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Proposed Repairs and Upgrading Roof Works of Building 2, Youthreach, Convent Rd, Ballaghaderreen, Co. Roscommon, F45 TX97

Pricing Document - Volume C

Please Note: -

All tenderers are advised to visit the site & carry out thorough surveys in order to determine a full understanding of the work involved i.e. nature of the site, access to site, local amenities/services, all existing buildings and facilities adjacent to site and any other factors which may have any influence on the works. They must take all the above matters into account when tendering and no claims for extras will be allowed in their failure to do this.

Item	Description	Quantity	Unit	Rate	Total
1. Preliminaries	Site establishment and security. Setting out of the works. Scaffolding, temporary fencing, power & water etc. Provision, operation and maintenance for duration of the contract and later removal of all Construction Signage, lighting, equipment etc for traffic regulations in accordance with specification.		Item		
2. Insurance	Insurance of the Works. Third Party Insurance. Employers liability Insurance. Indemnification against injury to work people. Compliance with all Safety, Health and Welfare at work (construction) Regulations.		Item		
3. Maintenance and protection of existing services	The Contractor shall do everything necessary to avoid damage to any services on, under or above the ground, which may be put at risk by the execution of the works.		Item		
4. Demolitions	Existing flat roof covering to be stripped back to concrete slab. To include removal of previous copper fixings protruding through the roof covering.	675	m2		
	Existing render to canopy/parapet walls to be removed.	170	m2		
	Existing rooflights (700 x 700 mm) to be removed.	3	Item		
	Existing rooflights (2400 x 700 mm) to be removed.	3	Item		
	Investigations to chimney stack.	1	Item		
	Existing rainwater goods including gutters, hoppers and downpipes are to be removed.	6	Item		

	Allow for preparations to flat roof to provide openings for additional rainwater goods.	5	Item		
5. Rainwater Goods	Provide new polyester powder coated aluminium rainwater downpipes to flat roof. Allow for all associated flashings and cowls to prevent blockages. To include all associated works.	7	Item		
6. Concrete & Rebar Repair	Carefully break out all loose, cracked and delaminated concrete to sound material. Extend the breakout around and behind the reinforcement by a minimum of 600 mm. Avoid damaging the existing sound reinforcement.	16	m		
	All exposed/corroded reinforcement shall be cut out and replaced with new reinforcement of the same size and grade. New bars shall be securely lapped by a minimum 600 mm to the existing reinforcement.	16	m		
	Remove all remaining loose material, rust and debris, and thoroughly clean the concrete substrate, leaving it sound, clean and damp with no standing water.	16	m		
	Apply an EN 1504-7 corrosion protection coating to retained reinforcement, such as Sika MonoTop-610, followed by the manufacturer's bonding coat where required.	16	m		
	Reinstate the concrete using a shrinkage-compensated EN 1504-3 Class R4 repair mortar, such as Sika MonoTop-412 N or Fosroc Renderoc HB, applied and cured in accordance with the manufacturer's instructions.	16	m		
	Work to be suitable to receive subsequent waterproofing and flashing systems.	16	m		
7. Rooflights	Provide new 700x700mm double-glazed glass roof lights as specified by Bauder. Ensure sufficient ventilation is achieved. Allow for all associated supports, upstands and flashings.	3	Item		
	Provide new 700x2400mm double-glazed glass roof lights as specified by Bauder. Ensure sufficient ventilation is achieved. Allow for all associated supports, upstands and flashings.	3	Item		
8. Roof Covering	Concrete slab, canopy/parapet walls, soffits etc. to be primed with Bauder Activator-Primer (Canister), APR01-Black, and sealed with BauderTEC Sprint DUO, 2 mm thick, self adhesive bitumen underlayer.	1105	m2		

