

Item	Description	Quantity	Unit	Rate	Total €
1	Provide access / scaffolding and lifting equipment as necessary to facilitate safe edge protection and a working platform for internal ceiling works. Ensure adequate fencing is provided around the workspace and scaffolded areas and secure material storage areas are provided for materials and equipment. Particularly during term times. Provide access routes through fire exit doors in scaffolding areas and ongoing access route during school hours through both joined sections of building. Provide signage, barriers for the complete working area Include for any machine hire, welfare cabin, skip hire, excavation equipment. Allow for full compliance with the Live-School Site Security, Safeguarding, Segregation and Phasing requirements contained within the tender documents.				
2	Provide 150 mm of Kingspan Phenolic insulation slabs or equivalent to the entire ceiling void		230 sq M		
3	Provide a new suspended ceiling grid using a metal T bar / grid system and 600 x 600 ceiling tiles.		195 sq M		
4	Remove existing concrete floor, provide new 150mm level concrete floor and base Provide 100mm rigid insulation (TC <= 0.022W/mk) , radon barrier and minimum 225mm SR21 Hardcore Concrete used in the works shall, in general, incorporate a minimum 30% clinker replacement consistent with I.S. EN 206. High-carbon CEM I cement shall not be used except where a technical justification is provided by a suitably qualified professional and accepted by the Employer's Representative. Prior to the concrete pour, the Contractor shall provide an Environmental Product Declaration compliant with EN 15804, or equivalent, for the proposed concrete/cement where available, together with the applicable Declaration of Performance and compliance information.		160sq M		

5	General builder's work to the existing rainwater drainage system, including disconnection and removal/reconfiguration of existing 110mm internal rainwater downpipes and rerouting externally to connect into the existing external surface-water drainage system. Include all necessary fittings, bends, brackets, outlets, connections, weathering, making good and testing to provide a complete watertight installation.	15	linear M		
6	Fit double seal 800 x 800 manhole cover and frame	1			
7	Screeding and levelling of levelled floor and base		160sq M		
8	Finished floor covering to comply with ISO 10874 specification and a minimum of .55 mm with a baseline slip of R10. Brand to be Altro or equivalent.	1	160sq M		
9	Construct a new 9" solid wall to the existing opening adjacent to the external yard gate. 1M high X 5M long. Provide a sand and cement rendered finished to the external side. Provide 100mm insulated plasterboard (TC <= 0.022W/mk) to all internal faces of external walls and other surfaces indicated on the drawings, including all necessary fixings, jointing, beads and preparation for final finish.	1			
10	Build up the open opposite room 22 using 9" solid blocks, external surface to be coated with sand and cement rendering. Provide a suitably sized structural opening to accommodate the fire-resisting doorset specified under Item 12, including all necessary reveals, making good and preparation for installation of the complete proprietary doorset.	1			
11	Prepare existing walls and ceilings for new lining and plastering systems. Provide complete fire-resisting wall and ceiling lining systems, including boards, framing/fixings, joints, penetrations and associated fire-stopping, to achieve the fire-resistance performance specified in the project fire-safety design. Fire-rated plasterboard systems shall be installed strictly in accordance with the tested/classified system and manufacturer's requirements. All new blockwork shall comprise 9" solid blocks laid on their flat side. Provide 100mm insulated plasterboard (TC <= 0.022W/mk) to all internal faces of external walls and other surfaces indicated on the drawings, including all necessary fixings, jointing, beads and preparation for final finish.		296 sq m		

