

**LIMERICK AND CLARE  
EDUCATION AND TRAINING BOARD**

**HEATING SERVICES UPGRADE & GAS CONVERSION  
EMERGENCY WORKS PROJECT 2026**

**AT**

**ST. JOSEPH'S COMMUNITY COLLEGE  
CHURCH ROAD,  
KILKEE,  
Co. CLARE**

**VOLUME C**

**PRICING DOCUMENT / SCHEDULE OF PRICES**

**Project 2628 - September 2026**



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| <i>Revision</i> | <i>Issue</i> | <i>Prepared By</i> | <i>Approved By</i> | <i>Date</i>                     |
|-----------------|--------------|--------------------|--------------------|---------------------------------|
| T0              | Tender Issue | L. Lanna           | J. Fahey           | 10 <sup>th</sup> September 2026 |
|                 |              |                    |                    |                                 |
|                 |              |                    |                    |                                 |

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## 1.0 TENDER SUMMARY / SCHEDULE OF PRICES

### 1.1 Section A: Preliminaries

Provide for the following as appropriate. Unless the tenderer specifically notes an amount of money or “not included” after each of the Preliminary items, it shall be taken by default that any costs associated with these items are included in the totalled tender figure.

| Ref.                                                | Description                                                                                                                                                                                                                                                                                                                             | Amount |
|-----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| A.1                                                 | Mobilisation of contractors management, supervision and staff                                                                                                                                                                                                                                                                           | €      |
| A.2                                                 | Carrying out the works in accordance with the terms and requirements of the specification.                                                                                                                                                                                                                                              | €      |
| A.3                                                 | Scaffolding, access platforms hoisting, plant, tools, ladders, vehicles, temporary buildings and any other support facilities required.                                                                                                                                                                                                 | €      |
| A.4                                                 | Health, safety, welfare and training of personnel.                                                                                                                                                                                                                                                                                      | €      |
| A.5                                                 | Requirements of local authorities and others having jurisdiction; police regulations, customs duties/levies.                                                                                                                                                                                                                            | €      |
| A.6                                                 | Setting out, supervision and programming.                                                                                                                                                                                                                                                                                               | €      |
| A.7                                                 | National insurance and pensions for personnel; holidays; incentive bonus; transfer of personnel; country money.                                                                                                                                                                                                                         | €      |
| A.8                                                 | Safeguarding the works, materials (including Employer's materials) and plant against damage and theft.                                                                                                                                                                                                                                  | €      |
| A.9                                                 | Maintenance of existing buildings, facilities, roads and repair of damage done by this Contractor.                                                                                                                                                                                                                                      | €      |
| A.10                                                | Insurances.                                                                                                                                                                                                                                                                                                                             | €      |
| A.11                                                | Preparation of working drawings.                                                                                                                                                                                                                                                                                                        | €      |
| A.12                                                | Builders work drawings, setting out and supervision of associated builders work activities.                                                                                                                                                                                                                                             | €      |
| A.13                                                | Complete a detailed site survey and investigation of the existing mechanical heating services installation as required to complete the proposed upgrade works as specified.                                                                                                                                                             | €      |
| A.14                                                | Allow for completing a photographic survey to record pre-existing damage to the School fixtures and finishes prior to commencement and issue to the Employers Representative <u>prior</u> to commencement. Note – any damage caused by the contractor shall be repaired / made good or replaced by the contractor at contractor expense | €      |
| A.15                                                | Allow for additional premium costs for phasing of the works and out of hours working as required to upgrade the heating centre in a live operational school as specified                                                                                                                                                                | €      |
| A.16                                                | Labelling; provision of operating and maintenance manuals; as-built drawings; commissioning data records; instructing and training employer's representatives.                                                                                                                                                                          | €      |
| A.17                                                | Amount to carry out duties of Project Supervisor for Construction Stage as specified in the SHW Regulations.                                                                                                                                                                                                                            | €      |
| A.18                                                | Amount for preparation and submission of Safety and Health File to the Employer – 2. No copies hard copies and 2 No soft copies on computer disc / memory stick.                                                                                                                                                                        | €      |
| <b>Sub Total for Section A Preliminaries</b>        |                                                                                                                                                                                                                                                                                                                                         | €      |
| <b>Carried forward to Overall Summary Section E</b> |                                                                                                                                                                                                                                                                                                                                         |        |

## 1.2 Section B: Mechanical Works

Provide for the following as appropriate. Totals shall include all necessary materials; labour; transport; delivery to site; loading/off-loading; storage; duties; levies; spares as specified in this specification, or by the product manufacturer/supplier; accessories and support devices; installation; erection; connection; testing and commissioning, as appropriate:

**\*Each item in this Summary must be priced separately otherwise the tender may be invalidated\*.**

| <b>Ref.</b>                                                                | <b>Description</b>                                                                                                                                                                                                                                                                                                                                                        | <b>Amount</b> |
|----------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| <b>B50-1</b>                                                               | <b>Phase 1- General / Demolitions / Maintenance</b>                                                                                                                                                                                                                                                                                                                       | <b>€uro</b>   |
| (a)                                                                        | Allow for de-commissioning, isolation and drain down of the existing redundant oil fired boilers and flue and all associated pipework & equipment in the stand-alone boiler house and for removal and safe disposal to a licenced waste recycling facility. <u>Note:- Existing heating distribution pipework to be retained and reconnected as part of Phase 1 Works.</u> | €             |
| (b)                                                                        | Allow for demolition of the redundant part of the oil tank compound walls and support base, clear away all rubble, waste & spoil to a licenced waste facility as detailed on the drawings.                                                                                                                                                                                | €             |
| (c)                                                                        | Allow for isolation and drain down of the existing heating system in the plant room / original boiler room of the lower school building. <u>Note:- Existing heating distribution pipework to be retained and be reconnected to the new heating centre as part of Phase 1 Works.</u>                                                                                       | €             |
| (d)                                                                        | Allow for routine and preventative maintenance of the new gas boilers, heating services and associated electrical services and controls installed under the contract for a period of 12 months from date of final handover to the client, (i.e. during the Phase 1 defects liability period).                                                                             | €             |
| (e)                                                                        | Allow for an annual service/maintenance of the three Gas Boilers and gas safety system at the end of the Phase 1 defects period (12 months) (October 2027) by the original boiler manufacturers and gas safety system approved service specialist.                                                                                                                        | €             |
| (f)                                                                        | Allow for any miscellaneous costs in relation to the Phase 1 General Items / Demolitions not taken for elsewhere (tenderer to provide details below)                                                                                                                                                                                                                      | €             |
|                                                                            | .....                                                                                                                                                                                                                                                                                                                                                                     |               |
|                                                                            | .....                                                                                                                                                                                                                                                                                                                                                                     |               |
| <b>Sub-total for Section B50-1 Phase 1 General/Demolitions/Maintenance</b> |                                                                                                                                                                                                                                                                                                                                                                           | <b>€</b>      |
| <b>Carried forward to Summary Section E</b>                                |                                                                                                                                                                                                                                                                                                                                                                           |               |

| <b><u>Ref.</u></b>                                                         | <b><u>Description</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b><u>Amount</u></b> |
|----------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <b>B50-2</b>                                                               | <b>Phase 2 General / Demolitions / Maintenance</b>                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>€uro</b>          |
| (a)                                                                        | Allow for de-commissioning, isolation and drain down of the existing redundant oil fired boiler and flue and all associated pipework & equipment in the upper school building boiler room and for removal and safe disposal to a licenced waste recycling facility.                                                                                                                                                                                                                        | €                    |
| (b)                                                                        | Allow for transfer of the contents of the existing oil tank to a mobile tank and for pumpdown of the fuel oil from the pipeline and removal and disposal of the oil and redundant oil tank and pipework to a licenced waste oil recycling centre as specified.                                                                                                                                                                                                                             | €                    |
| (c)                                                                        | Allow for de-commissioning, isolation and drain down / vacuum pump down of the existing redundant heating distribution systems throughout the upper school building and for careful removal and disposal to a licenced waste recycling facility as specified – note no redundant services to be left in situ. <u>(Note: The existing heating distribution pipework serving lower school heating circuit is to be retained and protected for the duration of the Phase 2 Upgrade Works)</u> | €                    |
| (d)                                                                        | Allow for de-commissioning, isolation and strip out of the redundant heating system electrical services & controls throughout the upper school and for removal and disposal to a licenced waste recycling facility as specified - note no redundant services to be left in situ.                                                                                                                                                                                                           | €                    |
| (e)                                                                        | Allow for routine and preventative maintenance of the new heating services and associated electrical services and controls installed under the contract for a period of 12 months from date of final handover to the client, (i.e. during the defects liability period).                                                                                                                                                                                                                   | €                    |
| (g)                                                                        | Allow for an annual service/maintenance of the three Gas Boilers and gas safety system at the end of the Phase 2 defects period (12 months) (September 2028) by the original boiler manufacturers and gas safety system approved service specialist.                                                                                                                                                                                                                                       |                      |
| (h)                                                                        | Allow for any miscellaneous costs in relation to the Phase 2 General Items / Demolitions not taken for elsewhere (tenderer to provide details below)                                                                                                                                                                                                                                                                                                                                       | €                    |
|                                                                            | .....                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                      |
|                                                                            | .....                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                      |
| <b>Sub-total for Section B50-2 Phase 2 General/Demolitions/Maintenance</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>€</b>             |
| <b>Carried forward to Summary Section E</b>                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                      |

