



Volume C Pricing Document

CLIENT: GRETB

JOB: GRETB Mervue Training Centre - Roof Upgrade

DATE: 26/08/2026

www.mcgahonsurveyors.com



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PRELIMINARIES

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<u>1. PRELIMINARIES PARTICULARS</u> <u>1 PRELIMINARY PARTICULARS</u> <u>This Pricing Document must be completed in full and returned with the tender</u> 1.1 Project, parties and consultants <u>The name, nature and location of the project</u> Proposed Roof Upgrade Works to Building 1 & Building 2 GRETB Training Centre, Mervue Business Park, Mervue, Galway for Galway & Roscommon ETB The nature of the Works is the the complete removal and replacement of the existing roof systems to Buildings 1 and 2 within a live Training Centre. The location of the site is GRETB Training Centre, Mervue Business Park, Mervue, Galway H91 CDW6 . <u>A general description of the works</u> The contract comprises the following works: The complete removal and replacement of the existing roof systems to Buildings 1 and 2, including new insulated roof coverings and rooflights, structural steelwork repairs, upgraded rainwater drainage, associated M&E alterations, edge protection, safe access systems, internal reinstatement and all ancillary works within a live Training Centre as detailed in Volume A Works Requirements. <u>The names and address of the Employer and Consultants together with their respective roles.</u> The 'Employer' shall mean Galway and Roscommon Education and Training Board (GRETb), An Coilear Ban, Athenry, Co. Galway <u>Names and addresses of the Consultants</u> The term 'Employer's Representative' shall mean Collins Boyd Engineers & Architects, Galway Road, Roscommon The Architect is: Collins Boyd Engineers & Architects, Galway Road, Roscommon The Civil and Structural Engineer is: Collins Boyd Engineers & Architects, Galway Road, Roscommon				
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Preliminaries/1				

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<u>1. PRELIMINARIES PARTICULARS (Cont)</u>						
The Building Services Engineer is:						
Heavey Kenny & Associates, 6 Liosbaun Business Park, 23E First Floor, Tuam Road, Galway						
The Quantity Surveyor is:						
McGahon Surveyors Ltd., Block 1, Quayside Business Park, Mill Street, Dundalk, Co Louth						
The Project Supervisor Design Process is:						
Tobin Consulting Engineers, Fairgreen House, Fairgreen Road, Galway						
1.2 Description of site						
A	The boundaries of the site, the means of access and the position of the works are as indicated on the Architect's drawings. The Contractor should visit the site and note all adjacent and/or abutting buildings.	1	item			
B	The site is located to the North corner of Mervue Business & Technology Park.	1	item			
C	The Training Centre including other businesses within Mervue Business & Technology Park shall remain fully operational during the proposed Construction Works.	1	item			
<u>Means of Access</u>						
D	The proposed construction access to the site for these construction works will be via the internal access roads within Mervue Business & Technology Park accessed off Wellpark Road. The contractor shall erect a suitable secure hoarding (2m high heras temporary site fencing or equivalent) to separate the construction site from the existing Training Centre and other businesses within the Business Park which will remain in operation for the full duration of the proposed works. The existing vehicular and pedestrian accesses to the live Training Centre and other premises in the Business Park shall be maintained for the duration of these works.	1	Item			
E	The main contractor will be required to put a traffic management plan in place to manage safe access and egress of site workers.	1	Item			
F	The Contractor is required to provide secure, control gate access points to the site compounds for the full duration of the works. Refer to Architect's Drawing No. 010 'Proposed Site Layout' for proposed locations of Builder's Compounds.	1	Item			
G	The Contractor shall provide and maintain a full time "log in and out system" for all persons entering the works.	1	Item			
H	Disciplinary action may be taken against any person found entering or leaving (or attempting to enter or leave) the site other than by the designated gates or entrances. If the Contractor uses a gate or gates to gain access or egress from the site, the Contractor shall be responsible for securing such gate or gates at all times throughout the contract period.	1	Item			
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<u>1. PRELIMINARIES PARTICULARS (Cont)</u>						
A	Proposed Parking for Construction Personnel - Car parking shall be provided within the boundary line of the Builder's Compounds as shown on Architect's Drawing No. 010 'Proposed Site Layout'. The contractor will explore the possibility of establishing an offsite temporary car park with shuttle bus connection should all parking not be accommodated within the site boundary. No construction parking will be permitted on the approaches to the compound within the existing Business Park grounds.	1	Item			
B	Appropriate wayfinding and warning signage is to be erected within the environs of the Mervue Business Park. The contractor is to devise an appropriate strategy which minimises disruption and inconvenience on the road network in the area during the construction of the project.	1	Item			
C	The Contractor shall be responsible for keeping all roads adjacent to the site free from mud droppings or other materials which are due to his own and all other operations and safeguard the Employer from any liability resulting therefrom. The Contractor is expected to take reasonable care to ensure that all vehicles entering and leaving the site are free of mud on the wheels or tracks, and the loads are secure.	1	Item			
D	In the event of fouling of any roads due to any operations the Contractor will be expected to clean them expeditiously at their own expense to the satisfaction of the Employer's Representative and/or Employer. The Contractor shall be entirely responsible for any damage due to his failure to comply with this clause.	1	Item			
E	The Contractor shall confine his activities to the Works Area included in the contract and shall not allow his men to trespass on the other parts of the site or on the adjacent lands unless in direct execution of Works included in this Contract. In the event of any claims arising due to failure to comply with this clause, the Contractor shall be held entirely responsible and shall pay costs in connection therewith.	1	Item			
F	Prior to appointment the main contractor is to develop and provide by a specialist a clear strategy for the management of construction traffic and personnel and neighbouring business' traffic/pedestrians during the construction works.	1	Item			
G	Access through the existing occupied neighbouring business grounds is strictly forbidden; it is the responsibility of the contractor to ensure that all subcontractors, suppliers, visitors and others are made aware of the construction site access and do not enter other business grounds within the Business & Technology Park.	1	Item			
H	Tenderers must visit the site and ascertain the facilities for access thereto. They shall be understood to have acquainted themselves with the nature of the site, the existing buildings and all adjacent buildings to the site and all other things insofar as they may have any connection with or affect the works. Tenderers must take all of the above into account when tendering and no claims for extras will be allowed in consequence of the failure to do this. Tenderers must make arrangements to visit the site by appointment with the employer or employer's representative.	1	Item			

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<u>1. PRELIMINARIES PARTICULARS (Cont)</u>						
<u>Restrictions on Access</u>						
A	All Contractor car parking shall be provided within the boundary line of the Builder's Compounds as shown on Architect's Drawing No. 010 'Proposed Site Layout'.	1	Item			
B	Training Centre, other Businesses and construction traffic are to be separate at all stages of construction. Construction Traffic shall not park in the vicinity of the existing Training Centre and businesses within the Business & Technology Park, or access roads within the Business & Technology Park or along Wellpark Road. It is the responsibility of the Contractor to inform all subcontractors and suppliers of this restriction. This should be fully coordinated with the neighbouring businesses before works commence.	1	Item			
C	The contractor is fully responsible for Construction Management Plan and must ensure that all deliveries are coordinated and managed to ensure there is no queuing within the public roadways, and pedestrian footpaths and access routes are maintained at all times.	1	Item			
D	The existing Training Centre and neighbouring businesses' emergency exits and entrances shall be maintained throughout the construction period.	1	Item			
E	The contractor shall implement a road cleaning regime for the duration of the works, including wheel-washing facilities for vehicles entering and exiting the site. The frequency of cleaning is the Contractor's responsibility and shall be included in the Construction Management Plan to be issued to the ER and Local Authority prior to works commencing.	1	Item			
F	The working space for the Contractor will be confined to the immediate sites of possession as shown on Architect's Drawing No. 010 'Proposed Site Layout'. The Contractor should note that he or she will be required to keep the Training Centre and site and adjacent public areas free of debris, muck, dust and the like and shall control noise and vibration.	1	Item			
G	The existing Training Centre will be fully operational throughout the entire construction period. There may be a specific noise level requirement that will be imposed during examination times to mitigate disturbance to students. The Contractor will be required to liaise with the Employer's Representative and the Employer to agree a protocol for minimising noise levels (including stopping works and/or resequencing works) during examination periods and the Contractor is deemed to have included for same in their programme and tender submission.	1	Item			
<u>Position of the Works</u>						
H	The position of the works are indicated on the Architect's Drawing No. 010 'Proposed Site Layout'.	1	Item			
<u>Existing Buildings and Services</u>						
J	The existing training centre and surround buildings (within the Business Park) and residential buildings (adjacent to the site) may be seen by visiting the site.	1	Item			

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1. PRELIMINARIES PARTICULARS (Cont)			
The existing Training Centre and businesses within the Business & Technology Park are to remain fully operational throughout the duration of the works - Services connections must be maintained by the contractor in all occupied areas for the duration of the works.	1	Item	
The Contractor shall ensure that all areas of the Training Centre buildings remain weathered for the duration of the works. The Contractor must provide temporary weathering solutions as noted within the works requirements. The Contractor shall ensure that where required, temporary space heating is provided to the teaching spaces while works are ongoing. The space heating requirements are to be agreed with the Employer's Representative and the Employer.	1	Item	
It is the contractor's responsibility to verify the location of existing underground services within the site prior to the carrying out any ground works if applicable (by way of a Ground Penetrating Survey (GPR)). The Contractor must provide herein for all costs associated with carrying out this survey prior to any works commencing. No claims on the grounds of want of knowledge in this respect will be entertained whatsoever.	1	Item	
The Contractor shall liaise with the existing Training Centre to ensure all existing services are maintained at all times, in particular where final connections to the diversion of existing services need to be completed. Final Connections shall take place outside of normal Training Centre hours, to avoid the loss of service to the Training Centre.	1	Item	
The Training Centre will remain operational throughout the works; the contractor must minimise disruption to the training centre operations and must coordinate and schedule work areas in advance of all works with GRETB management, especially during exam periods. A very high degree of communication and planning and scheduling and monitoring of the works and work areas will be required between the contractor and the GRETB & Training Centre Management. The contractor must include for this in their Tender and Works Programme. The Contractor shall inform the Employer's Representative and the Employer of any changes to the agreed schedule of works a minimum of 5 working days in advance. Any changes to the works schedule shall be agreed in writing.	1	Item	
During the construction phases of the project method statements are to be prepared by the Contractor with regards to services tie ins, locations and the erection of hoardings and temporary security fencing and access to existing buildings to carry out necessary works. These method statements must be issued in a timely manner and in accordance with the Contract, for review and approval by the Employer's Representative.	1	Item	
The Contractor shall ensure that all areas of the buildings remain weathered for the duration of the works. The Contractor must provide temporary weathering solutions as noted elsewhere in the works requirements. The Contractor shall ensure that where required, temporary space heating is provided to the teaching spaces while works are ongoing. The space heating requirements are to be agreed with the Employer's Representative and the Employer.	1	Item	
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<u>1. PRELIMINARIES PARTICULARS (Cont)</u>						
<u>Adjacent / Abutting Structures</u>						
A	A full condition survey of the existing building shall be undertaken prior to commencement and issued to the ER for record.	1	Item			
B	A full dilapidation survey of all surrounding land including site boundaries shall be undertaken prior to commencement and issued to the ER for record.	1	Item			
C	A full condition survey of the Business Park access/ exit roads off Wellpark Road shall be undertaken prior to commencement and issued to the ER for record. The Contractor is responsible for maintaining the surface of these shared access roads throughout the construction period. This will include road surface repairs to potholes that develop whilst construction traffic use the shared access points to the site. These roads should be handed over in the same condition as before the commencement of the project.	1	Item			
D	The contractor shall liaise with the adjacent businesses/ landowners when undertaking the work to minimise disruption.	1	Item			
1.3 Drawings and other documents						
<u>Drawings and other documents used for the preparation of this bill of quantities are:</u>						
E	Documents contained in Volume A - Works Requirements	1	Item			
<u>Project Particulars & General Conditions</u>						
F	Provide for any costs arising from complying with items given in Volume A1 - Project Particulars	1	Item			
<u>Drawings - Copies</u>						
G	Copies of the Drawings, additional to those provided for in the Conditions of Contract shall be provided at the Contractor's expense. Keep one copy of all contract drawings on the works for inspection by the Employer's Representative on completion of the works.	1	Item			
<u>Pricing Documents</u>						
H	The basis of measurement is the Agreed Rules of Measurement, Issue Four 2010 (ARM4) and ARM 4 Supplement 1, agreed between the Construction Industry Federation and the Society of Chartered Surveyors Ireland.	1	Item			
J	Mechanical & Electrical Works measured in accordance with The Agreed Rules of Measurement 4 to Supplement 2	1	Item			
K	Tendering Contractors are referred to the General Rules section of ARM 4 Supplement 1 (Issue 1 2010) and the ARM Standing Committee Notice of Amendments to ARM 4, Supplement 2 dated 15th November 2019 used in the production of Volume C Pricing Document.	1	Item			

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<u>1. PRELIMINARIES PARTICULARS (Cont)</u>						
A	Tenders must be priced in accordance with section 5.7 of the Instructions to Tenderers issued with this tender	1	Item			
B	Errors in the Pricing Document will be dealt with in accordance with section 8.1 of the Instructions to Tenderers issued with this tender	1	Item			
C	Unbalanced Tenders will be dealt with in accordance with section 8.2 of the Instructions to Tenderers issued with this tender	1	Item			
D	Abnormally low tenders, abnormally high or low rates or prices will be dealt with in accordance with section 8.3 of the Instructions to Tenderers issued with this tender	1	Item			
E	The Contractor shall keep one unpriced copy of the Pricing Document on the Works and the Employer's Representative or his representatives shall at all reasonable times have access to it.	1	Item			
F	No alterations or qualifications of any kind may be made by the Tenderer to the text of the Pricing Document. Should any alteration amendment note or addition be made it will be ignored and the text prepared by the Quantity Surveyor shall be adhered to.	1	Item			
G	The tendering contractor must comply with the rules set out in the Instructions to Tenderers when completing Volume C - Pricing Document	1	Item			
<u>Generic Names / Performance Requirements / Proprietary Names</u>						
H	To avoid long descriptions repetitions, certain descriptions and measured items refer to the specification by use of the words "as described" whether so referred or not, all instructions and information contained in the Specification Clauses will be deemed to have been taken into consideration in pricing the whole of this Pricing Document.	1	Item			
J	Wherever a proprietary name is used to specify a material or process it shall be deemed to have the term "or equivalent" appended to it.	1	Item			
K	Where a material or process is described by reference to its proprietary name the name is used to indicate the standard of construction, appearance, ease of maintenance and durability acceptable to the Employer's Representative. The Employer's Representative will approve the use of alternatives where such alternatives are shown to equal or surpass the qualities of the product or process specified. Accordingly proprietary names wherever mentioned in the Specification, Pricing Document or on the drawings shall be deemed to mean the provision of the named product or process or an equivalent.	1	Item			
L	If the Contractor wishes to propose an "equivalent" product to that specified, they must follow the following procedures:	1	Item			
M	a) Proposal to change must be formally requested through the employer's representative (ER) citing the reason why and demonstrating that the "equivalent" is equal to the original specification	1	Item			

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1. PRELIMINARIES PARTICULARS (Cont)					
COLLECTION					
Page No. Preliminaries/1					
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Page No. Preliminaries/3					
Page No. Preliminaries/4					
Page No. Preliminaries/5					
Page No. Preliminaries/6					
Page No. Preliminaries/7					
Page No. Preliminaries/8					
1. PRELIMINARIES PARTICULARS					
Carried to Summary					
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<u>2. CONTRACT</u>						
<u>2. CONTRACT</u>						
2.1 Form, type and conditions of contract						
<u>Form, type and conditions of contract</u>						
The Form of Conditions set out in the Public Works Contract for Building Works designed by the Employer with a cited revision reference commencing with v2 published on http://constructionprocurement.gov.ie/contracts/ on the date 10 days before the latest date for receipt of Tenders (disregarding any amendments posted on that date).						
Articles of Agreement						
A	Agreement A2	1	Item			
Conditions of Contract - clause headings						
1. THE CONTRACT						
B	1.1 Definitions	1	item			
C	1.2 Interpretation	1	item			
D	1.3 Inconsistencies	1	item			
E	1.4 Pricing Document and Works Proposals	1	item			
F	1.5 Performance Bond	1	item			
G	1.6 Reliance Documents	1	item			
H	1.7 Joint Ventures	1	item			
J	1.8 Assignment	1	item			
K	1.9 Miscellaneous	1	item			
L	1.10 Background Information	1	item			
2.0 THE LAW						
M	2.1 Law governing the Contract	1	item			
N	2.2 Compliance with Legal Requirements	1	item			
P	2.3 Consents	1	item			
Q	2.4 Project Supervisor	1	item			
R	2.5 Safety, Health and Welfare at Work Act 2005 and Safety, Health and Welfare at Work (Construction) Regulations 2013	1	item			

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<u>2. CONTRACT (Cont)</u>						
A	2.6 Ethics in Public Office	1	item			
B	2.7 Legal Opinion	1	item			
C	2.8 Data Protection	1	item			
3.0 LOSS, DAMAGE AND INJURY						
D	3.1 Employer's Risks of Loss and Damage to the Works	1	item			
E	3.2 Care of the Works	1	item			
F	3.3 Insurance of the Works and Other Risk Items	1	item			
G	3.4 Contractor's Indemnity	1	item			
H	3.5 Employer's Indemnity	1	item			
J	3.6 Public Liability and Employer's Liability Insurances	1	item			
K	3.7 Professional Indemnity Insurance	1	item			
L	3.8 Existing Facilities and Use or Occupation by Employer	1	item			
M	3.9 General Requirements Concerning Insurance	1	item			
N	3.10 Limitation on Liability	1	Item			
4.0 MANAGEMENT						
P	4.1 Co-operation	1	item			
Q	4.2 Contractor's Representative and Supervisor	1	item			
R	4.3 Employer's Representative	1	item			
S	4.4 Employer's Representative's Communications	1	item			
T	4.5 Instructions	1	item			
U	4.6 Works Proposals	1	item			
V	4.7 Required Contractor Submissions	1	item			
W	4.8 Value Engineering	1	item			
X	4.9 Programme	1	item			
Y	4.10 Progress Reports	1	item			
Z	4.11 Notice and Time for Employer's Obligations	1	item			
AA	4.12 Documents	1	item			

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<u>2. CONTRACT (Cont)</u>						
A	4.13 Contractor's Management	1	item			
B	4.14 Communications	1	item			
C	4.15 Meetings	1	item			
D	4.16 Confidentiality and Secrecy	1	item			
E	4.17 Contractor's Things Not to be Removed	1	item			
F	4.18 Contractor's Documents	1	item			
5.0 CONTRACTOR'S PERSONNEL						
G	5.1 Contractor's Personnel to Carry Out Contractor's Obligations	1	item			
H	5.2 Qualifications and Competence	1	item			
J	5.3 Pay and Conditions of Employment	1	item			
K	5.4 Subcontractors and Specialists	1	item			
L	5.5 Collateral Warranties	1	item			
M	5.6 Removal of Workers	1	item			
N	5.7 Weekly Labour Records	1	item			
P	5.8 Ancillary Certificates	1	item			
6.0 PROPERTY						
Q	6.1 Ownership of Work Items	1	item			
R	6.2 Infringement of Property Rights	1	item			
S	6.3 Works Requirements	1	item			
T	6.4 Rights in Contractor's Documents	1	item			
7.0 THE SITE						
U	7.1 Lands Made Available for the Works	1	item			
V	7.2 Trespassers	1	item			
W	7.3 Contractor Responsible for all Site Operations	1	item			
X	7.4 Services for Employer's Facilities	1	item			
Y	7.5 Security and Safety of the Site and Nuisance	1	item			
Z	7.6 Other Contractors	1	item			