12	Replace the existing glazed sections with complete proprietary fire-resisting glazed screen systems, including glazing, frames where replacement or upgrading is required, glazing beads, seals, setting blocks, fixings and all associated components. The complete installed glazed screen assembly, and not the glazing alone, shall achieve the fire-resistance performance specified in the project fire-safety design and current Technical Guidance Document B. Existing frames shall only be retained where documented evidence confirms their suitability as part of the required tested/classified fire-resisting assembly. The existing glazed sections comprise 42 No. sections as follows: 11 No. at 700 x 700mm	42 No. glazed sections 1 No. fire doorset 1 No. Room 9 external door/window assembly			
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12 No. at 550 x 700mm 6 No. at 550 x 850mm 4 No. at 1700 x 1100mm 4 No. at 750 x 1050mm 4 No. at 550 x 750mm 1 No. at 900 x 1450mm Provide and install a complete proprietary fire-resisting doorset opposite Room 22, including door leaf, frame, fire-resisting glazing, glazing beads, intumescent and smoke seals, ironmongery, closers, panic hardware, fixings and all interfaces with the surrounding construction. The complete installed assembly shall be tested/classified in accordance with the applicable European fire-resistance standards and shall achieve the fire-resistance performance required by the project fire-safety design, with a minimum 120-minute rating where indicated on the fire-safety drawings/specification. Provide and install the new external door and window arrangement serving Room 9 within the new external opening, comprising 1 No. 950 x 2050mm external door and an adjoining 1.0m high 9" solid blockwork dwarf wall. The external face of the new blockwork shall receive a sand-and-cement rendered finish and the internal face shall receive insulated plasterboard and finishing coat consistent with the adjoining internal construction. Provide 2 No. opening windows, each approximately 800 x 800mm, positioned above the new dwarf wall, complete with frames, glazing, ironmongery, seals, fixings, weathering and all ancillary components. Form and finish suitable internal and external window cills/sills beneath the new windows, including all necessary DPCs, seals, flashings and weathering to provide a complete watertight installation. Provide all necessary reveals, jambs, heads, lintels/supports, fixings and making good to integrate the new door, blockwork and window assembly with the existing building fabric. Fire-resistance requirements shall apply only where specifically indicated in the project fire-safety design. Contractor to provide all applicable test/classification evidence, Declarations of Performance, product data and installation certification prior to installation. All systems shall be installed strictly in accordance with the relevant				
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	tested/classified system and manufacturer's instructions.				
13	Remove existing external door and windows from Room 9 to new corridor and block up opening of 2800 x 2700 with construction of 9" solid wall. New external opening approximately 2800 x 2800mm from Room 9 to the yard to be created to accommodate the new door, dwarf-wall and window arrangement specified under Item 12. Include for all necessary temporary propping and for the supply and installation of a structural steel beam/lintel over the new opening, sized and detailed by the Structural Engineer, including required bearings/padstones, connections, corrosion protection, fire protection and making good to the existing structure.				
14	Provide and install a PVC ventilation duct system, nominally 160 x 80mm or equivalent, above the suspended ceiling to provide passive ventilation to the completed corridor. Provide 4 No. fixed ventilation openings, each having sufficient certified equivalent free area, together with all ductwork, grilles, terminals, fittings and ancillary components necessary to achieve a minimum ventilation rate of 1.5 air changes per hour throughout the completed corridor. The contractor shall demonstrate by calculation and product data that the completed system achieves the specified ventilation performance. Aerco system or equivalent approved.				
15	Provide Gyproc or equivalent finishing coat to the entire area.		296 sq M		
16	Emergency luminaires — 7 No. Supply and install 7 No. LED emergency lighting luminaires suitable for the completed corridor and escape route, complete with emergency control gear, batteries, mounting accessories, wiring connections and all ancillary components. Luminaires to be positioned to provide compliant emergency illumination along the escape route, including at corridor ends, changes of direction, intersections and other locations required by the emergency-lighting design. Emergency exit/directional signage — 4 No. Supply and install 4 No. illuminated emergency exit/directional signs, complete with appropriate running-man and directional legends, emergency	11 No. emergency lighting/signage points			