| <b>B51</b>                                                             | <b>Heating Center &amp; Controls Upgrade</b>                                                                                                                                                                                                                                                             | <b>Amount</b> |
|------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| (a)                                                                    | Supply and install the new 3-boiler cascade frame frame c/w three gas boilers and a hydraulic cascade kit with low loss header and primary pumps c/w and cascade controller as specified.                                                                                                                | €             |
| (b)                                                                    | Supply and install the new cascade boiler combined flue system with twin wall flue connections to each boiler complete with new weathering apron and cowl as specified.                                                                                                                                  | €             |
| (c)                                                                    | Supply and install the new plate heat exchanger on the flow and return to the boilers as specified.                                                                                                                                                                                                      | €             |
| (d)                                                                    | Supply and install the new boiler house low loss header pipework, valves, actuators, strainers, fittings, and accessories as specified (fabricate off site to minimise the heating system downtime onsite).                                                                                              | €             |
| (e)                                                                    | Supply and install the new energy efficient variable speed twin head heating circulation pump for the lower school building heating circuit as specified.                                                                                                                                                | €             |
| (f)                                                                    | Supply and install the new energy efficient variable speed twin head heating circulation pump for the upper school classrooms & corridors heating circuit as specified.                                                                                                                                  | €             |
| (g)                                                                    | Supply and install the new energy efficient variable speed twin head heating circulation pump for the assembly hall circuit as specified.                                                                                                                                                                | €             |
| (h)                                                                    | Supply and install the two new dirt air separator units as specified.                                                                                                                                                                                                                                    | €             |
| (i)                                                                    | Supply and install new foil back insulation to all boiler room pipework.                                                                                                                                                                                                                                 | €             |
| (j)                                                                    | Supply and install the new dual pressurisation unit and expansion vessels with anti gravity loop as specified.                                                                                                                                                                                           | €             |
| (k)                                                                    | Allow for thoroughly flushing the heating distribution system and filling with a mixture of water and multi-purpose corrosion inhibitor/antifreeze (Sentinel X500 or similar approved product), added to the water in a mixture as per manufactures recommendations to protect to -15°C.                 | €             |
| (l)                                                                    | Supply and install the new boiler house MCC heating control panel and all associated controls as specified.                                                                                                                                                                                              | €             |
| (m)                                                                    | Supply and install the heating system 4 zone remote control panel in the principal's office with facility for boosting each zone for 1 hour, 2 hours or 3 hours and with one spare zone for future DHW as specified                                                                                      | €             |
| (n)                                                                    | Allow for programming control system time schedules as specified.                                                                                                                                                                                                                                        | €             |
| (o)                                                                    | Allow for Testing, Commissioning and Certification of the complete Heating Centre Services installations.                                                                                                                                                                                                | €             |
| (p)                                                                    | Allow for demonstration and instruction of client staff in the proper operation of the heating systems and controls at time of Phase 1 completion.                                                                                                                                                       | €             |
| (q)                                                                    | Allow for completing alterations to the heating centre pipework to suit the Phase 2 heating distribution systems upgrade test recommission and provide demonstration and instruction of client staff in the proper operation of the upgraded heating systems and controls at time of Phase 2 completion. | €             |
| ®                                                                      | Allow for any miscellaneous costs in relation to the heating centre upgrade not taken for elsewhere (tenderer to provide details below)                                                                                                                                                                  | €             |
| <b>Sub-total for Section B51 Heating Center &amp; Controls Upgrade</b> |                                                                                                                                                                                                                                                                                                          | <b>€</b>      |
| <i>Carried forward to Summary Section E</i>                            |                                                                                                                                                                                                                                                                                                          |               |

**B54-1 Gas Services Upgrade - Boiler Room Amount**

- (a) Allow for liaison with the LPG Gas Supplier and attendances as required to provide the new 3 x1 tonne 'stubby' gas tanks c./w automatic gas level telemetry and first stage regulator for the new gas storage compound as required. €
- (b) Allow for payment of the initial full fill of gas to the 3 Nr. 1 tonne tanks by the gas supplier for commissioning purposes as specified. €
- (c) Supply and install the new external underground 63mm PE pipework from the new LPG storage tank compound to the School Boiler Room as specified. (trenching by domestic building/civils sub-contractor included at **Section D** below) €
- (d) Supply and install the second stage regulator, isolation valve and stainless steel enclosure and the gas slam shut valve at the entry point to the Boiler House as specified. €
- (e) Supply and install the internal gas distribution pipework and final connections to the new gas boilers in the boiler house as specified. €
- (f) Supply and install the boiler house gas safety system / leak detection system and accessories in the boiler house as specified including an interface to the building fire alarm system (installation and wiring by domestic electrical sub-contractor included in **Section C60** below). €
- (g) Allow for painting of boiler room gas pipework gas yellow RAL 1004 and apply a "LPG" marker label at minimum three meter spacings. €
- (h) Allow for Testing, Commissioning and Certification of the complete gas services installations. €
- (i) Allow for Testing, Commissioning and Certification of the gas leak detection systems and slam shut valve by the gas safety system specialist. €
- (j) Allow for demonstration and instruction of client staff in the proper operation of the gas services, gas leak detection and slam shut valve systems at time of practical completion - (Note: Training shall be scheduled to suit availability of client staff). €
- (k) Allow for any miscellaneous costs in relation to the Boiler House Gas Services Upgrade not taken for elsewhere (provide details with breakout of costs). €

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**Sub-total for Section B54 -1 Gas Services Upgrade - Boiler Room**