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<u>2. CONTRACT (Cont)</u>						
A	7.7 Setting Out the Works	1	item			
B	7.8 Archaeological Objects and Human Remains	1	item			
C	7.9 Access and Facilities	1	item			
D	7.10 Condition of Site on Completion	1	item			
E	7.11 Working Times	1	item			
8.0 QUALITY, TESTING AND DEFECTS						
F	8.1 Standards of Workmanship and Works Items	1	item			
G	8.2 Quality Assurance	1	item			
H	8.3 Inspection	1	item			
J	8.4 Tests	1	item			
K	8.5 Defects	1	item			
L	8.6 Defects Period	1	item			
M	8.7 Defects Certificate	1	item			
9.0 TIME AND COMPLETION						
N	9.1 Starting Date	1	item			
P	9.2 Suspension	1	item			
Q	9.3 Delay and Extension of Time	1	item			
R	9.4 Programme Contingency	1	item			
S	9.5 Omissions and Reduction of Time	1	item			
T	9.6 Substantial Completion	1	item			
U	9.7 Taking Over Part of the Works	1	item			
V	9.8 Liquidated Damages	1	item			
10.0 CLAIMS AND ADJUSTMENTS						
W	10.1 Compensation Event	1	item			
X	10.2 Contractor to Pay Employer's Cost of Checking Quantities	1	item			
Y	10.3 Contractor Claims	1	item			
Z	10.4 Proposed Instructions	1	item			
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<u>2. CONTRACT (Cont)</u>						
A	10.5 Employer's Representative's Determination	1	item			
B	10.6 Adjustments to the Contract Sum	1	item			
C	10.7 Delay Cost	1	item			
D	10.8 (Not used)	1	item			
E	10.9 Employer's Claims	1	item			
F	10.10 International Procurement Instrument Measures	1	Item			
11.0 PAYMENT						
G	11.1 Interim Payment	1	item			
H	11.2 Unfixed Works Items	1	item			
J	11.3 Retention	1	item			
K	11.4 Full payment	1	item			
L	11.5 Final Statement	1	item			
M	11.6 Time for Payment and Interest	1	item			
N	11.7 Value Added Tax	1	item			
P	11.8 Withholding Tax	1	item			
12.0 TERMINATION						
Q	12.1 Termination on Contractor Default	1	item			
R	12.2 Consequences of Default Termination	1	item			
S	12.3 Suspension by the Contractor	1	item			
T	12.4 Termination by the Contractor	1	item			
U	12.5 Termination at Employer's Election	1	item			
V	12.6 Consequences of Termination by Contractor or at Employer's Election	1	item			
W	12.7 Survival	1	item			
X	12.8 Payment	1	item			
Y	12.9 Reference to Conciliation	1	item			
13.0 DISPUTES						
Z	13.1 Dispute Management Procedure	1	item			

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<u>2. CONTRACT (Cont)</u>						
A	13.2 Conciliation	1	item			
B	13.3 Adjudication	1	item			
C	13.4 Arbitration	1	item			
D	13.5 Jurisdiction	1	item			
E	13.6 Agent for Service	1	item			
F	13.7 Continuing obligations	1	item			
14.0 COVID-19 MADATORY CLOSURE						
G	14.1 Covid-19 Definitions	1	item			
H	14.2 Covid-19 General Provisions	1	item			
J	14.3 Covid-19 Costs	1	item			
15.0 PRICE VARIATION						
K	15.1 Definitions	1	item			
L	15.2 Contract Sum Adjustment	1	item			
M	15.3 Proportions	1	item			
N	15.4 Change in Law	1	item			
P	15.5 Failure to Commence by the Start Date	1	item			
Q	15.6 Failure to Complete on Time	1	item			
R	15.7 Excluded Amounts	1	item			
S	15.8 Revisions of Index Figures	1	item			
T	15.9 Permitted Increases and Permitted Decreases for Material Categories and Fuel Categories	1	item			
U	15.10 Adjustments for Labour	1	item			
V	15.11 Efficiency	1	item			
Appendices to Clause 15						
W	Appendix 1 Definitions	1	Item			
X	Appendix 2 Permitted Increases and Permitted Decreases for Materials and Fuel	1	Item			
Y	Appendix 3 Labour	1	Item			
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<u>2. CONTRACT (Cont)</u>						
THE SCHEDULE - PART 1						
A	A. Employer's Representative and Communications	1	item			
B	B. Documents	1	item			
C	C. Project Supervisor	1	item			
D	D. Insurance	1	item			
E	E. Performance Bond	1	item			
F	F (i). Collateral Warranties	1	item			
G	F (ii). Ancillary Certificates	1	item			
H	F (iii). Named Specialists	1	item			
J	G. Dates for Substantial Completion, Sections, liquidated damages, retention	1	item			
K	H. Early Completion	1	item			
L	I. Defects Period	1	item			
M	J. Random Checks for Employment Records	1	item			
N	K. Delay Events, Compensation Events, Programme Contingency, Delay Costs, Adjustments	1	item			
P	L. Payment Particulars	1	item			
Q	M. Cap on Liability	1	item			
R	N. Conciliation, Adjudication and Arbitration	1	item			
S	O. Rights in Contractor's Documents	1	item			
T	P. IPI Measures	1	Item			
U	The completed Schedule Part 1 of the contract is contained within Volume B. Provide herein if not included elsewhere for complying in all respects with the schedule & conditions as described.	1	Item			
<u>The insertions in the Schedule Part 1 are:</u>						
<u>A. Employer's Representative and Communications</u>						
Sub-clauses 4.3 and 4.14						
Notices under clauses 12 and 13 to be sent to						

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<u>2. CONTRACT (Cont)</u> Mr. David Leahy, Galway Roscommon Education and Training Board (GRETB) An Coilear Ban, Athenry, Co. Galway Other notices to the Employer to be sent to Mr. Stephen Boyd, Collins Boyd Engineers & Architects Galway Road, Roscommon Phone: 090 6634421 Email: sboyd@collinsboydeng.com The Employer's Representative is: Mr. Stephen Boyd (Collins Boyd Engineers & Architects) Notices to the Employer's Representative to be sent to Mr. Stephen Boyd, Collins Boyd Engineers & Architects Galway Road, Roscommon Phone: 090 6634421 Email: sboyd@collinsboydeng.com The number of Project Board members for the Contract shall be: 1 member from each Party Maximum adjustment to the Contract Sum for a single Change Order: €2,000.00 Maximum cumulative value of adjustments to the Contract Sum for Change Orders in any 3 month period is: 0.25% of the Contract value, unless approved by the Employer. <u>B. Documents</u> Works Requirements are: As Scheduled in Volume A Works Requirements Pricing Document is: A Bill of Quantities to the Agreed Rules of Measurement 4, as amended by Supplement 1 Issue 2, as included in Volume C. Mechanical & Electrical works measured in accordance with The Agreed Rules of Measurement 4 to Supplement 2 Works Proposals are:									
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<u>2. CONTRACT (Cont)</u>						
As included in Volume D and attachments - Works Proposals (response to Technical Merit Criteria as outlined in Appendix 1 of the ITT document and accompanying tender information outlining the technical merit criteria).						
<u>C. Project Supervisor (Sub-clause 2.4)</u>						
The Contractor, or an individual or body corporate named in the Work Proposals, is to be appointed project supervisor for the construction stage for the Works and any other work on the Site from the Starting Date until all construction work on the project has been completed.						
<u>D. Insurance (Sub-clause 3)</u>						
A	Insurance of the works: minimum amount insured for professional fees 12.5% of the Contract Sum	1	item			
B	Minimum indemnity limit for Public Liability insurance: €6,500,000 for any one event, but this limit may be on an annual aggregate basis for products liability, collapse, vibration, subsidence, removal and weakening of supports and sudden accidental pollution	1	item			
C	Minimum indemnity limit for Employers' liability insurance: €13,000,000 for any one event	1	item			
D	Maximum excess for Insurance of Works and other Risk Items: the greater of 1% of the Project Value or 0.5% of Contractor's turnover	1	item			
E	Maximum excess for Public liability: the greater of 1% of the Project Value or 0.5% of Contractor's turnover in respect of property damage only. There shall be no excess for death, injury or illness.	1	item			
F	There is no excess permitted for Employers' liability insurance.	1	item			
Permitted exclusions from all Insurances						
G	War, invasion, act of foreign enemies, hostilities [whether war is declared or not], civil war, rebellion, revolution, insurrection or military or usurped power	1	item			
H	Pressure waves caused by aircraft or other airborne objects travelling at sonic or supersonic speeds	1	item			
J	Contamination by radioactivity or radioactive, toxic, explosive or other hazardous properties of any explosive nuclear assembly or its components, in each case not caused by the Contractor or the Contractor's Personnel	1	item			
K	Terrorism	1	item			
L	Asbestos	1	item			
Permitted exclusions from insurance of the Works and other Risk Items:						

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<u>2. CONTRACT (Cont)</u>						
A	Use or occupation of the Works by the Employer except in connection with the Works	1	item			
B	Unless otherwise specified in the Works Requirements, cost of making good defects in the Works but not damage caused by such defects to other sound parts of the Works	1	item			
C	Wear, tear, normal upkeep or normal repair or gradual deterioration	1	item			
D	Inventory losses	1	item			
E	Loss of use or any consequential loss of any nature including penalties for delay, non-completion or non-compliance	1	item			
F	Failure of information technology	1	item			
G	Mechanical or electrical breakdown but not resulting damage	1	item			
H	Cessation of the Works for more than 3 months	1	item			
Permitted exclusions from public liability insurance:						
J	Persons under a contract of service or apprenticeship with the insured	1	item			
K	Property of the insured or in the insured's custody or control other than existing premises and their contents temporarily occupied for the purposes of the Works	1	item			
L	Defective workmanship or materials but not resulting damage	1	item			
M	Mechanically propelled vehicles within the meaning of the Road Traffic Acts	1	item			
N	Loss or damage due to design	1	item			
P	Gradual pollution or contamination	1	item			
Q	Territorial limits	1	item			
R	Unless otherwise specified in the Works Requirements, aircraft and waterborne craft	1	item			
S	Fines, penalties, liquidated damages	1	item			
Permitted exclusions from employer's liability insurance:						
T	Offshore work	1	item			
U	Liability compulsorily insurable under the Road Traffic Acts	1	item			
Permitted exclusions for professional indemnity insurance:						
V	Persons under a contract of service or apprenticeship with the insured	1	item			
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2. CONTRACT (Cont)					
Ownership, use, occupation or leasing of mobile or immobile property	1	item			
Effecting or maintenance of insurance of or in connection with the provision of finance or advice on financial matters	1	item			
Dishonest, malicious, criminal or deliberate illegal acts	1	item			
Libel and slander	1	item			
Insolvency	1	item			
Fines, penalties, liquidated damages or any penal, punitive, exemplary, non-compensatory or aggravated damages	1	item			
Failure of information technology	1	item			
Contractual liability that would not apply in the absence of the contract	1	item			
Optional insurance provisions					
Sub-clause 3.8 (Existing Facilities and Use or Occupation by Employer) shall apply.	1	item			
Insurance of the works and other Risk Items shall include the following property of the Employer, other than the Works and Work Items: Not applicable and the minimum sum for which this property is to be insured shall be €Not Applicable.	1	item			
If insurance of the Works and other Risk Items is to include terrorism cover, the minimum sum insured shall be: €0.00	1	item			
The Contractor is not required to extend the insurance of the Works and other Risk Items for a Section that has reached Substantial Completion until the Employer's Representative issues the certificate of Substantial Completion for the whole Works.	1	item			
Required extensions to Insurance: N/A	1	item			
Professional Indemnity Insurance is required	1	item			
If required, the Professional Indemnity Insurance is in place it must be kept in place for 12 years after Substantial Completion of the Works is certified by the Employer's Representative	1	item			
If required the minimum indemnity limit for professional indemnity insurance shall be €1,000,000 annual aggregate limit.	1	item			
The maximum excess shall be the greater amount of 2% of the Contractor's annual turnover or €5,000.	1	item			
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<u>2. CONTRACT (Cont)</u>						
<u>E. Performance Bond (Sub-clause 1.5)</u>						
A performance bond is required						
A	The amount of the performance bond shall be 12.5% of the initial Contract Sum up to certification of Substantial Completion of the Works, and 6.25% of the initial Contract Sum for 450 days after that.	1	item			
<u>F(i). Collateral Warranties (Sub-clause 5.5)</u>						
<u>Collateral Warranties are required from the following categories of Specialists, by the following dates; and the amount withheld from payments under sub-clause 11.4.1 area as follows:</u>						
B	Not Applicable	1	item			
<u>F(ii). Ancillary Certificates (Sub-clause 5.8)</u>						
<u>Ancillary Certificates are required from the following categories of Contractor's Personnel. The list reflects the works elements known at the time of tender but does not limit the Contractor's duties under sub-clause 2.3.1:</u>						
C	Refer to list of Ancillary Certificates included in Volume B - Schedule Part 1 (Note: The contractor should note that the list is not exhaustive).	1	item			
<u>F(iii). Named Specialists (Sub-clause 5.4)</u>						
D	Not Applicable	1	item			
<u>G. Dates for Substantial Completion, Sections, Liquidated Damages, Retention</u>						
The Works						
E	Date for Substantial Completion: Last day of 52 Weeks starting on the Contract Date	1	item			
F	Rate of Liquidated Damages: €10,000.00 per week	1	item			
Section: Building 1						
G	Date for Substantial Completion:	1	item			
H	Rate of Liquidated Damages:	1	item			
J	Reduction in retention on Substantial Completion of Section (%): 50%	1	Item			
Section: Building 2						
K	Date for Substantial Completion:	1	item			
L	Rate of Liquidated Damages:	1	item			
M	Reduction in retention on Substantial Completion of Section (%): 50%	1	Item			

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<u>2. CONTRACT (Cont)</u>						
<u>H. Early Completion (Sub-clause 9.6)</u>						
A	The Employer's Representative is required to issue the certificate of Substantial Completion if the Works or a Section reaches Substantial Completion before its Date for Substantial Completion.	1	item			
<u>I. Defects Period</u>						
B	The initial Defects Period is one year from the date of Substantial Completion of the Works	1	Item			
<u>J. Random Checks for Employment Records</u>						
C	Sub-clause 5.3.3A(2) shall be part of the contract	1	Item			
<u>K. Delay Events, Compensation Events, Programme Contingency, Delay Costs, Adjustments (Sub-clauses 9.3,9.4, 10.1, 10.6, 10.7)</u>						
D	Event Nr 17 (Compensation Event - Yes)	1	item			
E	Event Nr 18 (Compensation Event - Yes)	1	item			
F	Event Nr 19 (Compensation Event - Yes)	1	item			
G	Event Nr 20 (Compensation Event - Yes)	1	item			
H	Event Nr 21 (Compensation Event - No)	1	item			
J	Weather station for measurement of weather events: Athenry weather station In Sub-clause 9.4	1	item			
K	The first threshold is 10 Site Working Days of delay caused by Compensation Events	1	item			
L	The second threshold is 20 Site Working Days of delay caused by Compensation Events	1	item			
M	In Sub-clause 10.6.4(3), the rates to be used to determine the cost of plant are the rates in: Not applicable Modified as follows:	1	item			
N	Rates will be treated as if in euro and any rates in the Pricing Document In sub-clause 10.7, the amount to be added for delay cost is in accordance with sub-clause 10.7.1(2) the daily rate tendered by the Contractor in the Schedule, part 2D	1	item			
P	For the purposes of sub-clause 10.7, the Contractor is to tender in part 2D a single daily rate for delay costs	1	item			

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<u>2. CONTRACT (Cont)</u>						
L. Payment Particulars (Clause 11)						
A	Period for interim payment is: Monthly	1	Item			
B	Minimum amount for interim payments, except release of retention, €5,000.00	1	Item			
C	Up to the percentage stated below of the Contract value of the following unfixed Works Items may be included in an interim payment in accordance with sub-clause 11.2:	1	Item			
D	On-Site Materials: None; % of Contract value: 90%	1	Item			
E	Off-Site Materials with Bond: None; % of Contract value: 90%	1	Item			
F	The retention percentage is 3%	1	Item			
<u>M. Cap on Liability (Sub-clause 3.10)</u>						
G	€Equal to the Contract Sum	1	item			
<u>N. Conciliation, Adjudication and Arbitration (Sub-clauses 13.2, 13.3 and 13.4)</u>						
H	For the purposes of resolution of a dispute by conciliation the parties to the contract shall agree on the appointment of: A Conciliator appointed for each conciliation	1	item			
J	Failing agreement, the conciliator (or Standing Conciliator) will be appointed by: The President of the RIAI	1	item			
K	The arbitration rules are the Capital Works Management Framework (CWMF) Arbitration Rules for use with Public Works and Construction Services Contracts (AR1)	1	Item			
L	The person or body to appoint the arbitrator, if not agreed by the parties, is The President of the RIAI	1	Item			
M	The person to appoint the adjudicator, if not agreed by the parties is Chairperson of the Panel of Adjudicators	1	Item			
<u>O. Rights in Contractor's Documents (Sub-clause 6.4)</u>						
N	Copyright and all other rights in the following Contractor's Documents and Works Proposals described in sub-clause 6.4.2 transfers to the Employer in accordance with sub-clause 6.4: Nil	1	Item			
<u>P. IPI Measures (Sub-clause 10.10)</u>						
P	Sub-clause 10.10 shall not apply.	1	Item			

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<u>2. CONTRACT (Cont)</u>						
STATUTORY COMPLIANCE						
<u>Planning</u>						
A	Not Required	1	Item			
<u>Fire Safety Certificate (FSC)</u>						
B	Not Required	1	Item			
<u>Disability Access Certificates (DAC)</u>						
C	Not Required	1	Item			
<u>Building Control (Amendment) Regulations 2014</u>						
D	Please note that all references to 'Builder' refer to the Main Contractor		note			
E	The Contractor shall provide Certificates as required by The Building Control (Amendment) Regulations 2014, and shall comply with The Building Control (Amendment) Regulations 2014, and shall comply with The Code of Practice for Inspection and Certification issued by the Department of Environment, Community, and Local Government.	1	Item			
F	The Contractor shall be responsible for the serving of and compliance with all notices and the like required under the Building Control Act 1990, the current Building Regulations and the Building Control (Amendment) Regulations 2014 in connection with the execution of the works.	1	Item			
G	The Contractor shall comply with all Building Regulations over which he has control. The Main Contractor shall at Substantial Completion provide written confirmation signed by a Director of his company that he has so complied.	1	Item			
1.0 Contract Requirements						
H	1.1 The Builder shall cooperate with the Assigned Certifier (AC) through the Employers Representative (ER) and coordinate the notifications and inspections	1	Item			
J	1.2 The Builder to provide all confirmations and / or documentation required for Interim & Final Certificate for Payments	1	Item			
K	1.3.1 No claims for delay and/or additional expense will be entertained under the contract due to delays by the builder in notifying all inspections	1	Item			
L	1.3.2 No claims for delay and/or additional expense will be entertained under the contract due to delays in completing builders inspections	1	Item			

