATION FOR SHOWER CUBICLES, VANITY CABINETS, WORKTOPS, ENCASMENT PANELS ETC. (Continued) Cleaning and Hygiene Requirements: System shall be designed so that: • Floor cleaning machines can access beneath partitions. • No horizontal dirt-catching surfaces. • No exposed chipboard or MDF. • No exposed ferrous metal components. • No exposed fixings prone to rust. All materials shall withstand: • Sodium hypochlorite cleaning agents. • Quaternary disinfectants. • Daily washdown procedures. Required Configuration: • Full-height wall-mounted partitions. • 150 mm floor clearance. • Continuous headrail. • Open floor beneath cubicles. Warranty: • Minimum 10-year warranty on compact laminate panels. • Minimum 5-year warranty on hardware. • Availability of replacement components for 10 years.		
A	1	Item	Complete New Shower Cubicle System to Changing Hall-1, Supply and Install complete as per Specification, Total of 6 No. Shower Cubicles, as per Drawing EECS11-P-03 Minimum Specification (See Above)		
B	1	Item	Privacy Panel at Entrance of Changing Hall to Changing Hall-1, Supply and Install complete as per Specification, Total of 1 No. Panel, as per Drawing EECS11-P-03 Minimum Specification (See Above)		
C	1	Item	Complete New Shower Cubicle System to Changing Hall-2, Supply and Install complete as per Specification, Total of 6 No. Shower Cubicles, as per Drawing EECS11-P-03 Minimum Specification (See Above)		
D	1	Item	Privacy Panel at Entrance of Changing Hall to Changing Hall-2, Supply and Install complete as per Specification, Total of 1 No. Panel, as per Drawing EECS11-P-03 Minimum Specification (See Above)		

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Item	Q	Unit	Description	Rate	Item Total
E	1	Item	Vanity Unit for 1 No. WHB, Countertop and Base Complete, to Staff Toilet, Supply and Install complete as per Specification, Total of 1 No. Vanity Unit, as per Drawing EECS11-P-03 Minimum Specification (See Above)		
F	2	No.	Encasement Panels at Staff Toilet, Panels enclosing Water Cistern and Plumbing at rear of WC, Floor to Ceiling, Supply and Install complete as per Specification, as per Drawing EECS11-P-03 Minimum Specification (See Above)		
			Total for SHOWER CUBICLES, VANITY CABINETRY & WORKTOPS, ENCASEMENT PANELS AND MISCELLANEOUS FITTINGS to Summary €		

Item	Q	Unit	Description		
			MONAGHAN COUNTY COUNCIL - Monaghan LCDC PEACEPLUS Local Area Action Plan Enhancement to Existing Community Spaces-Halls Programme PROPOSED UPGRADE SHOWER FACILITIES AND TOILET AT PHOENIX SPORTS CENTRE, CARRICKMACROSS PAINTING AND DECORATING NOTE: Painting Sub-Contractor shall review site, building and the planned operations of the Sports Centre, any recommendations, even if conflicting with the presented design and schedule of works, arising from this review shall be made known to client at the time of tendering. NOTE: Coordinate works with Main Contractor, Plumbing Sub-Contractor, Electrical Sub-Contractor, Shower Cubicles Sub-Contractor and Mechanical Sub Contractor GENERAL SPECIFICATION FOR PAINTING & DECORATING Walls - Changing Halls: Scope; Provide all labour, materials, equipment and preparation necessary to redecorate previously painted fair-faced blockwork walls within the changing room and associated circulation areas exposed to high humidity, water vapour, condensation and heavy wear. Substrate; - Existing fair-faced concrete blockwork. - Previously painted surface. - Inspect substrate for: - Flaking or poorly adhered coatings. - Dampness, Mould or Mildew. - Cracking, impact damage and surface contamination. Surface Preparation; - Remove all loose, blistered and defective paint by scraping and sanding. - Wash down surfaces using a proprietary fungicidal wash to remove mould, mildew, body fats and contaminants. - Rinse thoroughly and allow surfaces to dry. - Abrade sound existing coatings to provide a key for new coatings. - Fill cracks, voids and minor defects using a suitable moisture-resistant filler. - Spot-prime repaired areas in accordance with paint manufacturer's recommendations. - Ensure surfaces are clean, dry and free from dust before painting.		