**€**

*Carried forward to Summary Section E*

**B54-2 Gas Service to Science Lab Amount**

- (a) Supply and install the new 32mm mild steel pipework run externally from the Boiler Room to the Upper School Building Science Lab as specified. €
- (b) Supply and install the isolation valve, second stage regulator located adjacent to existing gas bottle services in the Upper School Building adjacent to the science Lab Prep Room as detailed on the drawings. €
- (c) Complete the final connection of new gas service pipework to the existing gas distribution system – existing gas safety systems and slam shut valves to be retained. €
- (d) Allow for wire brush and painting of the new external gas pipework service to the science lab in gas yellow yellow RAL 1004 and apply a “LPG” marker label at minimum three meter spacings. €
- (e) Allow for Testing, Commissioning and Certification of the complete gas services installations to the Science Lab and Demonstration Room. €
- (f) Allow for any miscellaneous costs in relation to the Main School and Modular Building New Gas Service Connnection not taken for elsewhere (provide details with breakout of costs). €

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**Sub-total for Section B54-2 Gas Service to Science Lab**

€

*Carried forward to Summary Section E*

| <b>B56-1</b>                                                                       | <b>Phase 1 Heating Distribution System Alterations</b>                                                                                                                                                                        | <b>Amount</b> |
|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| (a)                                                                                | Allow for alterations to the existing heating distribution pipework in boiler house and for permanent connection of the existing circuit serving the lower school building to the upgraded heating centre.                    | €             |
| (b)                                                                                | Allow for alterations to the existing heating distribution pipework in boiler house and for temporary connection of the existing circuits serving the assembly hall and upper school building to the upgraded heating centre. | €             |
| (c)                                                                                | Supply the lower school building zone temperature sensor in Computer Room 2 – Room No.9 to enable overall temperature control for installation by the electrical sub-contractor as specified.                                 | €             |
| (d)                                                                                | Allow for Testing, Commissioning and Certification of the retained heating distribution system and sub-zoning controls as specified.                                                                                          | €             |
| (e)                                                                                | Allow a provisional sum for temporary repairs to the pipework on the external pipebridge.                                                                                                                                     | € 9,650.00    |
| (f)                                                                                | Allow for any miscellaneous costs in relation to the Phase 1 Space Heating Distribution System upgrade not taken for elsewhere (tenderer to provide details below)                                                            | €             |
|                                                                                    | .....                                                                                                                                                                                                                         |               |
|                                                                                    | .....                                                                                                                                                                                                                         |               |
| <b>Sub-total for Section B56-1 Phase 1 Heating Distribution System Alterations</b> |                                                                                                                                                                                                                               | €             |
| <i>Carried forward to Summary Section E</i>                                        |                                                                                                                                                                                                                               |               |

**B56-2 Phase 2 Heating Distribution System Upgrade Amount**

- |     |                                                                                                                                                                                                                                       |   |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| (a) | Supply and install the Calpex pre-insulated district heating grade flow and return pipework underground between the boiler room and the upper school building to serve heating circuits as detailed on the drawings and as specified. | € |
| (b) | Supply and install the new two-pipe mild steel heating distribution pipework systems throughout the upper school building as specified.                                                                                               | € |
| (c) | Supply and install the pressure independent control valves (PICV) c/w isolation valve arrangements on branch pipework for each sub zone as specified.                                                                                 | € |
| (d) | Supply and install the new low water content nZEB radiators throughout the school as particularly specified.                                                                                                                          | € |
| (e) | Supply and install the new thermostatic radiator valves lor local control as indicated on the drawings.                                                                                                                               | € |
| (f) | Supply and install the new radiant panels in the Assembly Hall as particularly specified.                                                                                                                                             | € |
| (g) | Supply and install new radiant panel commissioning valve sets as specified.                                                                                                                                                           | € |
| (h) | Supply the black bulb thermostat in the Assembly Hall for the installation by the electrical sub-contractor.                                                                                                                          | € |
| (i) | Supply the tamper proof room thermostats with digital display for each room zone for installation by the electrical sub-contractor as specified.                                                                                      | € |
| (j) | Supply the zone temperature sensor to enable overall temperature control of each heating zone for the installation by the electrical sub-contractor as specified.                                                                     | € |
| (k) | Supply and installation of wall plates to surround new pipe work through walls and ceilings.                                                                                                                                          | € |
| (l) | Supply and fit the foil backed insulation to all runs of pipework in the ceiling voids as specified.                                                                                                                                  | € |
| (m) | Allow for Testing, Commissioning and Certification of the new heating distribution system and sub-zoning controls as specified.                                                                                                       | € |
| (n) | Supply and fit a colour A3 Heating Zone Plan adjacent to the Boost Panel in the Principal's Office, wall mounted in a suitable snap frame.                                                                                            | € |
| (o) | Allow for client staff training and demonstration on the upgraded heating system and zone controls as specified. - (Note: Training shall be scheduled to suit availability of client staff).                                          | € |
| (p) | Allow for any miscellaneous costs in relation to the Phase 2 Space Heating Distribution System upgrade not taken for elsewhere (tenderer to provide details below)                                                                    | € |

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**Sub-total for Section B56-2 Phase 2 Heating Distribution System Upgrade**  
Carried forward to Summary Section E