	control gear, batteries, mounting accessories and electrical connections. Signs to be located at final exits and/or changes of direction as required to provide clear identification of the escape route. Complete installation to comply with I.S. 3217:2023 and the project fire-safety design.				
17	Install a new access system to external doors to include, 1 no. mag lock, 1 no. Act 5 key pad or equivalent, 1 no door release and 1 no. BGU. This system is to be controlled by an IO unit on the fire alarm system. Access-controlled doors forming part of an escape route shall fail safe and release automatically upon activation of the fire alarm system and upon loss of power, while retaining the specified local emergency door-release facility, all in accordance with the project fire-safety design.	1			
18	Fire alarm system modifications, including manual call points, break-glass units, bells, smoke detectors, sounders, associated cabling, interfaces and all necessary ancillary equipment. The completed alterations shall comply with I.S. 3218:2024, the project fire-safety design and the applicable requirements of current Technical Guidance Document B. Include for all testing, commissioning and certification of the completed modifications.	1			
19	Install new pipe work from the existing boiler room to the school extension. Pipe work to be medium grade GB, pipe diameter 50mm. Pipework to be supported on 41 × 41mm Unistrut channel system or equivalent, including all brackets, clips, fixings and supports, sized and spaced in accordance with the M&E specification and manufacturer's requirements	1	212m		
20	Install new pipe work to proposed link corridor	1	35m		
21	Install new radiators, Runtal or equivalent, 1400x 505 DPC C/W Pegler flow and lockshield valves or equivalent	7			
22	Install 6 No. circulating pumps and associated controls to the existing boiler room. Pumps to be Grundfos Magna 3 or equivalent, complete with all necessary valves, fittings, electrical connections, controls, commissioning and integration with the existing heating system. Refer to M&E specification.	6			
23	Install new general cabling for lighting, sockets and EM lighting including containment, refer to M&E spec.	1	450m		

24	Insulate all new heating pipework with rigid-section foil-backed mineral-fibre/fibreglass pipe insulation of thickness appropriate to pipe diameter and temperature, including insulation to bends, fittings and valves where applicable. Installation to comply with the M&E specification and current Building Regulations requirements.		247 linear metres		
25	Supply and install 12 No. high-efficiency LED ceiling luminaires suitable for the completed corridor, complete with drivers, fixings, wiring connections and controls. LED building luminaires shall achieve a minimum luminaire efficacy of 75 luminaire lumens per circuit watt, a colour-rendering index of not less than Ra80 and a rated correlated colour temperature appropriate to the school environment within the range 2500–6500K. Products shall comply with applicable Ecodesign, CE marking, hazardous-substances and WEEE requirements and shall meet the applicable core Irish GPP criteria for indoor lighting. Products listed on the SEAI Triple E Register, or equivalent products demonstrated to meet the relevant energy-efficiency criteria, will be acceptable. LED modules shall be supported by a minimum five-year repair/replacement warranty. Product data demonstrating compliance shall be provided prior to installation. Quantity: 12 No. Supply and install double switched socket outlets, complete with back boxes, plates, final connections and all associated accessories. Quantity: 6 No. Supply and install lighting switching/control points, complete with switches/sensors as specified, back boxes, plates and final connections. Quantity: 3 No. Prior to handover, the Contractor shall provide product information and recommendations for the repair, replacement, reuse and recycling/end-of-life management of the lighting units and controls, including applicable WEEE arrangements.	21 no. points total			
26	Remove existing roof lights off the concrete roof connecting the new office and SET rooms and dispose				

27	Construct and detail the rooflight upstands to maintain continuity of the roof insulation, airtightness and vapour-control layers, minimising thermal bridging and preventing uncontrolled air leakage at all junctions. On the concrete flat roof construction in timber up to a minimum of 150mm kerb / upstand height. Provide chamfer at the intersection with the concrete deck to ensure discharge of rainwater away from the upstand. Fit cement board interior vertical surround between the junction of the upstand and the concrete roof for continuity of finish.				
28	Supply and install 6 No. proprietary clear rectangular rooflight units, nominal size 600mm × 1800mm, complete with insulated kerbs/upstands, frames, glazing/polycarbonate assembly, fixings, seals, flashings and all ancillary components required to form a complete weather-tight and airtight installation. The complete rooflight assembly, including frame/kerb and edge effects, shall achieve a declared whole-unit U-value of not greater than 1.60 W/m ² K and shall comply with the current requirements of Building Regulations Part L. Thermal performance shall be certified for the complete installed rooflight system and adjusted for roof inclination where applicable. Units shall provide a minimum triple-skin construction, or equivalent system capable of achieving or exceeding the	6			
	specified thermal performance. Installation shall maintain continuity of the roof insulation, vapour-control and airtightness layers and shall be strictly in accordance with the manufacturer's tested installation details. Products shall be supplied with all applicable certification, Declaration of Performance and warranty documentation. M-Dome or equivalent approved.				