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<u>2. CONTRACT (Cont)</u>						
A	1.3.3 No claims for delay and/or additional expense will be entertained under the contract due to delays caused by re-inspections or provision of records	1	Item			
B	1.3.4 No claims for delay and/or additional expense will be entertained under the contract - Contractor to use best endeavours to minimise any delays in inspection	1	Item			
C	1.3.5 No claims for delay and/or additional expense will be entertained under the contract - The Employer may employ and pay other persons to provide such records, certificates or confirmations and all costs incurred in connection therewith shall be recoverable from the Builder	1	Item			
D	1.4 Phased Construction: Section Completion - The Builder shall promptly provide the documentation set out in detail of this document for each individual phase or section of the works that is identified in the Preliminary Inspection Plan and Inspection Notification Framework. This project is to be constructed in two parts with sectional handover of the first part prior to commencement of construction of the second adjoining part. It will be necessary to complete BC(A)R separately for each section of the building.	1	Item			
2.0 Builder (Main Contractor) Obligations						
All of the obligations in this document are deemed to form part of the works requirements/ building contract and are to be included in the Builders tender costs.						
The Builder shall cooperate and coordinate with the Assigned Certifier and shall confirm and /or provide the following:						
E	1. that they accept from the Building Owner the assignment to build and supervise the building or works and provide/sign the statutory forms (see Appendices A) identified in the Commencement Notice	1	Item			
F	2. that they have familiarised themselves with the drawings, specifications and documents lodged with the Commencement Notice	1	Item			
G	3. Agree the execution, Inspection milestones, sequence and programme of works with the CA/ ER & Assigned Certifier in advance of commencement of works	1	Item			
H	4. ensure Competent Person(s) are assigned to oversee the general construction works and/or specialist works. The specialist works and associated Assigned Certifiers which the Builder is responsible for are identified on a preliminary basis in the Inspection Notification Framework issued at tender	1	Item			
J	5. that they will co-operate at all times with the CA/ER, design team, the Assigned Certifier and other Ancillary Certifiers	1	Item			
K	6. ensure that the workmanship complies with the requirements of the Building Regulations	1	Item			
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<u>2. CONTRACT (Cont)</u>						
A	7. ensure that materials which they select and for which they are responsible comply with the requirements of the Building Regulations	1	Item			
B	8. Confirmation with documentation is provided at interim certificate stage if requested by the AC via the CA/ER	1	Item			
C	9. Provide a signed statutory form- Certificate of Compliance on Completion at handover	1	Item			
D	10. Promptly provide to the Assigned Certifier, via the CA/ER, all documents requested by the Assigned Certifier to enable the Assigned Certifier to collate particulars for the purposes of handover and certification, and/or for further submissions to the Building Control Authority	1	Item			
E	11. ensure the coordination and provision of all test certificates and confirmations to the Assigned Certifier via the ER/CA, to the satisfaction of the Assigned Certifier	1	Item			
F	12. co-ordinate the work of all specialist sub-contractors and designers to ensure the coordination and provision of all test certificates and confirmations to the designated inspectors, or Ancillary Certifiers, who are required to provide Ancillary Completion Certificates, as identified by the Assigned Certifier at any stage during the project. Refer to Works Requirements for list of Ancillary Certificates required.	1	Item			
G	13. ensure the coordination and provision of all test certificates and confirmations to the Assigned Certifier via the ER/CA, to the satisfaction of the Assigned Certifier	1	Item			
H	14. co-ordinate the work of all specialist sub-contractors and designers to ensure the coordination and provision of all test certificates and confirmations to the designated inspectors, or Ancillary Certifiers	1	Item			
J	15. Maintain records as detailed in the Works Requirements	1	Item			
K	16. Comply with the detailed requirements of the Preliminary Inspection Plan and Inspection Notification Framework as issued at tender, and as updated	1	Item			
L	17. Provide/furnish Ancillary Completion Certificates to the Assigned Certifier via the CA/ER for specialist works with design	1	Item			
M	18. Co-operate with the Assigned Certifier, in the lodgement of supplementary documentation to the Building Control Authority during the course of the works	1	Item			
N	19. Incomplete design work or specialist design that is not available for submission at commencement stage can be submitted to the Building Control Authority at a later stage	1	Item			
P	20. Between 3-5 weeks in advance of a nominated completion date, provide all completed or prospective documentation and confirmations for which the Builder is responsible for, to the Assigned Certifier.	1	Item			
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<u>2. CONTRACT (Cont)</u>						
3.0 Statutory BC(A)R Assignment & Certificate Forms						
A	3.1 In advance of the commencement of the works, in addition to and accompanying the commencement Notice, there are 2 statutory assignments and 3 statutory certificate's to be completed on-line using the Building Control Management System on-line system. The format for these are as per the Second Schedule, SI 9 2014. At completion, a 4th statutory certificate is completed on-line using the Building Control Management System on-line system. The format for these are as per the Second Schedule, SI 9 2014.	1	Item			
B	3.2. The two assignments, A1 and A2 as follows are submitted with the Commencement Notice; A.1) Notice of Assignment of Assigned Certifier (Notice of Assignment of Person to Inspect and Certify Works); A.2) Notice of Assignment of Builder	1	Item			
C	3.3 There are three statutory certificates F1, F2, F3 as follows to be submitted by the Building Owner with the Commencement Notice; F1) Design Certificate (Form of Certificate of Compliance-Design); F2) Undertaking by Assigned Certifier (Form of Certificate of Compliance); F3) Undertaking by Builder (Form of Certificate of Compliance)	1	Item			
D	3.4 The fourth statutory certificate, F4 is co-signed by the Assigned Certifier and Builder and submitted at project completion. F4) Certificate of Compliance on Completion	1	Item			
E	3.5 No works shall commence on site until a valid Commencement Notice, including all the associated uploaded documentation, has been submitted to, and successfully registered by the Building Control Management System.	1	Item			
4.0 Ancillary Certifiers & Ancillary Completion Certificates						
F	4.1. The Builder shall co-coordinate the work of all specialist sub-contractors and all specialist subcontractors with design	1	Item			
G	4.2. The Builder shall coordinate the work of all the Ancillary Certifiers	1	Item			
H	4.3. Post Tender and prior to the issue of the Commencement Notice and subsequently as the works proceed, the Builder shall coordinate the notification of inspections and records with the Assigned Certifier and the Ancillary Certifiers in accordance with the Inspection Notification Framework	1	Item			
J	4.4. The forms of Ancillary Completion Certificate to be used are included in the Tender Documentation	1	Item			
5.0 Builder (Main Contractor) and Specialist Sub-Contractor Supervision						
K	5.1. The Contractor shall ensure that there are at all times on the site sufficiently suitably qualified, experienced and competent staff to supervise all work carried out under the contract	1	Item			
L	5.2. Supervision of the works shall always be the responsibility of the Builder and where relevant, the specialist Sub-Contractor (s).	1	Item			

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<u>2. CONTRACT (Cont)</u>						
A	5.3. Supervisors shall be provided both on and off the site that shall instruct the Sub- Contractor's tradesmen	1	Item			
B	5.4. Undertake all work with skill and care in order to produce work fit for its intended purpose and of good quality under the direct supervision	1	Item			
C	5.5. Sub-Contract pre-installation meetings shall be organised by the builder with the CA/ER, Assigned Certifier, Specialist Sub-Contractor, and Manufacturer's representatives, The Builder shall keep records of all such meetings	1	Item			
D	5.6. the Sub-Contractor shall notify the Builder the names of his appointed supervisors. No work shall be carried out unless one of the appointed supervisors is present	1	Item			
E	5.7. All work shall be carried out in accordance with the terms and requirements of the works requirements and approved submissions and samples.	1	Item			
F	5.8. The Architect or Assigned Certifier shall, if required, make random or periodic visits to suppliers premises to ensure that standards of manufacture and quality control are to their satisfaction.	1	Item			
6.0 The Preliminary Inspection Plan						
G	6.1. The Preliminary Inspection Plan is a statutory document prepared by the Assigned Certifier that is has to be submitted to the Building Control Authority by the Employer with the Commencement Notice a minimum of 2 weeks and a maximum of 4 weeks in advance of the commencement of the works. At project completion the Inspection Plan as implemented is submitted to the Building Control Authority.	1	Item			
H	6.2. It is the responsibility of the Builder to employ competent persons to supervise the works. The inspection plan shall not in any way diminish the duty of the Builder to properly supervise, and any defective works, whether identified during or after the contract period, remain the sole responsibility of the Builder.	1	Item			
J	6.3. The Builder shall include with his tender submission a Method Statement and his own Preliminary Inspection Plan indicating his own inspection and supervision regime.	1	Item			
K	6.4. A copy of the Preliminary Inspection Plan is included within the Tender Documents	1	Item			
7.0 The Inspection Notification Framework						
L	7.1. The Inspection Notification Framework identifies in detail and by trade/ stage and critical milestone what the Assigned Certifier, Builder, and Ancillary Certifiers (designers, specialist sub-contractors, suppliers, w/wo design) are required to inspect, when they are to inspect, and if records are required.	1	Item			

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<u>2. CONTRACT (Cont)</u>						
A	7.2. The Builder shall have regard to the Inspection Notification Framework issued at tender with respect to programming of the works.	1	Item			
B	7.3. The tenderers are to include for all costs associated with the INF	1	Item			
C	7.4 . The Builder shall coordinate the inspections and provision of records of the Ancillary Certifiers for which he is responsible	1	Item			
D	7.5. The Builder shall at tender submit an associated method statement identifying on a preliminary basis how the INF and Inspection Protocols will be achieved	1	Item			
E	7.6. Project Specific Identified Risk Elements	1	Item			
F	7.7. Project Specific Tests Requirements	1	Item			
8.0 Inspection Protocols						
G	8.1. The inspection requirements set out in this document do not in any way relieve, replace, or reduce the builders duty to supervise the works.	1	Item			
H	8.2. Coordination of tests, inspections & records: (a) the appointed Builder shall meet and coordinate and update the Inspection Notification Framework and preliminary Inspection Plan with the builders construction programme. (b) The Preliminary Inspection Plan is updated to show the agreed inspection milestones. (c) all elements identified in the Inspection Notification Framework to be made available for inspection at each milestone complete, not concealed and safely accessible. (d) The Builder shall facilitate random inspections by the Assigned Certifier or Ancillary Certifiers as if such inspections were identified in the Inspection Notification Framework. (e) The Builder to provide in a timely manner all certificates and tests for materials, products and assemblies	1	Item			
J	8.3. Advance notice and time for inspections: (a) Due consideration shall be given by the Builder for inspection notices. No claims for extension of time or financial claims shall be considered for delays arising out of inspection or re-inspection requirements. (b) The Builder shall ensure advance notifications are issued with respect to works to be inspected that are identified in the Inspection schedule. The minimum advance notice required for inspection of items of works is 5 working days.	1	Item			
K	8.4. Re-Inspections/Follow up inspections: (a) The minimum notice required for re-inspection of items of works not complete or requiring remedial works shall be 3 working days. (b) The Assigned Certifier shall without delay notify the Builder of any incomplete work at a given milestone identified in the Inspection Notification Framework. (c) The Builder shall diligently ensure that any incomplete areas of given milestones are completed and that such works are kept available for inspection again, or until a record of completion is furnished, as may be required by the Assigned Certifier.	1	Item			

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<u>2. CONTRACT (Cont)</u>						
A	8.5. The Builder shall diligently ensure that any areas of non compliance are rectified and that such works are kept available for inspection again, or until a record of rectification is furnished, as may be required by the Assigned Certifier. The Main Builder shall ensure all tests and certificates for materials, components and assemblies listed in the Inspection Notification Framework are undertaken in a timely way. Any test failure shall immediately be made known to the ER/AC, the materials/works in question shall be replaced/rectified and retested undertaken prior to proceeding with subsequent work. It is the responsibility of the Builder to coordinate and supervise the works and no claim for delay or cost shall arise from the requirement to re-inspect.	1	Item			
B	8.6. Non-Conformance: (a) Materials & Workmanship- contract clauses. (b) Contract /Works Requirements - contract clauses. (c) Missed Inspections - Ultimately they are recorded on the completed Preliminary Inspection Plan and registered with Building Control.	1	Item			
9.0 Record Keeping (Builders Progress Records)						
C	9.1. The Builder shall maintain progress records and inspection records prepared by him prepared in accordance with the Method Statement submitted at tender as set out in this document.	1	Item			
D	9.2. The Tenderers shall include in their tender costs for the provision of progress records as the works proceed.	1	Item			
E	9.3. Method of Recording	1	Item			
F	9.4. Promptly provide a copy to the Assigned Certifier of all progress records and inspection records prepared by the Builder and the Ancillary Certifiers	1	Item			
G	9.5. At completion the Builder shall issue the AC a copy of the records prepared by the Builder and the Ancillary Certifiers.	1	Item			
H	9.6. The Builder shall also retain in his own central office all records prepared by the Builder and the Ancillary Certifiers for a minimum period of 6 years.	1	Item			
J	9.7 One hardcopy and/or softcopy of all records shall be issued 5 days in advance of the nominated completion date.	1	Item			
K	9.8. The record should include evidence of the successful execution of the Builders method statement on supervision including tests, check sheets, photographs and memos. All evidence shall be indexed by location and date.	1	Item			
L	9.9. Acceptance of such records shall not constitute approval or imply that their content has been examined.	1	Item			
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<u>2. CONTRACT (Cont)</u>						
10.0 Tender Submittal Requirements						
The apparently successful tenderer shall submit the following documentation after tender. The submission of satisfactory documentation is precedent to the award of the contract.					1	
A	1.Builders Competence Assessment	1	Item			
B	2.Sub-Contractor/Specialist Competence (Ancillary Certifiers) Assessment	1	Item			
C	3.Builders Method Statement	1	Item			
11.0 Completion						
D	11.1. Tenderers shall note that Substantial Completion for this contract is contingent upon the successful registration of the works on the Building Control Management System.	1	Item			
E	11.2. Tenderers shall note that this project shall require a Prior Notification of Completion to be submitted to the Building Control Authority in advance of completion.	1	Item			
F	11.3. The Builder shall provide 4/6 weeks in advance of the nominated completion date all completed and/or prospective documentation and confirmations for Registration. The Assigned Certifier and the Builder shall co-sign the Completion Certificate.	1	Item			
G	11.4. The Assigned Certifier and Builder shall then lodge/upload the documentation onto the Building Control Authority system.	1	Item			
H	11.5. Notwithstanding any statutory duty to retain same, in advance of project completion, the Builder shall issue to the Assigned Certifier a copy of all inspection records retained by the Builder during the course of the project.	1	Item			
J	11.6 Refer also to Sections 9 above for the project specific requirements for records and method for retaining records.	1	Item			
12.0 Additional BC(A)R Requirements						
Fire Protection Photographic Log						
K	Inspect & photograph each and every element of fire protection during construction:	1	Item			
L	Provide a detailed report and photographic log upon completion with interim reports at each fortnightly site meeting	1	Item			
M	Provide Cs Cert for supply & installation of firestopping	1	Item			

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<u>2. CONTRACT (Cont)</u> <u>COMPLIANCE WITH BUILDING CONTROL ACTS, BUILDING REGULATIONS AND BUILDING CONTROL REGULATIONS</u> All Works shall be carried out in compliance with the Building Control Acts, applicable Building Regulations and Building Control Regulations, together with all amendments thereto and all other applicable statutory requirements current at the date of the Works. The Works shall comply with the relevant requirements of the applicable Technical Guidance Documents, Standards and Codes of Practice, except where an alternative means of demonstrating compliance has been specified or approved by the Design Team. The Contractor shall maintain on site access to all relevant current Technical Guidance Documents and statutory information applicable to the Works. On completion of the Contract Works, the Contractor shall provide a certificate, in a form acceptable to the Employer's Representative, confirming that the Works have been executed in accordance with the Contract Documents, the Building Regulations and all applicable statutory requirements. This certificate shall be in addition to, and shall not replace, any statutory certificates or compliance documentation required under the Building Control Regulations. <u>CONSTRUCTION CONTRACTS ACT 2013</u> The Contractor shall comply with all applicable requirements of the Construction Contracts Act 2013 and shall include for all costs associated therewith. All payment applications, Payment Claim Notices and associated procedures shall be submitted and administered in accordance with the Contract, including the payment provisions set out in the Form of Tender and Schedule and Clause 11 of the Conditions of Contract. 2.2 Contractor's liability Contractors liability for risk or injury to persons and property and of damage to the works. Provide for taking out and maintaining Public Liability and Employer's liability Insurances against injury to persons and property (minimum sum for Public Liability Insurances: (€6,500,000 for each and every claim; minimum sum for Employer's Liability Insurance €13,000,000) as required by the Conditions of Contract. The Employer requires the Contractor to effect insurance in respect of the Contractor's liability for any such risk. Provide for taking out and maintaining All Risks Insurance for the full value of the Works and ancillary items required by the Conditions of Contract.		1	Item
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<u>2. CONTRACT (Cont)</u>						
A	The Contractor shall be held responsible for any damage to adjoining property and any other properties adjacent to the site, which may be caused by the execution of the works and he is to provide any necessary protection for this purpose and remove same when no longer required and make good any damage at his/her own expense. He/she is to indemnify the Employer in respect of any claim for disturbance or damage arising out of the foregoing	1	Item			
B	Before site clearance commences, the Contractor shall submit proposals for the off-site disposal of waste excavation material, which shall only be disposed off to a site which has a current waste licence or waste permit in accordance with the Waste Management Act, 1996. The details shall be submitted to, and agreed in writing with, the Planning Authority	1	Item			
C	The prices and rates shall include for any costs arising from the Contractor's obligations under the Waste Management Act 1996, or any other environmental legislation, with particular regard to the holding, transport recovery and disposal of waste arising from the carrying out of the works.	1	Item			
D	Insurances provided by Contractors must be authorised for this jurisdiction.	1	Item			
E	Any insurance policies which are renewed on or after 01 January 2021 with a UK domiciled Insurer will not be permitted in the ROI.	1	Item			
F	Any insurance policies which were in force prior to 01 January 2021 with a UK domiciled Insurer will remain valid (solely for the purposes of paying claims) for a period of 15 years.	1	Item			
G	The Contractor will need to have evidence Employers Liability and Public/Products/Pollution Liability insurances that cover the activities of Asbestos Handling/Removal and include both the Employer and the Main Contractor as additional Insureds and a Non-Vitiation clause under their Public/Products/Pollution Liability insurance.	1	Item			
2.3 Insurance liability of Employer						
H	The Employer shall have the risk of loss of and damage to its existing facilities and parts of the Works it uses or occupies, in accordance with sub-clause 3.8	1	Item			