€

### 1.3 Section C : Electrical Works

Provide for the following as appropriate. Totals shall include all necessary materials; labour; transport; delivery to site; loading/off-loading; storage; duties; levies; spares as specified in this specification, or by the product manufacturer/supplier; accessories and support devices; installation; erection; connection; testing and commissioning, as appropriate.\***Each item in this Summary must be priced separately otherwise the tender may be invalidated \***.

| <u>Ref.</u> | <u>Description</u>                                                                                                                                                                                                                                                                                                                                                    | <u>Amount</u> |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| <b>C60</b>  | <b>Associated Electrical Works</b>                                                                                                                                                                                                                                                                                                                                    |               |
| (a)         | Trace, isolate, and disconnect the existing heating system electrical / controls, strip out and dispose of to a licenced WEEE facility on a phased basis. No redundant electrical or controls services to be left in situ in the school.                                                                                                                              | €             |
| (b)         | Supply and install the new galvanised steel cable containment trunking, tray and conduit systems on a phased basis for the power and controls cabling to fully contain all new power and controls cabling as specified.                                                                                                                                               | €             |
| (c)         | Supply and install a new 40A TP MCB in the the Main Distribution Board and 5x16mm sq. PVC/SWA/LSF power cable to the new Heating Control Panel MCC run on medium duty cable tray to the boiler room as specified.                                                                                                                                                     | €             |
| (d)         | Supply and install a new 32A TP MCB in the the Main Board and 3x10mm sq. PVC/SWA/LSF power cable to the new Sub Board run on medium duty cable tray and a new 12 way IP 55 Board in the external store as specified.                                                                                                                                                  | €             |
| (e)         | Allow for installation of the new Boiler house Heating MCC and all wall mounted controls as specified (supply by the mechanical contractor).                                                                                                                                                                                                                          | €             |
| (f)         | Supply and install the new smart electric rad in the boiler room as specified                                                                                                                                                                                                                                                                                         | €             |
| (g)         | Supply and install the new power wiring run in steel containment from the new Boiler MCC to the new boiler room equipment c/w pad lockable local isolators.                                                                                                                                                                                                           | €             |
| (h)         | Supply and install the new control / sensor wiring run in surface steel trunking and conduit containment from the new Boiler MCC to the new heating sensors and controls in the boiler room and throughout the school as specified.                                                                                                                                   | €             |
| (i)         | Supply and install the new power supplies from the heating MCC to the local zone control room thermostats and two port valves including switched spur connection unit at each room thermostat. Wiring to be run in 3x4mm sq. singles in galvanised steel trunking and conduit containment as specified.                                                               | €             |
| (j)         | Supply, install and terminate the cabling associated with the new gas leak detection safety systems in the boiler house including an interface to the existing fire alarm system run in 2x1.5 PH 120 Firetuff cable to enable lock off of the gas on fire alarm via a new fire alarm interface relay. (Include for the fire alarm specialist attendances as required) | €             |
| (k)         | Supply and install the new Cat 6 data cable from the existing ICT cabinet to the new Boiler house MCC as specified.                                                                                                                                                                                                                                                   | €             |
| (l)         | Supply and install the new general and emergency lighting fittings in the converted external store rooms and caretaker room as specified.                                                                                                                                                                                                                             | €             |
| (m)         | Allow for labelling the electrical services and controls as specified                                                                                                                                                                                                                                                                                                 | €             |
| (n)         | Allow for the complete earthing and bonding installation to the upgraded Heating system to current NSAI IS 10101 standard.                                                                                                                                                                                                                                            | €             |
| (o)         | Allow for Testing, Commissioning and Certification of the upgraded heating power and controls and liaison with the control specialist as specified.                                                                                                                                                                                                                   | €             |
| (p)         | Allow for any miscellaneous costs in relation to the electrical services not taken for elsewhere (provide details below with breakout of costs)                                                                                                                                                                                                                       | €             |
|             | .....                                                                                                                                                                                                                                                                                                                                                                 |               |
|             | .....                                                                                                                                                                                                                                                                                                                                                                 |               |

**Sub-total for Section C60 Associated Electrical Works**

*Carried forward to Summary Section E*

€

## 1.4 Section D: Associated General Builders Works

Provide for the following as appropriate. Totals shall include all necessary materials; labour; transport; delivery to site; loading/off-loading; storage; duties; levies; spares as specified in this specification, or by the product manufacturer/supplier; accessories and support devices; installation; erection; connection; testing and commissioning, as appropriate: \* **Each item in this Summary must be priced separately otherwise the tender may be invalidated \***