	Provide Unilin tapered insulation system to flat roof sections.	675	m2		
	Allow for 50mm continuous insulation to extend over the parapet level, across the fascia and extend under the soffit to the brickwork supporting wall to prevent any cold bridging. This includes the lower roof walls, water tank walls, chimney and canopy over the main entrance where an extended soffit finish will be required.	430	m2		
	BauderFLEX waterproof covering or equivalent to specialists detail on tapered insulation, fixed to deck with all laps heat welded. Provide for all flashings, drip profiles, fillets and upstands. Provide adequate falls to outlets. Allow for formation of drainage channels and hoppers with associated flashing to discharge to downpipes. The roof finish is to comply with the requirements of DoEY TGD 021-7. Roof covering requires 30-year Manufacturer durability statement and requires a 20-year manufacturer insurance backed guarantee.	1105	m2		
	The proposed roof finish is to be suitable for the application of roof-mounted solar PV at a future stage.		Item		
9. Pressed metal	Provide 600mm deep pressed metal flashing to specialist detail to the front canopy/parapet wall over the entrance on the Southwest Elevation to include supports, flashings, fixings etc.	9.5	m2		
	Provide 800mm deep pressed metal flashing to specialist detail to the front canopy/parapet wall over the classroom windows on the Southwest Elevation to include supports, flashings, fixings etc.	32.5	m		
	Provide 500mm deep pressed metal flashing to specialist detail to the front canopy/parapet wall over the water tank storage on the Southwest Elevation to include supports, flashings, fixings etc.	4.5	m		
	Contractor to allow for earthing of new roofing materials to include new gutters, downpipes and pressed metal flashings. All to tie into existing earthing rod installation or equivalent.				

10. Safety System	Provide new steel Hailo or equivalent fixed ladder with safety cage complete with a vertical fall arrest system to provide user with a safe means of access and egress to the flat roof.	1	Item		
	Provide KeeLine or equivalent Cable Based Safety Lifeline System to flat roof to allow safe access to the roof for maintenance and inspections. To include for support posts, anchors, and all associated equipment. System must comply with EN 795:2012	80	m		
	Provide KeeWalk or similar safe access roof step over between level changes complete with non slip steps, handrails, support posts, anchors, and all associated equipment.	1	Item		
	Provide pedestrian bridge between flat roofs complete with non slip steps, handrails, support posts, anchors, and all associated equipment.	1	Item		
11. Mechanical/ Electrical Works	Pre-works inspection and testing of affected internal electrical installations, including fire-alarm, smoke-detection, emergency and other life-safety systems wherever water ingress is evident. Defective equipment or cabling is to be replaced by a competent contractor, all interfaces restored, and the systems tested, commissioned and certified before handover. Condition records and certificates are to be included in the Safety File. No life-safety system is to be isolated without agreed temporary measures.		Item		
	Redundant mechanical and electrical building services elements are to be removed from the existing roof, and redundant penetrations infilled. The existing roof mounted aerial is to remain in-situ.		Item		
	Existing chimney capping to be replaced with new concrete capping.		Item		
	Existing chimney flue liner to be extended.		Item		
	Electrical wires to be redirected from the roof through the building to include disconnection, alteration, relocation, and final electrical testing by a certified electrician with current registration with ESB.	17.5	m		

	Allow for automatic external lighting as per Pro-light specification or equivalent. Lighting levels to be evenly dispersed with minimum recommended illumination of 150 lux. To include for connection to power supply, testing, commissioning, and all associated works. All to be wired back to a 7-day/24 hour timeclock including contactor and photocell.	14	Item		
	Allow for breaking ground and connecting new rainwater drainage system into the existing system. To include all associated works.	2	Item		
	Contractor is to provide a new lightning protection system tied into the existing earthing rod or equivalent system, in accordance with BS EN 62305 Parts 1–4 inclusive.		Item		
12. Making good to surrounds	Make good to all surfaces upon completion including redecoration of all works to match with existing.		Item		
13. Disposal	Demolitions and works waste disposed offsite in a manner approved by Roscommon County Council.		Item		
	On completion of the contract and prior to handing over of the project to client a post installation inspection shall be carried out by a certified inspector to ensure compliance with European standards and all other relevant standards and Building Regulations.		Item		
				Sub-Total	
				VAT @ 13.5%	
				TOTAL	