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<u>2. CONTRACT (Cont)</u>						
2.4 Local Authority Fees, Licences and Charges						
The Contractor shall ascertain and obtain all permits, licences, approvals and consents required in connection with the execution of the Works which are the responsibility of the Contractor, and shall include for all associated applications, fees, charges and compliance requirements. This shall include, where applicable, road opening licences, temporary road closure licences, permits associated with scaffolding, hoarding, skips, cranes or other temporary works within or affecting the public domain, traffic management requirements and any other permits or licences required by the Local Authority, statutory undertakers or other relevant authorities.					1	Item
The Contractor shall make all necessary enquiries with the relevant authorities prior to commencement of the affected works and shall comply with all conditions attaching to such permits, licences or approvals. No additional payment shall arise in respect of such requirements where they are necessary as a consequence of the Contractor's proposed methods of working or execution of the Works.					1	Item
For clarity, this requirement does not include statutory approvals or consents expressly identified in the Contract Documents as being the responsibility of the Employer or Design Team.					1	Item
2.5 Obligations and restrictions imposed by the Employer						
<u>a) Access to and possession or use of the site.</u>						
Construction Access						
The Contractor will be responsible for providing, maintaining and removing all required pedestrian and vehicles access and egress points to the Works in accordance with the phasing drawings, the Traffic Impact Assessment Report, the preliminary Health & Safety Plan, the Safety, Health and Welfare at Work (Construction) Regulations 2013 and the Health and Welfare at Work (General Application) Regulations 1993. The Contractor is also responsible for providing, maintaining and removing all traffic management for all users of the public road and all training centre and business park related traffic as required by the phasing and construction of the Works. The Contractor shall pay particular care to avoid delay especially to neighbours and to users of the public road, including, where necessary, scheduling of deliveries to site outside of peak traffic periods, routing of site-related vehicles to avoid residential areas, and, liaising with neighbours, other construction sites in the area, Local Authority Traffic and Roads Departments and local Gardai. All of the above provisions, and all others considered necessary for the safe execution of the Works, shall be outlined in a Construction Traffic Management Plan, which shall be made available to the ER prior to commencement on Site, and, be revised and maintained as required during the course of the Works.					1	Item
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2. CONTRACT (Cont)					
Allow for all costs associated with providing unrestricted access to the existing Training Centre and businesses within the Business & Technology Park for the duration of the works by the Emergency Services, staff and students etc. and others whom require access to the Business Park; provide necessary safe routes for both pedestrian and vehicular traffic; include for all necessary adjustment and maintenance of these routes to ensure the safety of all; include all making good work to areas disturbed.	1	Item			
The proposed construction access to the site for these construction works will be via the internal access roads within Mervue Business & Technology Park accessed off Wellpark Road. The contractor shall erect a suitable secure hoarding (2m high heras temporary site fencing or equivalent) to separate the construction site from the existing Training Centre and other businesses within the Business Park which will remain in operation for the full duration of the proposed works. The existing vehicular and pedestrian accesses to the live Training Centre and other premises in the Business Park shall be maintained for the duration of these works.	1	Item			
Training Centre, other Businesses and construction traffic are to be separate at all stages of construction. Construction Traffic shall not park in the vicinity of the existing Training Centre and businesses within the Business & Technology Park, or access roads within the Business & Technology Park or along Wellpark Road. It is the responsibility of the Contractor to inform all subcontractors and suppliers of this restriction. This should be fully coordinated with the neighbouring businesses before works commence.	1	Item			
The Contractor should note they are operating on the site of an occupied Training Centre with surrounding businesses within a Business Park. Contractor to allow for consulting the convenience of anybody who may be affected by the Works with regard to suitable times for carrying out works, making deliveries, etc. and include all necessary costs associated in complying with this requirement.	1	Item			
The existing Training Centre and neighbouring businesses' emergency exits and entrances shall be maintained throughout the construction period.	1	Item			
Construction Access Restrictions					
Construction Access is shown on the Architects Drawings and is to be described in the Contractor's method statement for Traffic Management of the Works. The area is to be maintained in a clean, safe, condition in full compliance with all applicable Health & Safety Regulations. The area is also to be secured against entrance by unauthorised persons including members of the public, adjoining business users, students, training centre staff etc.	1	Item			
All Contractor car parking shall be provided within the boundary line of the Builder's Compounds as shown on Architect's Drawing No. 010 'Proposed Site Layout'.	1	Item			
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<u>2. CONTRACT (Cont)</u>						
A	The working space for the Contractor will be confined to the immediate sites of possession as shown on Architect's Drawing No. 010 'Proposed Site Layout'. The Contractor should note that he or she will be required to keep the Training Centre and site and adjacent public areas free of debris, muck, dust and the like and shall control noise and vibration.	1	Item			
B	The Contractor is required to provide secure, control gate access points to the site compounds for the full duration of the works. Refer to Architect's Drawing No. 010 'Proposed Site Layout' for proposed locations of Builder's Compounds.	1	Item			
C	Disciplinary action may be taken against any person found entering or leaving (or attempting to enter or leave) the site other than by the designated gates or entrances. If the Contractor uses a gate or gates to gain access or egress from the site, the Contractor shall be responsible for securing such gate or gates at all times throughout the contract period.	1	Item			
D	The Contractor shall ensure that no damage is caused to the existing roads due to the delivery of materials or the removal of site materials, demolitions or rubbish. All vehicles entering or leaving the site carrying loads which constitute a potential dust or dirt nuisance such as aggregate, sand, gravel, soil or the like shall be secured so that no materials shall leave the vehicle.	1	Item			
E	The Contractor shall be responsible for keeping all roads adjacent to the site free from mud droppings or other materials which are due to his own and all other operations and safeguard the Employer from any liability resulting therefrom. The Contractor is expected to take reasonable care to ensure that all vehicles entering and leaving the site are free of mud on the wheels or tracks, and the loads are secure.	1	Item			
F	In the event of fouling of any roads due to any operations the Contractor will be expected to clean them expeditiously at their own expense to the satisfaction of the Employer's Representative and/or Employer. The Contractor shall be entirely responsible for any damage due to his failure to comply with this clause.	1	Item			
G	The Contractor shall confine his activities to the Works Area included in the contract and shall not allow his men to trespass on the other parts of the site or on the adjacent lands unless in direct execution of Works included in this Contract. In the event of any claims arising due to failure to comply with this clause, the Contractor shall be held entirely responsible and shall pay costs in connection therewith.	1	Item			
H	The Contractor shall provide and maintain a full time "log in and out system" for all persons entering the works.	1	Item			
J	The existing Training Centre will be fully operational throughout the entire construction period. There may be a specific noise level requirement that will be imposed during examination times to mitigate disturbance to students. The Contractor will be required to liaise with the Employer's Representative and the Employer to agree a protocol for minimising noise levels (including stopping works and/or resequencing works) during examination periods and the Contractor is deemed to have included for same in their programme and tender submission.	1	Item			

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<u>2. CONTRACT (Cont)</u>						
A	The Contractor must not use the Site and Area Provided by the Employer for any other purpose other than complying with the Works Requirements; Access for Employer Representative to Site and Workshops	1	Item			
B	The Employer Representative and any person authorised by him shall at all times have access to the Works and to the Site and to all Workshops and places where work is being prepared or where materials, manufactured articles and machinery are being obtained for the Works and the Contractor shall afford every facility for and every assistance in or on obtaining the right to such access. <u>b) Limitations of working space</u>	1	Item			
C	Provide for complying with the limitations of the Site area and working space.	1	Item			
D	The working space for the Contractor will be confined to the immediate sites of possession as shown on Architect's Drawing No. 010 'Proposed Site Layout'. The Contractor should note that he or she will be required to keep the Training Centre and site and adjacent public areas free of debris, muck, dust and the like and shall control noise and vibration.	1	Item			
E	The existing Training Centre will be fully operational throughout the entire construction period. There may be a specific noise level requirement that will be imposed during examination times to mitigate disturbance to students. The Contractor will be required to liaise with the Employer's Representative and the Employer to agree a protocol for minimising noise levels (including stopping works and/or resequencing works) during examination periods and the Contractor is deemed to have included for same in their programme and tender submission.	1	Item			
F	The Training Centre will remain operational throughout the works; the contractor must minimise disruption to the training centre operations and must coordinate and schedule work areas in advance of all works with GRETb management, especially during exam periods. A very high degree of communication and planning and scheduling and monitoring of the works and work areas will be required between the contractor and the GRETb & Training Centre Management. The contractor must include for this in their Tender and Works Programme. The Contractor shall inform the Employer's Representative and the Employer of any changes to the agreed schedule of works a minimum of 5 working days in advance. Any changes to the works schedule shall be agreed in writing.	1	Item			
G	Proposed Parking for Construction Personnel - Car parking shall be provided within the boundary line of the Builder's Compounds as shown on Architect's Drawing No. 010 'Proposed Site Layout'. The contractor will explore the possibility of establishing an offsite temporary car park with shuttle bus connection should all parking not be accommodated within the site boundary. No construction parking will be permitted on the approaches to the compound within the existing Business Park grounds.	1	Item			

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<u>2. CONTRACT (Cont)</u>						
A	The Contractor shall ensure that all areas of the buildings remain fully weatherproof for the duration of the Works and shall provide, maintain and subsequently remove all temporary weathering measures required, as noted elsewhere in the Works Requirements.	1	Item			
B	The Contractor shall carefully phase and sequence the re-roofing works and shall only commence removal of the existing roof coverings within areas for which appropriate temporary weathering measures have been provided and which have been released by GRETb for the carrying out of the Works. Access to and possession of individual work areas shall be subject to the operational requirements of the Training Centre and the agreement of the Employer and Employer's Representative. The Contractor shall not commence works to any area until GRETb has confirmed that the affected teaching, training, staff or other occupied spaces have been suitably vacated, relocated or otherwise made available to facilitate the Works.	1	Item			
C	The Contractor shall coordinate its programme, phasing, temporary weathering and working areas with GRETb and the Employer's Representative and shall allow for the Works being undertaken on a phased and restricted-access basis within a live Training Centre.	1	Item			
D	Where required, the Contractor shall provide temporary space heating to teaching, training and other occupied spaces affected by the Works. The extent and duration of temporary heating shall be agreed in advance with the Employer's Representative and the Employer.	1	Item			
E	The Contractor must confine his operation within the immediate area covered by the works and such other area as may be indicated on drawings and will make good at his own expense any damage to buildings, grounds, roads or shrubbery occasioned through negligence or non observance of this clause.	1	Item			
F	Only these areas are to be used for contractor facilities, storage of materials etc., necessary for the works and skips for waste/rubble removal etc and must also be used by all subcontractors.	1	Item			
G	The Contractor's attention is drawn to the restrictive nature of this site. He is referred to 'Works Requirements' and Architect's Drawings in this regard.	1	Item			
<u>c) Limitations of working hours.</u>						
H	Buildings 1 and 2 shall remain occupied, operational and in live educational and training use throughout the Works. The normal operational hours of the Training Centre are:	1	Item			
J	- Monday to Thursday: 07:00 to 18:00; and	1	Item			
K	- Friday: 07:00 to 17:00.	1	Item			
L	The Contractor shall plan, programme and execute the Works having full regard to the continued operation of the Training Centre during these periods.	1	Item			
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<u>2. CONTRACT (Cont)</u>						
A	There are no specific working-hour restrictions arising from a Planning Permission for the Works. The Contractor shall, however, plan, programme and execute the Works having full regard to the continued operation of the Training Centre throughout the Contract Period and to the requirements of GRETB, the Employer and the Employer's Representative.	1	Item			
B	Normal working hours shall generally be during daytime hours Monday to Friday. However, due to the live and occupied nature of the Training Centre, certain Works may be required to be undertaken outside normal working hours, including evenings, weekends and/or periods when particular teaching, training or staff areas are unoccupied. The Contractor shall be deemed to have allowed in its Tender Sum and Works Programme for such requirements where reasonably necessary to facilitate the operation of the Training Centre and the execution of the Works.	1	Item			
C	The Contractor shall coordinate all proposed working hours, work areas, deliveries and disruptive activities with the Employer's Representative and GRETB Training Centre Management. Works shall only proceed within areas released or otherwise made available by GRETB for the carrying out of the Works.	1	Item			
D	The Contractor shall provide the Employer's Representative and GRETB with adequate advance notice of its proposed work activities and programme. Any proposed change to previously agreed working arrangements or work areas shall be notified a minimum of 5 working days in advance and shall be subject to agreement with the Employer's Representative and GRETB.	1	Item			
E	Any works proposed outside normal daytime working hours, including evening, weekend or Public Holiday working, shall be agreed in advance with the Employer's Representative and GRETB. Such agreement shall not relieve the Contractor of its obligations in respect of statutory requirements, noise control, health and safety, security, access or the continued operation of the Training Centre.	1	Item			
F	The Contractor shall carry out the Works in accordance with the applicable requirements and recommendations of BS 5228: Noise and Vibration Control on Construction and Open Sites, together with all applicable statutory requirements and guidance relating to construction noise and vibration.	1	Item			
G	The Contractor shall take particular account of examination periods, teaching and training activities, meetings and other operational requirements identified by GRETB. During such periods the Employer and/or Employer's Representative may require noisy or disruptive activities to be restricted, suspended, relocated or resequenced to minimise disturbance to students, staff and other occupants.	1	Item			
H	The Contractor shall liaise closely with the Employer's Representative and GRETB Training Centre Management and shall agree a protocol for the management of noise and other potentially disruptive activities, particularly during examination periods. This may include the temporary cessation or resequencing of individual activities.	1	Item			

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<u>2. CONTRACT (Cont)</u>						
A	The Contractor shall be deemed to have made due allowance within its Tender Sum and Works Programme for the live and occupied nature of the Training Centre, including phased and restricted access, coordination with GRETB operations, examination periods, temporary suspension or resequencing of disruptive activities and reasonable requirements for evening and/or weekend working.	1	Item			
B	Deliveries of materials, plant and equipment shall be coordinated with GRETB and the Employer's Representative and shall be planned so as to minimise disruption to the operation of the Training Centre, pedestrian movements, vehicular access and neighbouring properties.	1	Item			
C	Where works are likely to cause significant noise, vibration, dust, access restrictions or other disturbance, the Contractor shall provide sufficient advance information to the Employer's Representative to enable appropriate notification to students, staff, adjoining occupiers and other affected parties where required.	1	Item			
D	The Contractor shall maintain effective communication with the Employer's Representative, GRETB and the Occupied-Building Liaison Officer regarding working hours, access, work areas, deliveries, disruptive activities and changes to the agreed programme or sequencing.	1	Item			
E	All extended-hours, evening and weekend working shall comply with applicable statutory requirements and shall be subject to the requirements of the Contract and the prior coordination requirements stated above.	1	Item			
<u>d) Limitations on use operation of plant with respect to adjoining property</u>						
F	The Contractor shall have due regard to the convenience, safety and continued operation of the Training Centre and to adjoining owners, occupiers and members of the public who may be affected by the Works. The Contractor shall liaise with the Employer's Representative and GRETB regarding proposed access arrangements, delivery routes and times, operation and positioning of plant, lifting operations and any other activities which may affect the Training Centre, adjoining properties or surrounding roads and footpaths.	1	Item			
G	The Works will be carried out within and immediately adjacent to a live and occupied Training Centre and the Contractor shall take all reasonable measures to minimise noise, dust, vibration, fumes and other disturbance arising from the operation of plant, equipment and construction activities. The Contractor shall provide appropriate method statements and implement suitable control measures, including the selection, positioning and operation of plant and equipment, temporary screening, dust suppression and restrictions or resequencing of particularly disruptive activities where required. Such measures shall be coordinated and agreed with the Employer's Representative and GRETB where they may affect the operation of the Training Centre.	1	Item			
H	The Employer's Representative and/or GRETB may require particularly noisy or disruptive plant or operations to be suspended, relocated or undertaken outside normal Training Centre operating hours where reasonably necessary to minimise disruption to teaching, training or examination activities.	1	Item			
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<u>2. CONTRACT (Cont)</u>						
<u>e) The use or disposal of any material found on the site.</u>						
A	Unless otherwise stated in the Contract Documents, all waste materials and arisings resulting from the stripping out, removal or demolition Works shall be removed from Site by the Contractor and shall be appropriately reused, recovered, recycled or disposed of in accordance with all applicable statutory requirements. Any materials or components identified by the Employer's Representative as being for retention, salvage or reuse shall remain the property of the Employer and shall be carefully removed, protected and stored or handed over as directed.	1	Item			
B	Where asbestos-containing materials or other hazardous materials are identified in the Contract Documents or encountered during the Works, the Contractor shall comply with all applicable statutory requirements and current codes of practice relating to their handling, removal, transportation and disposal. The Contractor shall provide all necessary risk assessments, method statements, plans of work, specialist personnel, protective equipment, monitoring, health surveillance and records where required by statute.	1	Item			
C	Where previously unidentified suspected asbestos-containing or hazardous material is encountered, the Contractor shall immediately cease work in the affected area, prevent disturbance of the material, secure the area and notify the Employer's Representative and Project Supervisor Design Process / Project Supervisor Construction Stage as appropriate. No work affecting such material shall recommence until its nature has been established and appropriate instructions have been issued.	1	Item			
D	The Contractor shall take all necessary measures to prevent pollution or contamination arising from the Works and shall not permit deleterious substances, chemicals, fuels, oils, sediments, construction debris, wash-water or other pollutants to enter surface water drains, foul water systems, watercourses, groundwater or adjoining lands. The Contractor shall comply with the Local Government (Water Pollution) Acts 1977 and 1990, as amended, and all other applicable environmental legislation and requirements of the relevant authorities. Appropriate spill prevention, containment and emergency response measures shall be maintained throughout the Works.	1	Item			
E	The Contractor shall manage all waste arising from the Works in accordance with the Waste Management Acts, as amended, and all applicable statutory requirements. The Contractor shall implement an appropriate waste management procedure for the Works and shall segregate, store, transport, recover, recycle and dispose of waste through appropriately authorised facilities and waste collectors. The Contractor shall maintain all required records, receipts, dockets and waste transfer documentation and shall make same available to the Employer's Representative upon request. No waste or deleterious material shall be buried, burned or otherwise disposed of on Site.	1	Item			