### D40-1 Associated General Builder's Works

| Ref. | Description                                                                                                                                                                                                                                                                                                                                                                                                                               | Amount |
|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| (a)  | Allow for protection of existing classroom teaching smart screens, computers and other electronic equipment from damage and ingress of dust during the upgrade works using 1000 gauge black polythene sheeting sealed around the equipment as required.                                                                                                                                                                                   | €      |
| (b)  | Allow for moving existing loose furniture to centre of rooms and cover with 1000 gauge polythene and seal to the floor whilst works are being completed.                                                                                                                                                                                                                                                                                  | €      |
| (c)  | Allow for moving / removing and reinstating existing fitted furniture and wall fixtures as necessary to enable strip out of redundant services and installation of the new services. Provide 1000 gauge polythene covers over all fitted furniture and shelving as required to prevent dust / damage during the works. (Note upgrade works shall be co-ordinated to avoid / minimise impact on existing fixtures and built-in furniture.) | €      |
| (d)  | Lay heavy duty RAM board floor covering to protect the existing vinyl flooring from damage and spills whilst works are being carried out. (Note:- any damage to existing finishes will be repaired / replaced at contractor expense)                                                                                                                                                                                                      | €      |
| (e)  | Grind all existing redundant pipework to below floor level fill / make good and level with existing floor in preparation for flooring patching.                                                                                                                                                                                                                                                                                           | €      |
| (f)  | Core Ops through internal masonry walls 100 & 215mm thick including fire stopping and making good following installation of new services.                                                                                                                                                                                                                                                                                                 | €      |
| (g)  | Core Ops through external masonry walls (300mm & 400mm cavity wall) as required to install new services. Make good and weather and vermin proof following installation of new services.                                                                                                                                                                                                                                                   | €      |
| (h)  | Allow for reinstatement and making good all surfaces where existing services have been removed in preparation for redecoration to match existing finishes as closely as possible.                                                                                                                                                                                                                                                         | €      |
| (i)  | Allow for patching of floor coverings locally where existing services have been removed as required using a specialist flooring sub-contractor.                                                                                                                                                                                                                                                                                           | €      |
| (j)  | Allow for a 'T' cut, under coat and two finishing coats of oil based gloss paint finish to all new surface run steel cable containment trunking and conduits installed under the contract to match existing room paint finishes. (Dulux Gloss or equal - colours to engineer/client approval)                                                                                                                                             | €      |
| (k)  | Allow for primer under coat and two finishing coats of oil based gloss paint finish to all new surface run heating pipework installed under the contract to match existing room paint finishes. (Dulux Gloss or equal - colours to engineer/client approval)                                                                                                                                                                              | €      |
| (l)  | Construc new MDF service riser box outs in Junior Boys WC and Junior Girls WC Room 29 around the new heating distribution pipework up to ceiling level as specified.                                                                                                                                                                                                                                                                      | €      |

**Page Sub Total**

€

*Carry Forward to Next Page*

**Sub Total General Builders Works from Page 1**

€

*Brought Forward from Previous Page*

- (m) Allow for carefully opening up existing 600x600 grid ceilings in corridors in the lower school to enable strip out of redundant services and installation of the new services in the ceiling voids and reinstate on completion. Allow for replacement of all existing damaged or stained ceiling tiles and ceiling tiles damaged by contractor during the upgrade works (allow for 15% replacement of tiles due to existing damage / accidental breakage) €
- (n) Allow for taking down the existing end of life suspended ceilings in the Upper school and link corridor and disposal to a licenced waste recycling centre as detailed on drawing 2628-BW-03 to enable strip out of redundant services and installation of new services as specified. €
- (o) Supply and install 160 m<sup>2</sup> of new 600x600m exposed T bar suspended grid ceilings with new acoustic lay in tiles as particularly specified on drawing 2628-BW-03 following upgrade of the heating services. €
- (p) Allow for general builders attendances on the mechanical and electrical contractors to open up to enable strip out of redundant services and installation of new services as required. Include for temporary removal of fixtures and fittings and for re-instatement on completion of the upgrade works as required. €
- (q) Allow for site temporaries, hot works, and skip hire as necessary. €
- (r) Allow for removal of contractor site establishment and clean down of the site at the end of the Phase 1 upgrade works in November 2026. €
- (s) Allow for a full **deep clean** of the entire school by **specialist contract cleaners** on completion of the Phase 2 works in August 2027 immediately prior to handover to the client. €
- (u) Allow for any miscellaneous builders works as required to complete the phased heating upgrade and associated electrical and controls upgrade not taken for elsewhere. Itemise separately below. €

.....  
 .....