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Item	Q	Unit	Description		
			GENERAL SPECIFICATION FOR PAINTING & DECORATING, Walls - Changing Halls (Continued) Paint System; Walls – High Humidity / Wet Area Environment Apply a moisture-resistant, anti-fungal, scrubbable coating system suitable for sports changing rooms and shower-adjacent environments: Recommended System • 1 No. coat acrylic anti-condensation/high-performance primer-sealer where required. • 2 No. coats water-based epoxy or acrylic eggshell coating incorporating mould and fungal resistance. Performance Requirements • Class 1 wet scrub resistance to EN 13300. • Excellent resistance to frequent cleaning. • Resistant to condensation and intermittent moisture. • Anti-fungal and anti-microbial properties. • Low VOC. • Suitable for internal sports and leisure facilities. Acceptable Manufacturers (or equal approved) • Dulux Trade Sterishield Diamond Eggshell. • Crown Trade Clean Extreme Scrubbable Matt. • Alternatively, a water-based epoxy coating approved for changing room environments. Finish; • Colour: To Client or Engineers selection. • Finish: Eggshell or satin, low sheen, washable finish. • Uniform appearance free from runs, defects and flashing. Application Conditions; • Do not apply coatings when substrate temperature is below manufacturer's recommendations. • Ensure adequate ventilation throughout preparation, application and curing. • Protect adjacent finishes, benches, railings, cubicles and fittings from paint contamination. Performance Requirements; The completed coating system shall: • Withstand heavy daily use from school-age and teenage sports groups. • Resist abrasion, scuffing and impact damage. • Resist mould growth associated with shower moisture. • Permit regular cleaning using proprietary cleaning agents. • Maintain colour and finish for a minimum expected redecoration cycle of 5–7 years under normal use.		

Item	Q	Unit	Description		
			Walls - Staff Toilet: As Walls - Changing Halls, Specification above. Ceiling - Staff Toilet: As Walls - Changing Halls, Specification above. Joinery - Doors & Architraves: Scope; Provide all labour, materials, preparation and application necessary to redecorate previously painted flush timber doors and associated architraves in a high-humidity sports changing room environment. Substrate: • Flush timber doors, previously painted. • Softwood or hardwood architraves, previously painted. • Existing ironmongery to remain unless otherwise specified. Inspect all surfaces for: • Peeling, blistering or flaking paint. • Moisture damage and staining. • Impact damage, dents and scratches. • Defective joints and sealant. Preparation; • Remove all ironmongery where practical, or carefully mask and protect. • Remove all loose and defective coatings by scraping and sanding. • Wash down surfaces using a suitable detergent solution to remove dirt, grease, body oils and other contaminants. rinse and allow to dry thoroughly. • Treat any mould or mildew with a proprietary fungicidal wash in accordance with manufacturer's instructions. • Abrade all sound painted surfaces to provide a key for subsequent coatings. • Fill minor dents, holes and imperfections using a suitable interior wood filler. • Sand smooth and feather into adjacent surfaces. • Spot-prime bare timber and repaired areas using the manufacturer's recommended primer. • Ensure surfaces are clean, dry and dust-free before application of finish coats.		