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<u>2. CONTRACT (Cont)</u>				
f) <u>Hoardings, fences, screens, temporary roofs, temporary name boards and advertising rights.</u>				
Refer to Architect's Drawing Nr. TD/0102 'Site Layout' which indicates among others:				
Refer to Architect's Drawing No. 010 - 'Proposed Site Layout' for the indicative extent of the Site, proposed access arrangements and areas associated with the Works. The Contractor shall verify the requirements on Site and shall develop and coordinate its proposed site establishment, compound, access routes, storage areas, scaffolding, hoardings, temporary fencing and working areas with the Employer's Representative and GRETB prior to commencement.				
1	Item			
The Contractor shall use only those access and egress routes agreed with the Employer's Representative and GRETB. Access arrangements shall be maintained and managed so as to minimise interference with the continued operation of the Training Centre and to maintain safe pedestrian and vehicular access for students, staff, visitors and emergency services at all times.				
1	Item			
The Contractor shall provide, maintain, alter as necessary and subsequently remove all temporary works and protective measures required for the safe and proper execution of the Works. This shall include, as applicable, scaffolding, temporary roofing and weatherproofing, hoardings, fencing, barriers, edge protection, access systems, temporary drainage, protection fans, screens and other temporary measures.				
1	Item			
All temporary works shall be designed, installed, inspected, maintained, adapted and removed by suitably competent persons in accordance with the Contractor's statutory duties, the Safety, Health and Welfare at Work (Construction) Regulations 2013, as amended, and the requirements of the Contract.				
1	Item			
The Contractor shall be deemed to have included in the Tender Sum for all measures necessary to protect and securely segregate the Works from the operational Training Centre, adjoining property, existing roads, footpaths, landscaped areas and completed Works.				
1	Item			
Prior to commencement, the Contractor shall submit a detailed Construction Management Plan setting out, among other matters, the proposed site establishment, access arrangements, hoardings and fencing, scaffolding, temporary roofing, deliveries, lifting operations, material storage, pedestrian management, emergency access arrangements, phasing and segregation of the Works.				
1	Item			
The Construction Management Plan shall be developed in consultation with the Employer's Representative and GRETB and shall be updated as necessary throughout the Works.				
1	Item			
The Contractor shall provide secure hoardings, temporary fencing, barriers, gates and warning signage as necessary to prevent unauthorised access to the Contractor's compound, scaffolding, material storage areas, lifting zones and active work areas.				
1	Item			
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<u>2. CONTRACT (Cont)</u>						
A	The type and extent of segregation shall be appropriate to the risk and to the live and occupied nature of the Training Centre. Temporary fencing and hoardings shall be securely fixed, stabilised and maintained and shall not obstruct agreed means of escape, emergency access or Training Centre circulation routes.	1	Item			
B	Solid hoarding shall be provided where required by the nature of the Works, the risk posed to Training Centre users or as agreed with the Employer's Representative and GRETB.	1	Item			
Contractor-Designed Temporary Roof and Weatherproofing						
C	The Contractor shall be responsible for the design, engineering, supply, installation, maintenance, inspection, adaptation, phased relocation and removal of temporary roofing and associated temporary weatherproofing systems necessary to facilitate the removal and replacement of the existing roof systems.	1	Item			
D	The temporary roof and weatherproofing system shall be designed and constructed as a Contractor-designed temporary works system by suitably competent persons and shall be capable of maintaining the existing buildings, occupied areas, finishes, services, equipment and contents fully weatherproof at all times throughout the Works, including during periods of adverse weather.	1	Item			
E	The Contractor shall provide all necessary temporary roof coverings, supports, scaffold interfaces, weatherproof side enclosures, flashings, seals, temporary drainage, gutters, downpipes, protection to penetrations and other measures necessary to prevent water ingress.	1	Item			
F	The temporary roof system shall be designed to accommodate all applicable imposed loads and environmental actions, including wind loading, and shall not adversely affect the stability or integrity of the existing buildings or associated scaffolding.	1	Item			
Temporary Roof Design Submissions						
G	Prior to commencement of the relevant Works, the Contractor shall submit details of the proposed temporary roof and weatherproofing arrangements to the Employer's Representative and to the PSDP/PSCS as appropriate.	1	Item			
The submission shall include, as applicable:						
H	- proposed temporary roof layout and extent;	1	Item			
J	- design calculations and temporary works design certification;	1	Item			
K	- proposed structural support and scaffold arrangements;	1	Item			
L	- wind-loading provisions;	1	Item			
M	- temporary drainage arrangements;	1	Item			
N	- interfaces with the existing building and permanent Works;	1	Item			
P	- proposed erection and dismantling sequence;	1	Item			
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<u>2. CONTRACT (Cont)</u>						
A	- proposed phasing and relocation arrangements;	1	Item			
B	- emergency procedures in the event of damage or failure; and	1	Item			
C	- inspection and maintenance arrangements.	1	Item			
D	Review or comment by the Employer's Representative shall not relieve the Contractor of responsibility for the adequacy, stability, performance or safety of the temporary works.	1	Item			
Phasing of Re-Roofing and Temporary Weathering						
E	The Contractor shall carefully phase and sequence the stripping and re-roofing Works.	1	Item			
F	No area of the existing roof shall be stripped, opened up or otherwise rendered non-weatherproof until the temporary roofing and weatherproofing measures applicable to that area have been fully installed, inspected and made operational and the relevant work area has been released by GRETB for the carrying out of the Works.	1	Item			
G	Buildings 1 and 2 shall be undertaken sequentially. The Contractor may propose whether Building 1 or Building 2 is to be undertaken first. The proposed building sequence shall be clearly stated in the Contractor's tender programme and methodology. Only one building shall be subject to active roof-stripping and roof-replacement operations at any one time.	1	Item			
H	The Contractor shall only carry out re-roofing Works within areas released or otherwise made available by GRETB, having regard to the continued operation of the Training Centre and the relocation or temporary vacation of affected students, staff and activities.	1	Item			
J	The Contractor shall coordinate its proposed work areas and phasing with the Employer's Representative and GRETB and shall allow for phased, sequential and restricted access to the roof areas.	1	Item			
Maintenance of Temporary Weatherproofing						
K	The Contractor shall inspect and maintain the temporary roof and all associated temporary weatherproofing throughout the duration of the Works and shall immediately rectify any defect, damage, displacement or deterioration.	1	Item			
L	The Contractor shall monitor weather forecasts and take appropriate additional precautions in advance of adverse weather.	1	Item			
M	Any water ingress arising from or associated with the Contractor's operations, temporary works or failure to adequately protect the building shall be immediately reported to the Employer's Representative and GRETB and the Contractor shall take all necessary emergency measures to prevent further damage.	1	Item			
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2. CONTRACT (Cont)					
The temporary roof or weatherproofing to any area shall not be removed until the permanent roof construction to that area is complete and fully weatherproof, unless otherwise agreed in writing with the Employer's Representative. Temporary Roof Costs The Contractor shall be deemed to have included within the Tender Sum all costs associated with the temporary roofing and weatherproofing requirements, including design, engineering, calculations, temporary works certification, scaffolding interfaces, supports, erection, maintenance, inspection, temporary drainage, adaptation, phased relocation, additional protection, repair and subsequent removal necessary to execute the Works in accordance with the agreed programme and phasing. Changes to Working Areas The Contractor shall not extend, relocate or materially alter its working areas, compound, access routes, hoardings, fencing, scaffolding or other site establishment arrangements without prior coordination with the Employer's Representative and GRETB. Any alterations reasonably required to facilitate the agreed phasing of the Works or continued operation of the Training Centre shall be deemed included within the Tender Sum. Security The Contractor shall ensure that all areas under its control remain secure and inaccessible to unauthorised persons at all times, including outside normal working hours. All scaffolding and temporary access systems shall be appropriately secured to prevent unauthorised access when unattended. Site and Safety Signage The Contractor shall provide, maintain, relocate as necessary and subsequently remove all temporary signage required to clearly identify construction access and egress points, delivery routes, restricted or prohibited areas, pedestrian diversions, emergency arrangements and general safety requirements associated with the Works. Advertising and Project Signage No advertising, promotional signage or Contractor branding, other than statutory or agreed site identification and safety signage, shall be displayed without the prior consent of the Employer's Representative and GRETB. Where specifically required by the Employer, the Contractor shall provide and maintain a project identification board in a location, size, format and design agreed with the Employer's Representative and GRETB.	1	Item			
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<u>2. CONTRACT (Cont)</u>					
Dust and Airborne Debris					
The Contractor shall take all necessary measures to prevent and control dust, fibres, debris and other airborne contaminants arising from the Works and shall ensure that such materials do not cause nuisance, contamination or risk to students, staff, visitors, adjoining occupiers or other persons. Particular care shall be taken during the stripping and removal of existing roof coverings, insulation, rooflights and associated materials.	1	Item			
Removal and Storage of Materials					
Roofing materials, insulation, demolition arisings and other loose materials shall be securely contained during removal, handling, transportation and temporary storage. Materials and debris shall not be thrown or permitted to fall freely from roof level. Suitable controlled removal methods, including enclosed chutes, mechanical lifting or covered skips, shall be provided where required. All skips and waste containers shall be appropriately covered or enclosed where necessary to prevent the escape of dust, fibres or debris.	1	Item			
Scaffold Sheeting, Netting and Protection					
Provide suitable scaffold sheeting, netting, protection fans, screens and other protective measures where required to prevent materials, debris, dust or other objects falling or being blown from working areas. Any sheeting, screening, protection fans or other attachments to scaffolding shall be fully coordinated with the scaffold design, with appropriate allowance made for additional wind loading and other imposed loads.	1	Item			
Roads, Footpaths and Hardstandings					
Keep all access roads, footpaths, paved areas and hardstandings affected by the Works clean and free from mud, dust, debris and construction materials. Provide cleaning, sweeping or other appropriate measures as often as necessary to maintain safe and clean access for Training Centre users and the public.	1	Item			
Dust Suppression					
Provide appropriate dust-suppression measures where required. The use of water or other dust-suppression methods shall be carefully controlled so as not to cause water ingress to the existing buildings, damage to existing or new Works, contamination, staining, electrical hazards or other unsafe conditions.	1	Item			
Construction Traffic					
Take all necessary measures to prevent construction vehicles from depositing mud, dust, debris or other materials onto existing roads, footpaths, car parks and circulation areas. Any affected areas shall be cleaned promptly and maintained in a safe condition.	1	Item			
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<u>2. CONTRACT (Cont)</u>						
Protection of Existing Contents and Internal Areas						
A	Provide all necessary temporary dust sheets, protective coverings and screens to protect existing furniture, equipment, services, finishes and contents within areas affected by the Works. Where internal works, penetrations or alterations associated with the roofing Works are undertaken within or adjacent to occupied areas, provide and maintain suitable temporary dust-tight screening and segregation to prevent dust, debris or contaminants entering occupied Training Centre spaces.	1	Item			
Temporary Fire Compartmentation and Means of Escape						
B	Where the Works disturb existing fire-resisting construction, compartmentation, cavity barriers, fire-stopping or other fire safety measures, the Contractor shall maintain the required level of fire separation throughout the Works by means of suitable temporary measures and shall permanently reinstate all affected fire-stopping and compartmentation as the Works progress.	1	Item			
C	Existing fire escape routes and means of escape serving the operational Training Centre shall be maintained at all times unless an alternative arrangement has been agreed in advance with the Employer's Representative, GRETB and other relevant parties. Temporary roofing, scaffolding, hoardings, storage areas and Contractor's operations shall not obstruct or adversely affect fire appliance access, emergency escape routes or designated assembly areas.	1	Item			
<u>g) The maintenance and protection of existing services on, under or over the site.</u>						
D	The Contractor shall protect, maintain and keep operational all existing services and utilities serving the Training Centre throughout the Works, except for temporary interruptions specifically required to facilitate the Works and agreed in advance with the Employer's Representative and GRETB. The Contractor shall plan, phase and sequence the Works so as to minimise any disruption to the continued operation of the Training Centre.	1	Item			
E	The Contractor shall familiarise itself with all existing services which may be affected by the Works and shall verify their location and nature prior to commencing work in the relevant area. Any existing services information or record drawings provided as part of the Contract Documents are for guidance and shall be verified by the Contractor insofar as reasonably practicable before commencing works which may affect such services. The Contractor shall immediately notify the Employer's Representative of any previously unidentified services encountered which may affect the execution of the Works.	1	Item			

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<u>2. CONTRACT (Cont)</u>						
A	The Contractor shall provide all temporary protection, support, isolation, diversion and other measures necessary to protect existing services affected by the Works .Particular care shall be taken with services located at, passing through or serving the existing roofs, including associated M&E installations, cables, pipework, ducts, roof outlets, drainage systems, controls and other equipment. Existing services shall not be disconnected, altered, relocated or interfered with without prior agreement with the Employer's Representative and GRETB.	1	Item			
B	Where an interruption to an existing service is unavoidable, the Contractor shall provide the Employer's Representative and GRETB with a minimum of 5 working days' advance notice, or such greater notice as may be reasonably required having regard to the nature of the service and operation of the Training Centre. The proposed interruption shall be agreed in writing before the relevant work proceeds.	1	Item			
C	The Contractor shall submit appropriate method statements, risk assessments, sequencing and contingency arrangements for any work involving interruption, isolation, alteration or reconnection of live services. Service interruptions shall be kept to the minimum duration reasonably practicable and, where required by GRETB, shall be undertaken outside normal Training Centre operating hours.	1	Item			
D	Where necessary to maintain the continued operation, safety or security of the Training Centre, the Contractor shall provide all temporary services, temporary connections and associated measures required as a consequence of the Works. The Contractor shall be deemed to have included within the Tender Sum for temporary service arrangements reasonably necessary as a consequence of its proposed method, phasing and sequencing of the Works.	1	Item			
E	The Contractor shall maintain effective disposal of rainwater from the existing buildings and temporary roofing arrangements throughout the Works. Existing gutters, outlets, downpipes and drainage systems shall be protected and maintained operational except where their temporary removal, alteration or replacement forms part of the Works.	1	Item			
F	The Contractor shall provide all temporary gutters, downpipes, outlets, diversions, connections and other temporary drainage measures necessary to prevent water ingress, uncontrolled discharge or ponding during the Works. No existing roof drainage system shall be removed or rendered ineffective until suitable temporary drainage arrangements are fully operational.	1	Item			
	Public and Private Services					
G	The Contractor shall be responsible for any damage to existing services resulting from its operations or those of its personnel, Sub-contractors or suppliers. Any damage shall be immediately reported to the Employer's Representative and GRETB and shall be made safe and permanently repaired or reinstated by suitably competent persons without delay. All costs arising from damage attributable to the Contractor's operations shall be borne by the Contractor.	1	Item			

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<u>2. CONTRACT (Cont)</u>				
Ensure that any work that may involve a risk to disruption to existing live services in the neighbourhood is agreed in advance with the local authority / neighbours. All such work shall, in any event, be pre-planned and agreed with the neighbours. Method Statements must be prepared, issued and agreed in advance of all work on or near live services.	1	Item		
Where the works involve the construction of connections and modifications to existing pipelines and utility services, maintain the flows in existing pipes, sewers and water courses disturbed in the course of construction of the Works, and shall provide all temporary works and pumping necessary to do so and where such works are outside of the site boundary the Contractor shall consult with the drainage department of the local authority and submit schedules and methods of his work for its approval prior to the execution of these works including connections.	1	Item		
Where the Works affect any service under the control of a statutory undertaker, utility provider or other third party, the Contractor shall comply with all applicable requirements and shall coordinate the relevant works with the Employer's Representative and the appropriate service provider. The Contractor shall not interfere with any such service without the necessary approvals or permissions.	1	Item		
The Contractor shall protect existing roads, car parks, footpaths, hardstandings and access routes used in connection with the Works and shall make good any damage arising from Contractor's plant, deliveries, lifting operations or other construction activities. All such areas shall be maintained in a safe and serviceable condition for the duration of the Works and shall be left in no worse condition than existed prior to commencement.	1	Item		
<u>h) The execution or completion of the work in any specific order or in sections or phases, including any coincidental work not at the discretion of the contractor.</u>				
The Works shall be carefully phased, sequenced and coordinated throughout the Contract Period to ensure that the Training Centre remains fully operational, safe and accessible for students, staff and visitors for the duration of the Works. The Contractor shall be deemed to have taken full account of the live and occupied nature of the Training Centre in preparing its Tender Sum and Works Programme.	1	Item		
Buildings 1 and 2 shall be undertaken sequentially. The Contractor may propose whether Building 1 or Building 2 is to be undertaken first. The proposed building sequence shall be clearly stated in the Contractor's tender programme and methodology. Only one building shall be subject to active roof-stripping and roof-replacement operations at any one time.	1	Item		
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<u>2. CONTRACT (Cont)</u>						
A	The Contractor shall develop a detailed methodology, phasing and sequencing plan for the execution of the Works, consistent with the requirements of the Contract Documents. The proposed sequencing shall identify, as a minimum, the proposed roof work areas, temporary roofing arrangements, scaffolding, access arrangements, material storage, lifting operations, service interruptions, internal works and areas requiring temporary vacation or restricted occupation. The detailed phasing arrangements shall be coordinated and agreed with the Employer's Representative and GRETB prior to commencement and shall be reviewed and updated throughout the Works as necessary.	1	Item			
B	The Contractor shall not assume unrestricted or simultaneous access to all parts of Buildings 1 and 2. Individual work areas shall only be made available to the Contractor in accordance with the agreed programme and where GRETB has confirmed that the relevant teaching, training, staff or ancillary areas can be released to facilitate the Works. The Contractor shall not commence work within, above or directly affecting an occupied area until the necessary access and operational arrangements have been agreed with the Employer's Representative and GRETB.	1	Item			
C	The sequencing of the re-roofing Works shall be coordinated with the Contractor-designed temporary roofing and weatherproofing system. No existing roof area shall be stripped, opened up or rendered non-weatherproof until the temporary roof and associated weatherproofing measures applicable to that area have been fully installed, inspected and made operational. The Contractor shall ensure that the buildings remain fully weatherproof throughout all phases of the Works.	1	Item			
D	The Contractor shall plan and execute the Works so as to minimise disruption to normal Training Centre activities. The Contractor shall maintain, insofar as required by GRETB, safe access to occupied teaching and training areas, offices, welfare facilities, entrances, exits, escape routes, emergency access, car parking and pedestrian circulation throughout the Works. Where temporary alterations to access or circulation are necessary, suitable alternative arrangements shall be agreed and established before the existing arrangements are affected.	1	Item			
E	The Contractor shall liaise closely with GRETB and the Employer's Representative regarding examination periods, training activities, events, holidays and other operational requirements which may affect the sequencing of the Works. The Contractor shall allow for reasonable restrictions on noisy or disruptive activities and for the temporary suspension, relocation or resequencing of particular operations where reasonably required to facilitate examinations or essential Training Centre activities.	1	Item			
F	Any works requiring interruption, isolation or alteration of existing services shall be planned and coordinated with the Employer's Representative and GRETB. Service interruptions shall be kept to the minimum duration reasonably practicable and, where required, shall be undertaken outside normal Training Centre operating hours. The Contractor shall provide the required advance notice in accordance with the requirements elsewhere in these Preliminaries.	1	Item			
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2. CONTRACT (Cont)			
The Contractor shall incorporate all phasing, sequencing, temporary works and operational restrictions into its Works Programme. The Contractor shall provide the Employer's Representative and GRETB with sufficient advance information to enable areas affected by upcoming Works to be prepared, vacated or otherwise made available. Any proposed changes to previously agreed work areas or sequencing shall be notified at least 5 working days in advance and shall be subject to agreement with the Employer's Representative and GRETB.	1	Item	
The Contractor shall allow within its methodology and programme for certain activities to be undertaken outside normal Training Centre operating hours where necessary to facilitate the continued operation of the facility, subject to prior agreement with the Employer's Representative and GRETB. Such activities may include disruptive internal works, service isolations and reconnections, major deliveries, lifting operations and other activities which cannot reasonably be undertaken while affected Training Centre areas remain occupied.	1	Item	
The Contractor shall be deemed to have included for all temporary works, protection, alterations, adaptations, relocations and reinstatement necessary to facilitate the agreed phasing of the Works, including adaptations to scaffolding, temporary roofing, hoardings, fencing, access routes, temporary drainage and protective measures.	1	Item	
Notwithstanding agreement of the overall phasing and programme by the Employer's Representative and GRETB, the Contractor shall remain wholly responsible for the detailed management, coordination and safe execution of the Works within each work area, including coordination of its Sub-contractors, deliveries, lifting operations and temporary works. The Contractor shall not occupy or obstruct areas of the Training Centre beyond those reasonably necessary for the agreed Works.	1	Item	
Tenderers shall be deemed to have included within their Tender Sum all costs associated with the phased and sequential execution of the Works in a live Training Centre, including restricted access, multiple mobilisations between work areas, temporary protection, temporary roofing, adjustments to temporary works, coordination with Training Centre operations and reasonable resequencing of the Works arising from the agreed operational requirements.	1	Item	
The Contractor shall complete, make safe, clean and reinstate each work area as the Works progress and prior to releasing the area back to GRETB. Temporary works, protection, debris, materials and equipment shall be removed when no longer required and all affected areas shall be left safe and suitable for their intended use.	1	Item	
The Contractor shall programme and complete the entirety of the Works within the 12-month Contract Period, including all agreed phasing, temporary works, testing, commissioning, reinstatement, making good and handover requirements.	1	Item	
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<u>2. CONTRACT (Cont)</u>						
<u>i) Maintenance of specific temperature and humidity levels.</u>						
A	The Contractor shall maintain suitable temperature, ventilation and environmental conditions within all occupied areas of the Training Centre throughout the Works and shall ensure that the execution of the Works does not result in unacceptable cold, dampness, condensation or other adverse internal conditions. Where the Works, temporary weatherproofing arrangements, service interruptions or other construction activities affect the normal heating or environmental conditions within occupied areas, the Contractor shall provide, operate and maintain suitable temporary space heating and/or other temporary measures as necessary. The extent, location and operational requirements of such temporary measures shall be agreed in advance with the Employer's Representative and GRETB.	1	Item			
B	The Contractor shall provide all temporary equipment, fuel, power, attendance, monitoring and associated measures necessary to protect the existing building, finishes, services, equipment and contents and to facilitate the proper execution and drying of the Works. The Contractor shall not use the Employer's permanent heating systems for construction purposes without the prior agreement of the Employer's Representative and GRETB. Where such use is permitted, the Contractor shall comply with any conditions imposed and shall be responsible for any additional costs, maintenance or remedial works arising from such use. The Contractor shall be deemed to have included within the Tender Sum all costs associated with complying with these requirements.	1	Item			
<u>j) Temporary accommodation and facilities for the use of the Employer including heating, lighting, furnishing and attendance.</u>						
C	Provide and maintain within the Contractor's site compound a secure, heated, ventilated and adequately lit meeting room for the use of the Employer, Employer's Representative, Design Team and other persons acting on behalf of the Employer. The room shall accommodate a minimum of 10 persons and shall be provided with suitable tables, chairs, power outlets, heating, lighting and broadband/Wi-Fi access.	1	Item			
D	The meeting room shall be available for site meetings and inspections throughout the Works and shall be maintained in a clean and serviceable condition. Provide suitable facilities to enable remote attendance at meetings by Microsoft Teams or similar, including an appropriate screen/display and internet connection.	1	Item			
E	Provide, maintain and service all temporary welfare and sanitary accommodation required for the Contractor's personnel, including toilets, washing facilities, drying/changing facilities and canteen/rest accommodation, in accordance with statutory requirements. Contractor welfare facilities shall be separate from the existing Training Centre facilities unless otherwise expressly agreed with GRETB.	1	Item			
F	All temporary accommodation and facilities shall be provided within the agreed Contractor's compound, maintained for the duration required by the Works and removed on completion, with all affected areas made good. The Contractor shall be deemed to have included all associated costs within the Tender Sum.	1	Item			
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<u>2. CONTRACT (Cont)</u>			
<u>k) Provision of connections to temporary voice and data communications systems for use of the Employer.</u> Provide and maintain a reliable broadband/Wi-Fi internet connection within the Employer / Design Team meeting room for the duration of the Works, suitable for normal email, document access and Microsoft Teams or similar video-conferencing requirements. The Contractor shall include for all installation, connection, subscription, usage and associated charges within the Tender Sum.	1	Item	
<u>l) Periodic using and access charges on voice and data communications systems for use of the Employer and associated running costs.</u> Include for all connection, subscription, usage and associated running charges relating to the temporary broadband/Wi-Fi facilities provided for the Employer / Design Team for the duration of the Works.	1	Item	
<u>m) Provision of the Project Supervisor Construction Stage services by the Contractor under the Safety, Health and Welfare at Works (Construction) Regulations.</u> The Main Contractor shall undertake the role of Project Supervisor Construction Stage (PSCS) and shall comply with all duties and obligations imposed upon the PSCS under the Safety, Health and Welfare at Work (Construction) Regulations 2013, as amended.	1	Item	
Prior to commencement of the Works, the Contractor shall formally accept its appointment as PSCS in the form required by the Employer and shall provide all information, confirmations and documentation reasonably required in connection with that appointment.	1	Item	
Prior to commencement on Site, the PSCS shall develop and maintain the Construction Stage Safety and Health Plan based upon the Preliminary Safety and Health Plan and the Contractor's proposed methodology, sequencing and temporary works arrangements. The Plan shall be updated throughout the Works as necessary.	1	Item	
The Contractor shall provide a suitably qualified and experienced person to discharge the PSCS function. Where PSCS personnel were identified as part of the tender / suitability assessment, the person appointed shall be that person or an equivalent replacement of no lesser qualification and experience. Any proposed replacement shall be notified to the Employer's Representative and PSDP together with details demonstrating equivalent competency.	1	Item	
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<u>2. CONTRACT (Cont)</u>						
Temporary Works						
Temporary Works Designer / Coordinator						
A	The Contractor shall appoint suitably competent person(s) responsible for the design and coordination of all Contractor-designed temporary works required for the execution of the Works.	1	Item			
B	Temporary works shall include, where applicable:	1	Item			
C	- Temporary roof and complete weatherproofing system; scaffolding and associated access systems; scaffold sheeting, netting and protection fans; temporary supports and propping; edge protection and fall-prevention systems; temporary drainage and rainwater disposal; lifting platforms and temporary lifting arrangements; temporary hoardings, fencing and protective screens; and any other temporary works required by the Contractor's proposed methodology and sequencing.	1	Item			
D	The Temporary Works Designer shall ensure that all temporary works are adequately designed for the applicable loads and conditions and that their interaction with the existing buildings, permanent Works and other temporary works is fully considered.	1	Item			
Temporary Roof / Scaffold Design						
E	Particular responsibility shall be taken for the structural design and stability of the temporary roof, scaffolding and associated weatherproofing arrangements. The designs shall take account of wind loading, temporary drainage, erection and dismantling sequences, phased relocation, imposed loads and the interface with the existing structure.	1	Item			
F	All required temporary works design calculations, drawings and design certificates shall be prepared by suitably competent designers and submitted to the Contractor/PSCS and Employer's Representative in accordance with the Contract requirements prior to installation.	1	Item			
G	Review of temporary works information by the Employer's Representative, PSDP or Design Team shall not relieve the Contractor or its designers of responsibility for the adequacy, safety or performance of the temporary works.	1	Item			
Temporary Works Implementation						
H	The Contractor shall provide suitably competent site personnel to coordinate and supervise the erection, alteration, inspection, maintenance and dismantling of temporary works and to ensure that the temporary works are implemented in accordance with the approved design and agreed sequence.	1	Item			
J	Temporary works shall not be altered, loaded or used other than in accordance with their design without the prior approval of the relevant Temporary Works Designer.	1	Item			