**Section D40-1 Sub-Total for Associated General Builder's Work**

€

*Carried forward to Summary Section E*

**D40-2 LPG Storage Tank Compound & Trenching / Civil Works** **Amount**

- (a) Allow for removal and disposal of all waste materials and rubbish from the existing compound at the rear of the standalone boiler house and oil tank. €
- (b) Allow for ground penetrating radar survey to identify and locate existing underground services in the proposed route for new underground Gas and Heating Service Pipework and the bulk storage compound to enable co-ordination of proposed new gas and heating pipe routes with existing services and safe trenching / excavation works. €
- (c) Allow for part demolition of the oil tank support walls, bund walls enclosure and concrete base and clear away all waste debris and removal of all spoil off site to a licenced waste facility €
- (d) Carefully cut down and remove all shrubbery, trees and hedging and grub up the root balls within the margin between the kerb and the boundary fence at the side and rear of the stand alone boiler house. Make good level the soft margin and lay a weed control barrier and 50mm of decorative stone pebble over. Note there is a 10/20kV ESB Networks Medium Voltage Power Cable running in the margin under the hedging and a risk assessment and method statement will be required. €
- (e) Prepare the base and construct the new 150mm deep level concrete base for the gas tanks as detailed on the drawings. Note the 63mm PE gas pipe must be sleeved in a 110mm MDPE pipe through the concrete base. €
- (f) Allow for saw cutting and trenching the tarmacadam yard for the new 63mm PE gas pipework from the new gas tanks to the boiler room as specified. €
- (g) Core Ops through external the masonry wall of the boiler room (300mm cavity walls) as required to install new gas services. Make good and weatherproof and vermin proof / seal following installation of services. €
- (h) Lay a 75mm surround of fine sand around gas pipework and back fill trenches in the tarmacadam yard with clause 804 fill in well compacted 100mm layers and lay marker tape at 300mm below grade as specified. €
- (i) Allow for saw cutting and trenching the tarmacadam yard for the new Calpex pipework & electrical duct between the boiler room and the upper school as specified €
- (j) Core Ops through external the masonry wall of the boiler room and Upper School Building (300mm cavity walls) as required to install new Calpex Heating Pipework and Electrical Duct. Make good and weatherproof and vermin proof / seal following installation of services. €
- (k) Lay a 75mm surround of fine sand around the Calpex pipework and electrical duct and back fill the trenches with clause 804 in well compacted 100mm layers, lay marker tape at 300mm below grade as specified. €
- (l) Allow for re-instatement and making good to the tarmacadam yard to match existing depth, finish and levels as detailed on the drawings. €
- (m) Lay a geotextile weed control membrane covered by 50mm of decorative stones over the margin along the boundary where the hedge was removed €
- (n) Allow for thorough clean down of the work areas in the school yard and gas compound on completion. Include for light power wash of the school yard and access road.. €
- (o) Allow for any miscellaneous civil works / builder's works as required to complete the heating upgrade and gas services trenching and not taken for elsewhere. Itemise separately below. €

.....  
.....  
**Sub-total for Section D40-2 LPG Storage Compound & Civil Works**  
*Carried forward to Summary Section E*

€

**D40-2 Boiler Rooms & Equipment Stores Refurbishment** **Amount**

- (a) Allow for breaking out the existing concrete plinths in the three boiler rooms and making good to floors using suitable floor levelling compound as specified. €
- (b) Supply and fit the main boiler room new louvred hardwood double door set complete with ironmongery and door furniture and make good to external plaster reveals around the door as specified. €
- (c) Construct new 100mm concrete plinths in the main boiler room to suit the new equipment layout as specified. €
- (d) Supply and fit the new solid hardwood double door set complete with ironmongery and door furniture to the standalone boiler room and make good to external plaster reveals around the door as specified. €
- (e) Construct infill blockwork to close the two flue openings in the standalone boiler house and apply a dash render to match existing and make good to external plaster reveals around the new solid hardwood doors as required. €
- (f) Remove the existing roof and construct the new Kingspan profiled metal clad composite insulated roof fixed to new treated roof joists on wall plates with 1:12 fall over the standalone boiler house c/w fixings, flashings & trims. €
- (g) Supply and install the PVC fascia, soffit & rainwater goods to the new standalone boiler house roof and connect to the existing storm drain as specified. €
- (f) Supply and fit the new solid hardwood double door set complete with ironmongery and door furniture to the upper school boiler room, make good to external plaster reveals around the new door as specified. €
- (g) Remove the redundant flue and construct an infill concrete slab to close the flue openings in the upper school boiler room and make good to to replace external roof tiles to weatherproof the building where the flue was removed. €
- (h) Remove the oil tank enclosure concrete wall caps and construct an infill panel to block up the redundant access gate ope with 215mm blockwork stitched into the existing walls, add one course of blockwork to one side of the enclosure to create a fall for the new roof, saw cut the wall down to floor level and insert a lintel and construct new blockwork over to form the new door ope. Apply a sand cement render and wet dash externally to all repairs / new blockwork to match existing enclosure wall finish as specified. €
- (i) Supply and fit the new solid hardwood door set complete with ironmongery and door furniture to the oil tank enclosure new door ope, make good to external plaster reveals around the new door as specified. €
- (j) Construct the new Kingspan profiled metal clad composite insulated roof panel roof system fixed to new treated roof joists on wall plates with 1:12 fall over the oil tank enclosure c/w strap fixings, flashings and trims as required. €
- (k) Supply and install the PVC fascia and soffit and rainwater goods to the new store roof and connect into the existing storm drain as specified. €
- (l) Construct a new gulley trap and 110mm storm drain connection to existing to take the new store rainwater discharge and make good to the tarmac. €
- (m) Apply an undercoat and two finish coats of suitable weatherproof varnish to the four new hardwood doors as specified. €
- (n) Allow for making good and painting the three boiler rooms and new store walls / roof slab with sealer, an undercoat and two finish coats of white moisture resistant paint and for painting the floors with two coats of anti slip grey floor sealer as specified. €
- (o) Allow for any miscellaneous builder's works as required to complete the refurbishment of the boiler room & equipment stores and not taken for elsewhere. Itemise separately below. €

.....  
**Sub-total for Section D40-2 Boiler Rooms & Stores Refurbishment**  
*Carried forward to Summary Section E*