Item	Q	Unit	Description		
			GENERAL SPECIFICATION FOR PAINTING & DECORATING, Joinery - Doors & Architraves: (Continued) Coating System; Apply a high-performance water-based acrylic polyurethane enamel system suitable for humid environments and areas subject to regular cleaning. Doors and Architraves • 1 No. coat adhesion/undercoat primer to bare areas and where required by manufacturer. • 1 No. full coat water-based acrylic polyurethane undercoat. • 2 No. full coats water-based acrylic polyurethane finish. Finish; • Colour as selected by Client/Engineer. • Sheen Level - Satin or Semi-Gloss for durability and ease of cleaning. • Finish to be uniform in colour, opacity and sheen, free from runs, sags, brush marks and other defects. Performance Requirements; The completed coating system shall: • Be suitable for high-humidity changing and shower-adjacent environments. • Provide excellent resistance to abrasion, impact and frequent cleaning. • Resist mould and mildew growth. • Be low VOC and suitable for occupied public buildings. • Achieve manufacturer's recommended dry film thickness. Acceptable Manufacturers; • Dulux Trade Diamond Satinwood (or equivalent approved). • Johnstone's Trade Aqua Guard Satin (or equivalent approved). • Tikkurila Helmi 30/Helmi 80 (or equivalent approved). • Crown Trade Fastflow Satin (or equivalent approved). Execution; • Apply strictly in accordance with manufacturer's instructions. • Maintain recommended temperature and humidity conditions during application and curing. • Allow adequate drying time between coats. • Protect completed work until fully cured and accepted. Joinery - Benching Etc. As Joinery - Doors, Specification above.		

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Item	Q	Unit	Description	Rate	Item Total
A	99	m2	Paint Walls - Changing Halls 1 & 2 Preparation and Paint walls as per specification above "Walls - Changing Halls". Area - Doors etc. Discounted		
B	41	m2	Paint Walls - Staff Toilet Preparation and Paint walls as per specification above "Walls - Changing Halls". Area - Doors etc. Discounted		
C	10	m2	Paint Ceiling - Staff Toilet Preparation and Paint ceiling as per specification above "Walls - Changing Halls".		
D	7	No.	Paint Joinery - Doors & Architraves Preparation and Paint Doors and Architraves as per specification above "Joinery - Doors & Architraves". (Take Note - 1 No. Means Both Door Faces)		
E	4	No.	Paint Joinery - Joinery - Benching Etc. Preparation and Paint Fixed Slatted Benches as per specification above "Joinery - Doors & Architraves". BENCH DESCRIPTION: Flat seat of slatted timber, with gallows bracket supports off walls. Seat has 4 No. slats each approx. 90 x 35mm, with approx. 30mm Space between slats. Each Gallows Bracket has 3 members, a vertical fixed to wall, a horizontal binding the seat slats, and a diagonal brace member. Gallows brackets are placed at approx. 900mm ctr's. There are a total of 4 benches; 2.7m, 3.2m, 3.5m and 4.1m long.		
F	15	m	Paint Joinery - Joinery - Clothes Hook Rail Preparation and Paint Fixed Clothes Hook Rail as per specification above "Joinery - Doors & Architraves". DESCRIPTION: Flat Timber Rail, approx. 100 x 20mm fixed to wall above benches. Clothes hooks at 900mm ctr's.		
Total for PAINTING AND DECORATING to Summary €					

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Item	Q	Unit	Description	Rate	Item Total
			MONAGHAN COUNTY COUNCIL - Monaghan LCDC PEACEPLUS Local Area Action Plan Enhancement to Existing Community Spaces-Halls Programme PROPOSED UPGRADE SHOWER FACILITIES AND TOILET AT PHOENIX SPORTS CENTRE, CARRICKMACROSS		
			<u>SUMMARY</u>		
			PRELIMINARIES €		
			DISCONNECTION, REMOVAL & DEMOLITION €		
			FLOOR, WALL & CEILING FINISHES €		
			PLUMBING WORKS - NEW WORKS & MODIFICATIONS €		
			ELECTRICAL WORKS - NEW WORKS & MODIFICATIONS €		
			MECHANICAL VENTILATION WORKS €		
			SHOWER CUBICLES, VANITY CABINETRY & WORKTOPS, ENCASEMENT PANELS AND MISCELLANEOUS FITTINGS €		
			PAINTING AND DECORATING €		
			Nett Total (Excluding VAT) €		
			Value Subject to 13.5% VAT €		
			VAT @ 13.5% €		
			Value Subject to 23% VAT €		
			VAT @ 23% €		
			Grand Total including VAT To Form of Tender €		