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<u>2. CONTRACT (Cont)</u>						
Temporary Electrical and Mechanical Services						
A	The Contractor shall ensure that any temporary electrical or mechanical services required for the Works are designed, installed, maintained and certified by suitably competent persons in accordance with all applicable statutory requirements and standards.	1	Item			
B	This shall include temporary power, lighting, heating, alarms, pumps and other temporary services required for the safe execution of the Works and continued operation of the Training Centre.	1	Item			
Safety Statement						
C	The Contractor shall maintain a current written Safety Statement in accordance with applicable statutory requirements and shall ensure that all relevant employees, Sub-contractors and other persons under its control are made aware of the provisions applicable to their work.	1	Item			
SAFETY FILE						
D	The Contractor and PSCS shall cooperate fully with the PSDP in the preparation and completion of the Safety File and shall provide all relevant information required under the Safety, Health and Welfare at Work (Construction) Regulations 2013, as amended. The information provided shall be appropriate to the nature and extent of the Works and sufficient to enable the safe future operation, maintenance, inspection, alteration, repair and eventual removal or replacement of the Works.	1	Item			
E	The PSCS shall coordinate the collection of relevant Safety File information from the Contractor, Sub-contractors, specialist designers, suppliers and manufacturers and shall provide same to the PSDP in an organised and timely manner. The PSCS shall ensure that information provided by Sub-contractors and specialists is complete, legible, appropriately identified and relevant to the Works.	1	Item			
Safety File Content						
F	Safety File information provided by the Contractor shall include, where applicable: relevant as-installed drawings and details; details of residual risks and hazards associated with the completed Works; information necessary for safe future access, inspection, maintenance, repair and replacement; roofing system build-ups, roof access arrangements and safe-access/fall-protection information; structural steelwork repair and alteration information; rooflight, roof drainage and relevant M&E alteration information; relevant fire-stopping, compartmentation and fire safety information; manufacturers' technical literature and maintenance requirements; product certification and relevant Declarations of Performance; inspection, testing and commissioning certificates; manufacturers' compliance and final inspection reports; warranties, guarantees and durability statements; details of any hazardous materials remaining within the Works or relevant asbestos information arising during the Contract; relevant specialist and Sub-contractor certificates; and statutory certificates and approvals applicable to the Works.	1	Item			

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<u>2. CONTRACT (Cont)</u> Only information relevant to the completed Works and future safety, operation and maintenance shall be included. Existing Safety File Where an existing Safety File is available for Buildings 1 and 2, the Contractor shall provide its information in a format suitable to enable the PSDP to update the existing Safety File to reflect the Works carried out under this Contract. The Contractor shall not be responsible for reviewing, reproducing or re-certifying existing information relating to parts of the buildings unaffected by the Works. Format and Submission Safety File information shall be provided electronically in an organised, indexed and searchable format agreed with the PSDP and Employer's Representative. Documents shall generally be provided in PDF format, with drawings additionally provided in their original editable format, including DWG where applicable. File names and document references shall be clear and consistent. No proprietary Digital Project Safety File software, web-hosting platform or dedicated DPSF Coordinator shall be required unless specifically stated elsewhere in the Works Requirements. The Contractor shall compile Safety File information progressively throughout the Works and shall not defer its preparation until completion. A substantially complete draft of all Contractor-generated Safety File information shall be submitted to the PSCS/PSDP not later than 2 weeks prior to the anticipated date of Substantial Completion, with final certification and outstanding completion information provided as soon as available and in accordance with the Contract requirements. As-Installed Drawings The Contractor shall provide accurate as-installed drawings for all Contractor-designed, specialist and altered elements of the Works where required to adequately record the completed installation. As-installed information shall include, where applicable: roof plans, roof types and principal roof build-ups; rooflights, outlets, gutters, downpipes and drainage alterations; permanent roof access and fall-protection systems; structural steelwork repairs and alterations; relevant M&E services altered or installed under the Contract; fire-stopping and service penetrations; and other Contractor-designed or specialist elements requiring information for future maintenance or alteration.	1	Item			
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<u>2. CONTRACT (Cont)</u>						
Residual Risks						
A	The Contractor, PSCS and Contractor's designers shall identify and clearly record any significant residual risks associated with the completed Works which may affect future cleaning, access, inspection, maintenance, repair, alteration, replacement or demolition. Particular attention shall be given to roof access, work at height, rooflight locations, fall-protection systems, permissible roof loading, future plant or PV installation, concealed services and any areas requiring specific maintenance procedures.	1	Item			
Completion Certification						
B	The Contractor shall provide all relevant completion certification arising from the Works, including, where applicable: roofing manufacturer final inspection and compliance reports; roofing system and rooflight warranties and guarantees; fall-protection and safe-access system certification; structural steelwork and welding certification; electrical certification for electrical works carried out under the Contract; fire alarm/emergency lighting certification where systems are altered; fire-stopping and compartmentation certification; drainage testing and commissioning records; M&E testing and commissioning records; product and manufacturer compliance certificates; and Ancillary Certificates or other statutory certification specifically required by the Contract.	1	Item			
C	Building Control, Fire Safety Certificate, Disability Access Certificate or BCAR documentation shall be included only where applicable to the Works and required under the Contract or by statute.	1	Item			
Warranties and Guarantees						
D	Provide copies of all warranties, guarantees and maintenance agreements applicable to the Works, including the specified 20-year roofing system materials and workmanship guarantee, 20-year rooflight warranty and 30-year roof system durability statement, together with relevant manufacturer inspection and sign-off documentation.	1	Item			
O&M Information						
E	Provide relevant operating and maintenance information for all systems and components installed or altered under the Contract. Information shall be concise and project-specific and shall include manufacturers' literature, recommended inspection and maintenance intervals, cleaning requirements, replacement information and supplier/manufacturer contact details.	1	Item			
F	Information already contained within the O&M documentation need not be unnecessarily duplicated within the Safety File, provided it is appropriately referenced and made available to the PSDP.	1	Item			

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<u>2. CONTRACT (Cont)</u>						
Final Safety File Information						
A	All Contractor and PSCS information necessary for completion of the Safety File shall be provided to the PSDP in accordance with the agreed handover programme. Any information outstanding at the anticipated date of Substantial Completion shall be clearly identified together with an agreed date for submission. The PSCS shall confirm to the PSDP that all relevant Contractor and Sub-contractor Safety File information has been collected and submitted.	1	Item			
Temporary Works						
B	The Contractor shall appoint suitably qualified and experienced Temporary Works Designer(s) to design and certify all Contractor-designed temporary works required for the execution of the Works. This shall include, where applicable, the temporary roof and weatherproofing system, scaffolding, temporary supports and propping, working platforms, access systems, edge protection, scaffold sheeting and netting, lifting arrangements, temporary drainage and all other temporary works arising from the Contractor's proposed methodology and sequencing.	1	Item			
C	The Contractor shall ensure that the Temporary Works Designer(s) maintain appropriate Professional Indemnity Insurance for the nature and extent of the temporary works design being undertaken, in accordance with the requirements of the Contract.	1	Item			
D	All Temporary Works Designer(s) shall prepare appropriate Design Risk Assessments and provide all relevant temporary works design information and identified residual risks to the PSCS and PSDP. Information required for inclusion in the Safety File shall be provided to the PSDP in a timely manner.	1	Item			
E	All significant temporary works designs shall be accompanied by appropriate drawings, calculations and a Temporary Works Design Certificate prepared and signed by the relevant competent Temporary Works Designer. Copies shall be provided to the PSCS and Employer's Representative prior to erection or implementation of the relevant temporary works.	1	Item			
F	Temporary works may include, but shall not be limited to, temporary roofing and weatherproofing, scaffolding, scaffold sheeting, protection fans, propping, temporary supports, working platforms, access stairs and ladders, edge protection, hoardings, temporary drainage and lifting arrangements. Persons responsible for designing, modifying or directing alterations to temporary works shall be suitably competent for the particular temporary works concerned. Temporary works shall not be altered from the certified design without the agreement of the relevant Temporary Works Designer.	1	Item			
G	The PSCS shall maintain an appropriate register of temporary works designs, inspections and certifications and shall provide copies of relevant signed Temporary Works Design Certificates to the Employer's Representative and PSDP as required.	1	Item			

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<u>2. CONTRACT (Cont)</u>						
FIRE SAFETY						
A	The Contractor shall maintain fire appliance access, fire hydrants, emergency exits, means of escape and all existing fire safety provisions serving the Training Centre throughout the Works. Scaffolding, temporary roofing, hoardings, plant, materials and Contractor's operations shall not obstruct or compromise such provisions. Any temporary alterations shall be agreed in advance with the Employer's Representative and GRETB and suitable alternative arrangements provided before existing provisions are affected.	1	Item			
B	The Contractor shall operate a formal hot-work permit system and provide suitable fire-fighting equipment, fire watches and other precautions for all works involving flame, heat or sparks. Combustible waste shall be regularly removed and flammable materials safely stored. Particular care shall be taken during roofing, welding, cutting and grinding operations adjacent to existing roof construction, concealed cavities and occupied areas.	1	Item			
C	The Contractor shall protect and maintain existing fire alarm, emergency lighting, fire-stopping, compartmentation, cavity barriers and other fire safety systems affected by the Works. Any required isolation or alteration shall be agreed in advance with the Employer's Representative and GRETB and suitable temporary measures provided. All disturbed fire-stopping and compartmentation shall be properly reinstated and relevant testing, commissioning and certification provided on completion.	1	Item			
SECURITY						
D	The Contractor shall maintain secure segregation between the Works and the operational Training Centre and shall provide all necessary fencing, hoardings, barriers, gates and access controls to prevent unauthorised entry. Particular attention shall be given to scaffolding, roof access points, ladders, lifting areas and material storage areas.	1	Item			
E	The Contractor shall ensure that all work areas, scaffolding, roof access points, temporary openings, plant, materials and hazardous substances are left safe and secure whenever the Works are unattended and shall maintain appropriate site access and visitor control procedures throughout the Contract.	1	Item			
ENVIRONMENTAL						
F	The Contractor shall comply with all statutory requirements relating to waste and pollution, prevent deleterious materials entering drains or watercourses, and maintain appropriate records for the removal, recovery and disposal of all waste arising from the Works.	1	Item			
G	All fuels, oils and chemicals shall be securely stored in suitable bunded areas and handled so as to prevent pollution. Refuelling shall take place only in designated areas. Appropriate spill kits shall be maintained on Site and any spill shall be contained and dealt with immediately.	1	Item			

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<u>2. CONTRACT (Cont)</u>						
A	Where asbestos-containing or other hazardous materials are identified or encountered, the Contractor shall comply with all applicable statutory requirements, including requirements for specialist removal, risk assessments, method statements, PPE, monitoring, health surveillance and disposal. Suspected unidentified hazardous materials shall not be disturbed and shall be immediately reported to the Employer's Representative.	1	Item			
Storage of Materials						
B	Store materials in a tidy manner. Separate different materials and protect them from dirt, physical damage, reaction with other materials marking or staining, micro-organisms, mildew, fungus and vermin. Do not store materials in ways which may cause damage to the Works, people or property.	1	Item			
Cleaning						
C	Remove and dispose of all rubbish from the Works as it accumulates and maintain the Works in a clean and tidy condition for the duration of the Contract.	1	Item			
D	Clean the Works internally and externally, remove all rubbish and leave the entire Works in a tidy condition ready for occupation or use.	1	Item			
CONCRETE WASHOUT						
E	Concrete washout is an alkaline material and must not be permitted to enter drains or watercourses. Concrete delivery trucks are to be washed down after each pour into an approved washout container and in accordance with a method statement developed by the PSCS. Wheelbarrows, hand tools and boots must also be washed down in an appropriate manner in accordance with a method statement.	1	Item			
Project Supervisor for the Design Stage						
F	The Project Supervisor for the Design Process is Tobin Consulting Engineers	1	Item			
G	Safety and Health Plan - Preliminary	1	Item			
H	The Preliminary Safety and Health Plan is included in Appendix 3 Information Pack of the Instructions to Tenderers	1	Item			
J	Project Supervisor for the Construction Stage	1	Item			
K	The Project Supervisor for the Construction Stage (PSCS) shall be the Main Contractor appointed to carry out the Works.	1	Item			
<u>n) Any other obligation or restriction</u>						
Master Programme						
In addition to the requirements in Clause 4.9.1 of the Contract any programme submitted by the Contractor under Clause 4.9.1 shall:						

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<u>2. CONTRACT (Cont)</u> - show individual critical paths for each Section - link the Substantial Completion of each Section to the Substantial Completion of the Works showing which Section/s are on the critical path for the Substantial Completion of the Works and which Sections are non-critical to same; - clearly identify the programme contingency referred to in Clause 9.4.2 of the Contract; - clearly describe the preparation time for including obtaining relevant permission for making all services connections; - clearly describe work to be undertaken during college holidays and the preparation work including materials ordering in preparation for these Works; - be submitted in Microsoft Project (or Microsoft Project compatible) and PDF formats in a GANNT format; and - take into account of all constraints included in the Works Requirements and the contract. The Contractor will be required to prepare and submit detailed Testing & Commissioning programmes to the Employer's Representative for review prior to the commencement of Testing and Commissioning activities on each Section. The Contractor's monthly progress reports shall include the current programme with actual and expected progress plotted under programmed durations for each task. The actual/expected start and finish dates shall also be stated for each task to allow comparison with the programmed start and finish dates. The Contractor's monthly progress report shall include a register with details of the actual submission and response dates of each package and the status of each submission. Use of Services Prior To Handover The Contractor shall be responsible for all utilities and services required for the execution, testing and commissioning of the Works. Existing GRETB services shall not be used for construction purposes without prior agreement with the Employer's Representative and GRETB. Where such use is permitted, the Contractor shall comply with any conditions imposed and shall reimburse the Employer for any significant additional consumption where reasonably determined. The Contractor shall provide, maintain and remove all temporary power, lighting, water, heating and other temporary services necessary for the proper execution and completion of the Works and shall include all associated costs within the Tender Sum.	1	Item			
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<u>2. CONTRACT (Cont)</u>						
Materials & Workmanship						
Materials						
A	All construction products used must comply with the Construction Products Regulation (EU) No 305/2011.	1	Item			
B	British Standards (BS) and British Board of Agreement (BBA) certification are not acceptable methods of demonstrating compliance in accordance with Construction Products Regulation (EU) No 305/2011.	1	Item			
C	Any product specified to meet a conformity assessment procedure which requires or provides for third party certification must receive a certificate delivered by a body which is recognised as an EU Notified Body.	1	Item			
D	All products supplied which are subject to the Construction Products Regulation must be CE marked and be supplied with a Declaration of Performance.	1	Item			
E	Those for which there is an Irish Standard or Code of Practice are to comply therewith and shall bear the NSAI Irish Standard Mark or alternatively, shall be certified to a national standard of another member State of the European Union, which provides an equivalent guarantee of safety and suitability.	1	Item			
F	The Contractor shall provide proof of equivalence well in advance of required install date. Any delay due to insufficient information submittal for alternative materials or products will be borne by the Contractor.	1	Item			
G	All materials, products and proprietary systems incorporated into the Works shall be new, of the quality specified, free from defects and suitable for their intended purpose and the exposed nature of the Site. Materials and workmanship shall comply with the Contract Documents, applicable standards, manufacturers' current recommendations and all relevant requirements of the Works Requirements. No substitution of specified materials, products or systems shall be made without the prior approval of the Employer's Representative.	1	Item			
H	The complete roof system build-up, including waterproofing, insulation, finishes, rooflights and associated components, shall comply with the performance requirements stated in the Works Requirements. The roofing system shall achieve the specified Broof(t4) classification and the Contractor shall provide appropriate independent test reports and certification demonstrating compliance, including the requirements of EN 13501-5:2016 and the relevant Department of Education Technical Guidance Documents.	1	Item			
J	The Contractor shall provide tapered insulation and associated falls as required to prevent ponding and ensure effective drainage and shall provide condensation risk analysis calculations/reports for each roof type. The completed roof construction shall also be suitable for the future installation of solar PV panels as specified in the Works Requirements.	1	Item			