€

## 1.5 Section E: Summary

|                                                                               | Euro     |
|-------------------------------------------------------------------------------|----------|
| <b>Sub-Total Section A Preliminaries:</b>                                     | €        |
| <b><u>Section B - Mechanical Services Upgrade</u></b>                         |          |
| <b>Sub-Total Section B50-1 Phase 1 General/ Demolitions / Maintenance</b>     | €        |
| <b>Sub-Total Section B50-2 Phase 2 General/ Demolitions / Maintenance</b>     | €        |
| <b>Sub-Total Section B51 Heating Centre &amp; Controls Upgrade</b>            | €        |
| <b>Sub-Total Section B54-1 Gas Services Upgrade - Boiler Room</b>             | €        |
| <b>Sub-Total Section B54-2 Gas Services to Science Lab</b>                    | €        |
| <b>Sub-Total Section B56-1 Phase 1 Heating Distribution Alterations</b>       | €        |
| <b>Sub-Total Section B56-2 Phase 2 Heating Distribution Upgrade</b>           | €        |
| <b><u>Section C -Electrical Services Upgrade</u></b>                          |          |
| <b>Sub-Total Section C60 Associated Electrical Works</b>                      | €        |
| <b><u>Section D -Builders Works</u></b>                                       |          |
| <b>Sub-Total Section D40-1 Associated General Builder's Works</b>             | €        |
| <b>Sub-Total Section D40-2 LPG Compound Compound / Civil Works</b>            | €        |
| <b>Sub-Total Section D40-3 und / Boiler Rooms &amp; Stores Refurbishment</b>  | €        |
| <b><i>Nett Tender Sum</i></b>                                                 | <b>€</b> |
| <b><i>(Forward to Form of Tender)</i></b>                                     | <b>€</b> |
| <b>VAT Analysis:-</b>                                                         |          |
| Add VAT @ 13 ½ % on €                                                         | €        |
| <i>(Note VAT will be accounted for by the school as Principal contractor)</i> |          |
| <b><i>Total Tender Amount Inclusive of VAT</i></b>                            | <b>€</b> |

Signed : .....For and on behalf of .....

Name : .....Position .....Date.....

## 2.0 DAYWORK RATES

To be applied to works that differs substantially in type from works priced in the tender.

### Labour :

|                        |                         |
|------------------------|-------------------------|
| Foreman/Tradesman :    | Charge ..... € per hour |
| Chargehand/Tradesman : | Charge ..... € per hour |
| Tradesman :            | Charge ..... € per hour |
| Apprentice (Senior) :  | Charge ..... € per hour |
| Apprentice (Junior) :  | Charge ..... € per hour |
| Labourer/Helper :      | Charge ..... € per hour |

### Materials :

|                         |                  |
|-------------------------|------------------|
| Supply of Materials :   | Nett cost .....% |
| Delivery of Materials : | Nett cost .....% |

## 3.0 ESTIMATE RATES

To be applied to works that are similar in type to the works priced in the tender.

### Labour :

|                        |                         |
|------------------------|-------------------------|
| Foreman/Tradesman :    | Charge ..... € per hour |
| Chargehand/Tradesman : | Charge ..... € per hour |
| Tradesman :            | Charge ..... € per hour |
| Apprentice (Senior) :  | Charge ..... € per hour |
| Apprentice (Junior) :  | Charge ..... € per hour |
| Labourer/Helper :      | Charge ..... € per hour |

### Materials :

|                         |                  |
|-------------------------|------------------|
| Supply of Materials :   | Nett cost .....% |
| Delivery of Materials : | Nett cost .....% |

Note : Labour rates shown shall be inclusive of all labour overheads. These rates are for normal working hours only and shall be adjusted accordingly for productive overtime hours and non-productive hours.

#### 4.0 SCHEDULE OF SUB CONTRACTORS

This schedule must be completed for any works that will be sub contracted.

| Sub Contract Works             | Proposed Sub-Contractors Name |
|--------------------------------|-------------------------------|
| Mechanical Works               |                               |
| Electrical Works               |                               |
| Builders Works                 |                               |
| Civil Works                    |                               |
| Pipework Insulation Specialist |                               |
| Controls Specialist            |                               |
| Painting & Redecoration        |                               |
| Contract Cleaners              |                               |
| Flooring Specialist            |                               |
| Gas Safety System Specialist   |                               |
| Fire Alarm Specialist          |                               |
|                                |                               |

#### 5.0 SCHEDULE OF MANUFACTURERS AND DELIVERIES

This schedule must be completed. Equipment and materials listed here shall be as specified.

| Item              | Manufacturer                 | Model | Delivery |
|-------------------|------------------------------|-------|----------|
| Boilers           | De Dietrich Innovens Pro MCA |       |          |
| Pumps             | Grundfos                     |       |          |
| Radiators         | Versatile Maxi nZEB          |       |          |
| Radiant Panels    | Versatile Zehnder ZBN        |       |          |
| Lights            | Thorlux Thoroproof           |       |          |
| Emergency Lights  | Ansell                       |       |          |
| Gas Safety System | Medem                        |       |          |
|                   |                              |       |          |
|                   |                              |       |          |