29	Provide and install a complete insulated flat-roof waterproofing system over the existing concrete roof deck, including tapered rigid roof insulation with a minimum nominal thickness of 120mm at the thinnest point, increased as necessary to achieve the specified falls and a completed roof U-value not exceeding 0.20 W/m²K. Insulation shall have certified thermal performance and shall be installed to maintain continuity of the thermal envelope at all roof perimeters, upstands, rooflights, penetrations and wall junctions, with thermal bridging minimised throughout. Provide vapour-control layer where required by the approved roofing system/manufacturer's specification and condensation-risk assessment. Tapered insulation shall be designed and installed to achieve minimum finished falls of 1:40, directing rainwater positively towards the existing/proposed rainwater outlets without ponding. Include all preparation of the existing roof deck and all necessary primers, adhesives, mechanical fixings, firrings, falls, fillets, upstands and ancillary components required by the proprietary roofing system. Provide a complete two-layer torch-on waterproofing system comprising a minimum 3mm base sheet and 4.5mm mineral-finished cap sheet, or an equivalent approved proprietary system offering equal or better performance. Waterproofing shall be fully dressed and sealed around rooflight upstands, wall junctions, penetrations, outlets and rainwater pipes. Provide reinforcement to all changes of plane, junctions, penetrations and other locations required by the roofing-system manufacturer. Provide new counter-flashing at perimeter junctions with the existing external walls and complete all weathering necessary to provide a fully watertight installation. All components shall form part of a compatible proprietary roofing system and shall be installed strictly in accordance with the manufacturer's specification by suitably competent installers. On completion, provide product certification, thermal-		165 SqM		
	performance calculations, installation certification and the manufacturer's available system warranty.				

30	Form and complete the previously exposed/incomplete roof connection between the existing extension and the main school building at the entrance doors to the corridor adjacent to Classroom 6. Include for all necessary temporary support and protection during the works and construct the new roof section using 200mm x 44mm C16 timber joists at maximum 400mm centres, or as otherwise detailed by the Structural Engineer. Provide all necessary wall plates, joist hangers, restraint straps, noggings, trimmers, bearings, structural fixings and associated timber members required to form a complete structurally sound roof construction. Provide 18mm exterior-grade WPB plywood roof decking, securely fixed to the supporting structure and laid to provide a suitable continuous substrate for the insulated waterproof roof build-up specified under Item 29. All structural timberwork, bearings, connections and fixings shall be in accordance with the Structural Engineer's drawings and details. Include all necessary local alterations and making good to the existing structure. Provide continuity of the insulation, airtightness and vapour-control layers between the new roof section and the adjoining existing construction, including insulation to all perimeter and junction locations so as to minimise thermal bridging and uncontrolled air leakage. Include all necessary fire-stopping and fire-protection measures at junctions and penetrations where required by the project fire-safety design. Form the roof geometry and junctions to provide positive drainage and to integrate fully with the adjoining roof construction. Leave the completed structural roof section prepared and ready to receive the insulation and waterproofing system specified under Item 29 and the perimeter flashing specified under Item 31. All works to be completed in accordance with the Structural Engineer's details, relevant manufacturer's instructions and current Building Regulations.	1			
31	Provide lead flashing at the external wall in this location to the perimeter of flat roof at the junctions with the external walls.	55	Meters		
32	Painting and decoration. All new and existing surfaces to be prepared, finished with 1 coat of under coat, two coats of finish coat. All paint to be Colourtrend Ceramic Matt grade or equivalent	1	356 SqM		

Construction Sub Total	
VAT @ 13.5%	
Total Construction Cost	