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<u>2. CONTRACT (Cont)</u>						
A	The roofing systems and rooflights shall be installed by suitably qualified and, where required, manufacturer-approved or registered specialist installers. The Contractor shall arrange and include for all manufacturer/supplier inspections during installation, together with final inspection, testing and compliance sign-off required to secure the specified warranties and guarantees.	1	Item			
B	The Contractor shall ensure that installation procedures, materials and components remain fully compatible with the tested and certified roofing system and with the requirements of the relevant manufacturer.	1	Item			
Warranties and Guarantees						
C	The Contractor shall obtain and provide all product, system, workmanship and manufacturer warranties and guarantees required by the Works Requirements. In particular:	1	Item			
D	- the complete roof waterproofing system as installed shall be provided with a 30-year manufacturer's durability statement;	1	Item			
E	- the complete roof waterproofing system shall be provided with a 20-year insurance-supported manufacturer's guarantee covering both materials and workmanship;	1	Item			
F	- the roofing system guarantee shall provide workmanship insolvency protection, such that where a workmanship-related defect arises and the original installing contractor is no longer trading, the roofing system manufacturer shall arrange for an alternative approved roofing contractor to undertake the necessary remedial works;	1	Item			
G	- the manufacturer's workmanship warranty shall not be restricted solely to defects remedied by the original installing roofing contractor;	1	Item			
H	- all new manufacturer-prefabricated rooflights shall be provided with a 20-year manufacturer's warranty covering both materials and workmanship; and	1	Item			
J	- all other proprietary systems shall be provided with the warranties and guarantees specified elsewhere in the Works Requirements.	1	Item			
K	The Contractor shall be deemed to have included within the Tender Sum all costs associated with obtaining and maintaining the specified warranties and guarantees, including manufacturer attendance, inspections, testing, certification and any requirements associated with approved installer status.	1	Item			
Submittals, Certification and Handover						
L	Prior to ordering or installation, the Contractor shall submit, where requested by the Employer's Representative, relevant manufacturers' technical literature, test certification, proposed system build-ups, proposed warranty terms and evidence of approved installer status.	1	Item			

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<u>2. CONTRACT (Cont)</u>						
A	Prior to Substantial Completion, the Contractor shall provide all final manufacturer compliance reports, inspection records, test certificates, durability statements, warranties and guarantees required by the Works Requirements. All documentation shall be issued in favour of the Employer/GRETB where required and incorporated into the O&M and handover documentation.	1	Item			
	Collateral Warranties and Ancillary Certificates					
B	Manufacturer and product warranties and guarantees shall be in addition to and shall not replace any Collateral Warranties, Ancillary Certificates or other certification required under the Form of Tender and Schedule or elsewhere in the Works Requirements. The Contractor shall obtain and provide all such documentation within the periods specified in the Contract.	1	Item			
	Regulations & Current Standards					
C	The works is to be constructed, tested & commissioned in all respects in accordance with harmonised European and national statutes, regulations and standards, codes of practice and locally applied regulations (including planning, fire and DAC requirements).	1	Item			
D	Current Standards: References to national standards or codes of practice shall be to the latest relevant published version including any relevant amendments published at the date of tender. Where a standard code of practice has been superseded, the edition current at the date of invitation to tender shall apply. References to published documents are to the editions, including amendments and revisions, current on the date of the Invitation to Tender.	1	Item			
E	Compliance with these recognised standards, codes of practice and all statutory regulations is a minimum requirement. Plant, equipment and/or materials offered to other standards will be equal or superior in quality to those specified and full details shall be supplied to the ER to demonstrate compliance.	1	Item			
	Codes of Practice					
F	Codes of Practice: The Contractor shall provide copies of codes of practice, building regulations and applicable national standards and DoES TGDs for use by his site supervisory staff.	1	Item			
	Schedule of Samples					
G	Samples of Materials: Manufacturer's articles and executed work shall be submitted as required by the Works Requirements for review before incorporation into the Works and articles not accepted shall be removed, if directed by the ER. Comment on any materials or work will not relieve the Contractor from responsibility for Defects howsoever arising and for the need to comply with the Works Requirements. Sample products shall comply with specification requirements in respect of stated or implied characteristics. Samples shall be provided to suit the Works Programme. Orders shall not be placed until comment on the sample is obtained. Samples shall be removed from site when no longer required; this shall be undertaken in accordance with the provision of Clause 4.17 of the Contract.	1	Item			

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<u>2. CONTRACT (Cont)</u>						
A	Provide all samples of work as may be reasonably required by the ER. The cost of all reasonable tests are deemed included in the rates tendered in this document including all tests required to be undertaken to confirm compliance with the Works Requirements	1	Item			
B	The Contractor shall agree and maintain complete and current inspection and test procedures with the ER prior to commencement of the Works.	1	Item			
C	The Contractor shall supply, at his own expense samples of all materials manufactured articles and executed work, which the ER may request for comment before adoption. Such comment shall not relieve the Contractor from responsibility for any Defects.	1	Item			
D	The Contractor shall supply materials at his own expense, for all tests required by the Specification and such tests as the ER may direct under the Contract and execute all necessary arrangements, notices, removals and reinstatement in connection with such tests. Copies of the test results shall be issued directly to the ER.	1	Item			
E	All testing of civil and structural Works shall be in accordance with the Civil / Structural Materials & Workmanship Specification'.	1	Item			
F	All testing of mechanical and electrical Works shall be in accordance with the Mechanical and Electrical Materials & Workmanship Specification.	1	Item			
	Submittals					
G	The Contractor shall not commence the works without acceptance of the required submittals by the Employer's Representative.	1	Item			
H	Provide a schedule of submittals for agreement with the Employer's Representative. Schedule to indicate the dates on which the Employer's Representative shall receive the required submittals. Correlate the schedule with the master programme and allow a reasonable amount of time for the review of each submittal. Indicate critical decision dates for selection of finishes and colours. Revise the schedule of submittals and resubmit as necessary.	1	Item			
	Submission and Return of Working Drawings/ Documents:					
J	i) Allow for a sufficient period (a minimum of 10 (ten) working days) between the first submission of a drawing/ document and receipt of comments.	1	Item			
K	The order date should be included in the bi-weekly progress report and programme in accordance with Clause 4.10. Sufficient time should be allowed for 2-3 reviews (including 10 working days notice for each review) by the Employers Personnel of the Contractor's Submittal, which is deemed reasonable as the average responses required to obtain Status A.	1	Item			
	Responses to Contractor and Specialists drawings and submittals will be responded to under three headings:					
L	Returned With Comments (RWC) Status A - No further comments. Proceed with installation	1	Item			

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<u>2. CONTRACT (Cont)</u>						
A	Returned With Comments (RWC) Status B - Installation may proceed at Contractors risk provided that comments on submittal are fully complied with and performance requirements of contract documents are met. However, strongly advisable to resubmit to obtain Status A before proceeding.	1	Item			
B	Returned With Comments (RWC) Status C - Submittal not accepted. Resubmit demonstrating compliance with Contract documents.	1	Item			
C	The ER will at all times endeavour to return submittals as soon as is practicable, without prejudice to the terms of clause 4.7 of the contract. Should the contractor only first provide a Submittal within less than 10 working days of ordering, without also providing adequate information to demonstrate compliance with the Works Requirements, any delay arising will be attributable entirely to the Contractor.	1	Item			
D	ii) Provide a list of Working Drawings proposed.	1	Item			
E	iii) Provide information specifically requested for each element of the works. Additional information may be required by the Employer on inspection of the Contractor's submittals to allow for accurate comments to be made.	1	Item			
F	Review: The Contractor's submittals will be reviewed by the Employer's Representative during the Evaluation, and any alteration and/ or agreements reached will be incorporated into the Contract documentation.	1	Item			
Benchmark / Trial Roof Installation						
G	The Contractor shall, as part of the Contract, complete a representative benchmark / trial installation of each roof type to a finished standard prior to progressing with the general installation of that roof type. The location and extent of each benchmark area shall be agreed with the Employer's Representative. Each benchmark shall demonstrate the complete roof build-up and typical workmanship, including insulation, waterproofing, laps, joints, falls, upstands, perimeter details, penetrations, outlets and rooflight interfaces where applicable.	1	Item			
H	The benchmark shall be inspected by the Employer's Representative and the roofing system manufacturer/supplier. The Contractor shall not proceed with the general installation of the relevant roof type until the benchmark has been accepted. Accepted benchmark areas may form part of the permanent Works and shall establish the minimum standard of materials, detailing and workmanship for the remainder of the Works. The Contractor shall include all associated costs within the Tender Sum.	1	Item			
Storage of Materials						
J	All materials shall be stored, handled and protected in accordance with the manufacturer's recommendations and in a manner which prevents damage, deterioration, contamination or moisture ingress. Roofing membranes, insulation and other moisture-sensitive materials shall be stored dry, raised clear of the ground and suitably covered. Wet, damaged or otherwise defective materials shall not be incorporated into the Works.	1	Item			

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<u>2. CONTRACT (Cont)</u>						
Workmanship						
A	All materials and workmanship shall comply with the Building Regulations, including Technical Guidance Document Part D, applicable Irish and European Standards, the Contract Documents and the relevant manufacturer's requirements and recommendations.	1	Item			
B	All operatives shall be appropriately trained, skilled and experienced for the work being undertaken. Proprietary roofing and rooflight systems shall be installed by manufacturer-approved or suitably accredited installers where required to obtain the specified warranties and guarantees.	1	Item			
C	Materials and components shall be accurately installed, securely fixed and properly integrated with adjoining construction. The Contractor shall verify all dimensions and existing conditions on Site prior to fabrication or installation and shall ensure that completed work is free from defects, damage, ponding, irregularities and other unacceptable workmanship.	1	Item			
Method Statements						
D	The Contractor shall prepare and submit detailed method statements for significant elements of the Works and activities having particular safety, operational, temporary works or quality implications. Method statements shall be coordinated with the Construction Stage Safety and Health Plan, Works Programme and agreed phasing arrangements.	1	Item			
E	Method statements shall be submitted to the Employer's Representative sufficiently in advance of the relevant Works to allow appropriate review and coordination. Review or comment by the Employer's Representative shall not relieve the Contractor of responsibility for the means, methods, sequencing or safe execution of the Works.	1	Item			
Temporary Works and Access						
F	Method statements shall be provided for the erection, alteration, use and removal of significant temporary works, including the temporary roof/ weatherproofing system, scaffolding, edge protection, access systems, lifting operations and any temporary supports or propping.	1	Item			
Roof Stripping, Temporary Weathering and Re-Roofing						
G	Provide a detailed method statement for each principal roof type covering the phased removal of the existing roof, temporary weatherproofing, installation of the new roof build-up, insulation, falls, waterproofing, rooflights, outlets, upstands, penetrations and interfaces with existing construction. The methodology shall demonstrate how the buildings will remain fully weatherproof and operational throughout the Works.	1	Item			
Structural Steelwork and Associated Alterations						
H	Provide method statements for structural steelwork repairs, modifications and any other works affecting the existing structure, including temporary support arrangements where required.	1	Item			

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<u>2. CONTRACT (Cont)</u>						
Existing Services and Roof Drainage						
A	Provide method statements for works affecting existing M&E services, fire safety systems, roof drainage and other live services, including any proposed isolations, temporary services, tie-ins and commissioning arrangements.	1	Item			
Fire-Stopping and Penetrations						
B	Provide method statements for all works affecting existing fire compartmentation, cavity barriers, fire-stopping and service penetrations, including temporary protection and permanent reinstatement.	1	Item			
Hazardous Materials						
C	Where asbestos-containing or other hazardous materials are identified or encountered, provide all risk assessments, plans of work and specialist method statements required by the applicable statutory requirements prior to disturbance or removal.	1	Item			
Quality, Testing and Handover						
D	Provide method statements and inspection/testing proposals necessary to demonstrate compliance with the specified roofing systems, including benchmark installations, manufacturer inspections, testing, commissioning, certification and provision of the specified warranties and guarantees.	1	Item			
Building Fabric / Energy Performance						
Roof Fabric Performance						
E	The Contractor shall construct the new roof systems in accordance with the specified thermal performance, insulation thicknesses, U-values and other requirements of the Works Requirements and applicable Building Regulations. Particular care shall be taken to maintain continuity of insulation and minimise thermal bridging at roof edges, upstands, rooflights, penetrations and interfaces with existing construction.	1	Item			
Condensation and Thermal Performance						
F	The Contractor shall provide condensation risk analysis for each roof type and all relevant manufacturers' calculations, technical data and certification necessary to demonstrate compliance with the specified roof build-up and thermal performance requirements.	1	Item			
Installation and Continuity						
G	Insulation, vapour control layers, air control layers and associated components shall be installed continuously and in accordance with the manufacturer's requirements. Gaps, discontinuities, compression or other defects which could adversely affect thermal or condensation performance shall be rectified prior to completion of the roof system.	1	Item			

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<u>2. CONTRACT (Cont)</u>						
CE Marking						
A	All construction products incorporated into the Works shall comply with the applicable Construction Products Regulation and all associated statutory requirements current at the date of supply. Where a product is covered by an applicable harmonised technical specification or European Technical Assessment, it shall bear the appropriate CE marking and be accompanied by a valid Declaration of Performance and all required supporting documentation.	1	Item			
B	The Contractor shall verify that all products proposed for incorporation into the Works have the appropriate certification, declared performance and conformity documentation for their intended use. Copies of Declarations of Performance, CE marking information, technical approvals and other relevant certification shall be provided to the Employer's Representative on request and incorporated into the O&M / handover documentation where required. Products which do not comply shall not be incorporated into the Works.	1	Item			
C	Products manufactured or sourced from the United Kingdom shall only be incorporated into the Works where they satisfy the requirements applicable to products placed on the Irish/EU market. Where third-party conformity assessment is required, certification shall be by an appropriately recognised EU Notified Body. Products relying solely upon UKCA, CE UK(NI) or other certification which does not permit the product to be placed on the Irish/EU market shall not be accepted. Any non-compliant product shall be removed and replaced at the Contractor's cost.	1	Item			
Testing and Commissioning						
D	The Contractor shall carry out all testing, commissioning, inspections and demonstrations required by the Contract Documents and manufacturers' requirements to demonstrate satisfactory completion of the Works. Testing and commissioning proposals shall be submitted to the Employer's Representative in sufficient time for relevant inspections or tests to be witnessed where required.	1	Item			
E	Testing, inspection and commissioning shall include, where applicable, the following: roofing system inspections and final manufacturer/supplier sign-off; integrity testing of completed waterproofing systems where specified or appropriate; testing of roof drainage, outlets, gutters and downpipes; inspection and testing of rooflights and associated weatherproofing; testing and certification of fall-arrest, edge-protection and safe-access systems; testing and commissioning of M&E systems altered or affected by the Works, including fire alarm/security systems where applicable; and all other testing and certification necessary to obtain the specified 20-year warranties and guarantees.	1	Item			
F	Any defects identified during testing or inspection shall be rectified and the relevant test repeated prior to Substantial Completion.	1	Item			
G	The Contractor shall maintain records of all tests, inspections and commissioning undertaken and shall provide the relevant test certificates, commissioning records, manufacturer inspection reports and compliance certification as part of the O&M / handover documentation prior to Substantial Completion.					
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<u>2. CONTRACT (Cont)</u>						
Quality Assurance and Quality Control						
A	Further to the requirements of the Contract, the Contractor shall prepare, implement and maintain a project-specific Quality Plan covering its own Works and those of its Sub-contractors. The Quality Plan shall be submitted to the Employer's Representative prior to commencement of the relevant Works and updated as necessary throughout the Contract.	1	Item			
Quality Control Procedures						
B	The Contractor's quality procedures shall include, as applicable:	1	Item			
C	- management, supervision and responsibilities for quality control;	1	Item			
D	- material and product approvals and verification prior to incorporation into the Works;	1	Item			
E	- confirmation of appropriately trained and manufacturer-approved specialist installers;	1	Item			
F	- Inspection and Test Plans identifying appropriate inspection, witness and hold points;	1	Item			
G	- benchmark / trial installations for each roof type;	1	Item			
H	- inspection and certification of Contractor-designed temporary works;	1	Item			
J	- quality control of roofing systems, rooflights, structural steelwork repairs, roof drainage, fire-stopping and associated M&E alterations;	1	Item			
K	- manufacturer/supplier inspections during installation and final compliance inspections;	1	Item			
L	- testing and commissioning requirements; and	1	Item			
M	- procedures for obtaining and recording all specified warranties, guarantees, certificates and handover documentation.	1	Item			
Inspection and Test Plans						
N	Inspection and Test Plans shall identify the stages of the Works requiring inspection or approval before subsequent work proceeds. Particular hold points shall be established for concealed or subsequently inaccessible work and for key elements of the roofing installation. The Contractor shall provide sufficient advance notice to the Employer's Representative of inspection, witness and hold points.	1	Item			
Observations and Non-Conformances						

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<u>2. CONTRACT (Cont)</u>						
A	The Contractor shall maintain an Observation / Non-Conformance Register recording defects, observations and non-conformances raised by the Contractor, Employer's Representative, Design Team or manufacturers/suppliers. The register shall record proposed corrective action, responsibility and close-out status and shall be kept up to date throughout the Works.	1	Item			
	Quality Records and Handover					
B	The Contractor shall maintain appropriate quality records throughout the Works and shall provide all relevant inspection records, test results, manufacturer reports, temporary works certificates, product certification, warranties, guarantees and commissioning records as part of the O&M / handover documentation and Safety File where applicable.	1	Item			
	Contractor's Monthly Progress Reports					
	The Contractor shall submit a concise progress report to the Employer's Representative at least 2 working days prior to each progress meeting. The report shall include, as a minimum:					
C	- progress achieved against the current Works Programme;	1	Item			
D	- key activities completed during the reporting period;	1	Item			
E	- matters affecting or potentially affecting progress;	1	Item			
F	- current and forthcoming work areas and agreed phasing;	1	Item			
G	- a minimum 2-week look-ahead programme;	1	Item			
H	- status of key Sub-contractors, specialist roofing contractors, materials and procurement;	1	Item			
J	- forthcoming temporary works, inspections, tests and manufacturer/supplier visits;	1	Item			
K	- planned service interruptions and activities requiring coordination with GRETB;	1	Item			
L	- outstanding information or decisions required from the Employer's Representative / Design Team;	1	Item			
M	- status of observations and non-conformances; and	1	Item			
N	- appropriate progress photographs.	1	Item			
	Programme and Operational Coordination					
P	The progress report shall identify any proposed changes to the agreed sequencing, work areas or programme which may affect the continued operation of the Training Centre and shall highlight any activities requiring advance agreement with GRETB or the Employer's Representative.	1	Item			
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<u>2. CONTRACT (Cont)</u>						
Photographic Records						
A	The Contractor shall maintain a dated digital photographic record of the Works sufficient to demonstrate progress and the quality of completed and concealed work, including roof stripping, existing conditions, roof build-ups, insulation, waterproofing details, penetrations, drainage, structural repairs and other significant elements prior to being covered up.	1	Item			
Control of Noise and Vibration						
B	The Contractor shall plan and execute the Works so as to minimise noise and vibration affecting the operational Training Centre, adjoining properties and surrounding areas. Works shall be carried out in accordance with the current applicable provisions of BS 5228 and all statutory requirements relating to construction noise and vibration.	1	Item			
C	Particularly noisy or disruptive activities, including roof stripping, drilling, cutting, grinding, structural steelwork and lifting operations, shall be coordinated in advance with the Employer's Representative and GRETB. Such activities may be required to be restricted, suspended or undertaken outside normal Training Centre operating hours where reasonably necessary to minimise disruption to teaching, training or examination activities.	1	Item			
D	Where reasonably required by the Employer's Representative, or in response to a substantiated complaint, the Contractor shall undertake appropriate noise and/or vibration monitoring and provide the results to the Employer's Representative. Any necessary mitigation measures shall be implemented without delay.	1	Item			
Nuisance Precautions, Generally						
E	The Contractor shall take all reasonable precautions to prevent nuisance, disturbance or damage arising from noise, vibration, dust, fumes, water, debris, traffic, deliveries or other construction activities. Appropriate control measures shall be maintained throughout the Works.	1	Item			
Full-Time Occupied-Building Liaison Officer						
F	The Contractor shall provide a dedicated, competent and suitably experienced Occupied-Building Liaison Officer in accordance with Section 8 of the Works Requirements. The Liaison Officer shall be based on Site on a full-time basis during the Training Centre's operational hours, Monday to Friday 08:00 - 17:00, and shall also be available whenever out-of-hours Works may affect the operation, safety, security or services of the Training Centre.	1	Item			
G	The Liaison Officer shall act as the principal day-to-day point of contact between the Contractor, GRETB and the Employer's Representative and shall have sufficient authority to coordinate, resequence, suspend or stop Contractor activities where necessary to protect Training Centre users or operations. The Contractor shall provide an authorised replacement of equivalent competence and authority during any absence. The Contractor shall be deemed to have included within the Tender Sum all costs associated with providing the Occupied-Building Liaison Officer and associated liaison function for the duration of the Works.	1	Item			

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2. CONTRACT (Cont)			
Complaints and Operational Issues			
The Occupied-Building Liaison Officer shall maintain appropriate records of complaints and operational issues arising from the Works, including noise, vibration, dust, access, deliveries, service interruptions and other disturbances, together with the action taken to resolve same. Such records shall be maintained throughout the Works and made available to the Employer's Representative upon request.	1	Item	
Tax Clearance			
The Contractor shall maintain valid Tax Clearance for the duration of the Contract and shall comply with all applicable Revenue requirements relating to public sector contracts and Relevant Contracts Tax (RCT). The Contractor shall provide such information as may reasonably be required by the Employer to verify continuing tax compliance.	1	Item	
The Contractor shall ensure that all Sub-contractors engaged in connection with the Works comply with applicable Revenue requirements, including RCT requirements where relevant, and shall maintain appropriate records and notifications through the Revenue Online Service (ROS).	1	Item	
Construction Sector Employment Conditions			
The Contractor and its Sub-contractors shall comply with all applicable Sectoral Employment Orders, employment legislation and statutory requirements relating to rates of pay, pension, sick pay and other employment conditions for workers engaged on the Works. All associated costs shall be deemed included in the Tender Sum.	1	Item	
Custom Duties			
The Contractor shall be deemed to have included within the Tender Sum for all customs duties, import charges, tariffs and other charges legally payable in connection with materials, products or equipment required for the Works.		Item	
Value Added Tax (VAT)			
The Tender shall be submitted on a VAT-exclusive basis. VAT arising in connection with the Contract shall be dealt with in accordance with current VAT legislation and Revenue requirements, including the reverse-charge provisions applicable to construction services where relevant.	1	Item	
The Contractor shall submit all invoices in the form required by the Contract and applicable Revenue requirements and shall provide such information as is necessary to enable the Employer to correctly account for VAT and RCT.	1	Item	
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<u>2. CONTRACT (Cont)</u>						
Patent Rights and Royalties						
A	The Contractor shall be responsible for all royalties, licence fees and similar charges arising from materials, products, systems, plant or methods used in the Works and shall indemnify the Employer against claims arising from infringement of patents, trademarks, registered designs or other protected rights attributable to the Contractor's proposals or operations.	1	Item			
Removal of Improper Work and Materials						
B	Materials, products or workmanship which do not comply with the Contract Documents shall, when directed by the Employer's Representative, be removed, replaced, repaired or re-executed by the Contractor at its own cost. Previous inspection, testing, certification or interim payment shall not relieve the Contractor of its obligations to provide compliant Works.	1	Item			
Unfixed Works Items						
C	Where payment is sought for unfixed materials or goods in accordance with the Contract, the Contractor shall provide such evidence of ownership, identification, storage, insurance and protection as may be required by the Employer's Representative. Payment shall be subject to the applicable provisions of the Contract.	1	Item			
Completion and Return of Work Areas						
D	The Contractor shall complete, clean, make safe and reinstate each phased work area before returning it to GRETB. Areas shall be suitable for their intended use, with all temporary protection, debris, equipment and surplus materials removed and any outstanding minor defects not preventing safe occupation.	1	Item			
Site House Keeping						
E	The Contractor shall maintain the Site, compound, scaffolding, access routes and working areas in a clean, orderly and safe condition throughout the Works. Waste and debris shall be regularly removed and existing roads, footpaths, car parks, drains and circulation areas shall be kept clear and clean. Any contamination or damage resulting from the Contractor's operations shall be promptly cleaned or made good at the Contractor's expense.	1	Item			
Pre-Construction Condition Survey						
F	The Contractor shall, prior to commencing the Works, undertake a detailed photographic condition survey of all areas likely to be affected by the Works, including agreed internal areas, roof access routes, roads, car parks, footpaths, landscaped areas, compound areas and adjoining surfaces affected by scaffolding, plant, deliveries or lifting operations. The survey shall be submitted to the Employer's Representative and shall form a record of the existing condition prior to commencement.	1	Item			

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<u>2. CONTRACT (Cont)</u>						
Protection and Reinstatement						
A	The Contractor shall protect all existing buildings, finishes, roads, footpaths, landscaped areas and other property affected by its operations and shall make good any damage arising from the Works. On completion, areas temporarily occupied or affected by scaffolding, compounds, access, storage or construction activities shall be reinstated to no worse a condition than existed prior to commencement.	1	Item			
Extended Warranties and Guarantees						
B	The Contractor shall provide all warranties, guarantees, durability statements, manufacturer inspections and associated certification specified in the Works Requirements, including the specified 20-year roofing system and rooflight warranties and 30-year roof system durability statement. All associated costs shall be deemed included within the Tender Sum.	1	Item			
Construction Environmental Management						
C	The Contractor shall manage the Works so as to minimise environmental nuisance and shall implement appropriate controls for dust, noise, vibration, waste, fuels and chemicals, surface water, site housekeeping and emergency spill response. These requirements may be incorporated within the Contractor's Construction Management Plan and shall be reviewed and updated as necessary throughout the Works.	1	Item			
Construction and Demolition Waste						
D	The Contractor shall prepare and implement an appropriate Resource and Waste Management Plan for the Works and shall manage, segregate, store, recover, recycle and dispose of all construction and demolition waste in accordance with applicable statutory requirements and current best-practice guidance.	1	Item			
E	All waste shall be removed by appropriately authorised waste collectors and delivered to appropriately authorised facilities. Relevant waste records and disposal documentation shall be maintained and made available to the Employer's Representative upon request.	1	Item			
Building Services						
F	The Contractor shall coordinate all existing and new M&E services affected by the Works, including services at roof level, roof penetrations, drainage, fire alarm/security installations and other associated systems. The Contractor shall appoint suitably competent personnel to coordinate such works and liaise with the Employer's Representative, Services Consultants and relevant specialist Sub-contractors.	1	Item			
G	All service isolations, alterations, connections, testing and commissioning shall be planned and agreed in advance with the Employer's Representative and GRETB so as to minimise disruption to the operational Training Centre. Temporary services shall be provided where required in accordance with the Contract.	1	Item			

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<u>2. CONTRACT (Cont)</u>						
A	The Contractor shall provide accurate as-built drawings, testing and commissioning records, certificates, manufacturers' literature, warranties and maintenance information for all services altered or installed as part of the Works for inclusion in the O&M documentation.	1	Item			
	Maintenance obligation on Mechanical and Electrical Installations for duration of Defects Period					
B	The Contractor shall maintain and rectify defects in all mechanical and electrical installations installed or altered as part of the Works for the duration of the Defects Period, including all testing, adjustment and attendance reasonably required under the Contract. This requirement shall not include normal operational consumables unless specifically stated elsewhere in the Works Requirements.	1	Item			
	Alternative Materials / Systems					
C	No alternative material, product, system or proprietary specification shall be incorporated into the Works without the prior acceptance of the Employer's Representative. Any proposed alternative shall be supported by sufficient technical information and independent certification to demonstrate that it meets or exceeds all specified performance requirements, including, where applicable, thermal performance, condensation risk, fire performance, durability, compatibility, drainage, future PV requirements and specified warranties and guarantees. Acceptance of an alternative shall not relieve the Contractor of responsibility for compliance with the Contract Documents.	1	Item			
	Schedule of Warranties and Guarantees					
D	The Contractor shall obtain and provide all warranties, guarantees and durability statements required by the Works Requirements, including the specified 20-year insurance-supported materials and workmanship guarantee for the roofing systems, 20-year manufacturer's warranty for rooflights and 30-year manufacturer's durability statement for the roof systems.	1	Item			
E	The Contractor shall include for all manufacturer inspections, approved-installer requirements, testing, certification and other measures necessary to secure these warranties. All warranties and guarantees shall be provided prior to Substantial Completion and incorporated into the O&M / handover documentation.	1	Item			
	Completion Photographs					
F	On completion of each principal roof area, the Contractor shall provide a comprehensive dated photographic record of the completed roofing systems, rooflights, drainage, access systems and associated details prior to handover.	1	Item			
	Works Proposals					
G	The Contractor shall prepare and submit the Works Proposals required by the Invitation to Tender and shall be deemed to have included all costs associated with implementing its accepted Works Proposals within the Tender Sum.	1	Item			

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<u>2. CONTRACT (Cont)</u>						
Pre-Substantial Completion Requirements/ Checklist						
Contractor Compliance Documentation						
A	Prior to Substantial Completion, the Contractor shall provide all certificates, declarations and other documentation required by the Contract confirming that the Works have been completed in accordance with the Contract Documents, applicable Building Regulations and statutory requirements.	1	Item			
Roofing System Completion and Certification						
B	Provide final roofing system manufacturer/supplier inspection and compliance reports confirming satisfactory installation of each roof system and completion of all outstanding items necessary to secure the specified warranties and guarantees.	1	Item			
Warranties and Guarantees						
C	Provide all original warranties, guarantees and durability statements required under the Works Requirements, including: 20-year insurance-supported manufacturer's guarantee for roofing materials and workmanship; 30-year manufacturer's durability statement for the roof systems; 20-year manufacturer's materials and workmanship warranty for new prefabricated rooflights; and warranties and certification for all other proprietary systems where specified.	1	Item			
Testing and Commissioning						
D	Complete all testing, commissioning and certification required for the Works, including, where applicable, roof waterproofing integrity, roof drainage, rooflights, fall-arrest/safe-access systems and all M&E installations altered or installed as part of the Contract. All defects identified shall be rectified and relevant tests repeated prior to Substantial Completion.	1	Item			
Fire Safety Reinstatement						
E	Provide relevant certification for any fire-stopping, compartmentation, cavity barriers, fire alarm systems or other fire safety measures disturbed, altered or reinstated as part of the Works.	1	Item			
Snagging and Inspection						
F	The Contractor shall complete its own detailed snagging and quality inspection of the Works prior to requesting inspection by the Employer's Representative. Concealed or inaccessible Works shall be inspected and recorded at the appropriate stages before being covered up.	1	Item			
O&M / Handover Documentation						
G	Provide complete O&M and handover documentation, including as-built drawings, manufacturers' literature, maintenance requirements, inspection and test records, certificates, warranties, guarantees and relevant photographic records.	1	Item			

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3. WORK BY NOVATED SPECIALISTS, SPECIALISTS, WORK BY UTILITY PROVIDERS AND WORK BY OTHERS ENGAGED DIRECTLY BY THE EMPLOYER					
3.1 Work by Novated Specialists and other Specialists A Not Applicable - no Novated Specialists or other Specialists separately engaged by the Employer are currently anticipated.					
3.2 Work by Utility Providers B No new permanent utility connections or significant utility-provider works are currently anticipated as part of the Contract. Where attendance, isolation, reconnection or other works by a utility provider become necessary in connection with the Works, the Contractor shall coordinate such works with the Employer's Representative, GRETB and the relevant utility provider.					
C The Contractor shall include for all temporary connections, temporary supplies, isolations and associated arrangements required as a consequence of its proposed methodology and execution of the Works, except where expressly stated in the Contract Documents as being provided or paid for by the Employer.				1	Item
3.3 Work by others engaged directly by the Employer D No work by others directly engaged by the Employer is currently anticipated. The Contractor shall nevertheless allow for reasonable coordination with GRETB personnel, the Employer's Representative and any Employer-appointed specialists requiring access to inspect, test or certify the Works.				1	Item

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3. WORK BY NOVATED SPECIALISTS, SPECIALISTS, WORK BY UTILITY PROVIDERS AND WORK BY OTHERS ENGAGED DIRECTLY BY 1						
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<u>4. GENERAL FACILITIES AND OBLIGATIONS</u>						
<u>4. GENERAL FACILITIES AND OBLIGATIONS</u>						
A	Maintaining temporary works, adapting, clearing away and making good shall be deemed to be included with the following items Under 4. (General Facilities And Obligations). Notices and fees to statutory Authorities or Public of Private Utility Providers or Undertakings and related to the preceding items shall be deemed to be included with those items. No claims in this regard will be entertained whatsoever.	1	Item			
a) Supervision and co-ordination of the Works.						
B	The Contractor shall include for all supervision, management, coordination, attendance, temporary works, protection, adaptation, cleaning, making good and other obligations necessary for the proper execution and completion of the Works, except where expressly measured or stated otherwise.	1	Item			
C	The Contractor shall accept responsibility for the management, supervision, coordination and administration of the Works, including all Sub-contractors, specialists, suppliers and Contractor-designed elements. The Works shall be planned and coordinated having full regard to the continued occupation and operation of Buildings 1 and 2 throughout the Contract Period.	1	Item			
D	The Contractor shall execute the Works in accordance with the Contract Documents, applicable Building Regulations, statutory requirements, manufacturers' requirements and relevant standards. The Contractor shall maintain appropriate inspection, testing and quality-control records and provide all certificates and compliance documentation required under the Contract.	1	Item			
E	Where statutory Building Control / BCAR procedures apply to any element of the Works, the Contractor shall comply with the applicable requirements and cooperate with the relevant certifiers. References to an Assigned Certifier or BCAR shall apply only where such procedures are confirmed as applicable to the Works.	1	Item			
Quality Control and Inspection						
F	The Contractor shall implement appropriate Inspection and Test Plans, hold points and quality-control procedures for significant elements of the Works, particularly: oof stripping and temporary weatherproofing; each new roof system and benchmark installation; rooflights, upstands, penetrations and drainage; structural steelwork repairs; fire-stopping and compartmentation affected by the Works; Contractor-designed temporary works; and M&E installations altered as part of the Works.	1	Item			
G	Non-compliant work shall be recorded, rectified and closed out in accordance with the Contractor's quality procedures.	1	Item			
Site Supervision						

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<u>4. GENERAL FACILITIES AND OBLIGATIONS (Cont)</u>						
A	The Contractor shall provide sufficient suitably qualified and experienced management and supervisory personnel for the proper execution of the Works throughout the Contract Period. A competent person with full authority to act on behalf of the Contractor shall be present on Site whenever Works are being undertaken.	1	Item			
	Minimum Management Resources					
B	The Contractor shall provide, as a minimum, suitably competent personnel to fulfil the following functions:	1	Item			
C	- Contracts / Project Manager;	1	Item			
D	- Site Manager / General Foreman;	1	Item			
E	- Occupied-Building Liaison Officer;	1	Item			
F	- PSCS;	1	Item			
G	- Temporary Works Designer / Coordinator; and	1	Item			
H	- such specialist supervisory personnel as are necessary for the roofing, structural, M&E and other elements of the Works.	1	Item			
J	Roles may be combined where appropriate, except where the Contract expressly requires a dedicated person, including the full-time Occupied-Building Liaison Officer.	1	Item			
	Temporary Works Coordination					
K	The Contractor shall coordinate the design, certification, installation, inspection, alteration and removal of all Contractor-designed temporary works, including the temporary roof/weatherproofing system, scaffolding, access systems, edge protection, temporary supports, temporary drainage and associated protective measures. Temporary works shall be designed by suitably competent persons and coordinated with the existing structures, permanent Works, Works Programme and agreed phasing.	1	Item			
	Temporary Works Information					
L	The Contractor shall provide the Employer's Representative with relevant temporary works drawings, calculations, design certificates and other information required by the Contract prior to implementation. Review or comment by the Employer's Representative or Design Team shall not relieve the Contractor or its designers of responsibility for the temporary works.	1	Item			

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<u>4. GENERAL FACILITIES AND OBLIGATIONS (Cont)</u>						
b) Plant, tools and vehicles						
A	The Contractor shall provide all plant, tools, vehicles, hoists, cranes, MEWPs, lifting equipment and transport necessary for the proper and timely execution of the Works, including all delivery, mobilisation, operating, maintenance and removal costs.	1	Item			
B	All plant, deliveries and lifting operations shall be planned and coordinated with the Employer's Representative, GRETB and the Occupied-Building Liaison Officer so as to minimise disruption to the operational Training Centre. Plant and vehicles shall not obstruct agreed pedestrian routes, emergency access, fire appliance access or Training Centre operations.	1	Item			
C	The Contractor shall maintain all plant and equipment in a safe and serviceable condition and shall remove same when no longer required, making good any areas affected by its use. Significant lifting operations and the mobilisation/removal of major plant shall be notified and coordinated in advance.	1	Item			
c) Scaffolding						
D	The Contractor shall provide, design where required, erect, maintain, inspect, adapt and remove all scaffolding, working platforms, access stairs, loading platforms, protection fans and other temporary access systems necessary for the execution of the Works. All scaffolding shall comply with applicable statutory requirements, standards and codes of practice and shall be erected and maintained by suitably competent persons.	1	Item			
E	Scaffolding shall be treated as Contractor-designed temporary works where appropriate and shall be fully coordinated with the temporary roof/ weatherproofing system, scaffold sheeting, netting, loading arrangements and lifting operations. The design shall take account of all applicable loads, including additional wind loads arising from temporary roof coverings, sheeting and screening. Relevant scaffold and temporary works designs, calculations and certification shall be provided in accordance with the temporary works requirements elsewhere in these Preliminaries.	1	Item			
F	The Contractor shall provide scaffolding to the extent necessary to safely execute the Works and shall adapt, extend, relocate and reduce the scaffolding as required to suit the agreed phasing and sequencing of the Works. The Contractor shall not assume that scaffolding to all elevations of Buildings 1 and 2 can be erected or retained simultaneously. Scaffold arrangements shall be coordinated with GRETB and the Employer's Representative having regard to the continued occupation and operation of the Training Centre.	1	Item			
G	Scaffolding shall be securely segregated from students, staff and the public and shall be arranged to prevent unauthorised access, particularly outside working hours. Provide suitable fencing, hoardings, access controls, netting, sheeting, protection fans and other protective measures where required. Scaffolding shall not obstruct or adversely affect agreed entrances, escape routes, emergency access, fire appliance access or other operational requirements of the Training Centre.	1	Item			
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<u>4. GENERAL FACILITIES AND OBLIGATIONS (Cont)</u>						
A	The Contractor shall be deemed to have included within the Tender Sum all costs associated with the design, erection, maintenance, inspection, alteration, phased relocation and removal of scaffolding and associated access and protection systems required for the Works.	1	Item			
d) Site administration including the provision and keeping of all statutory records.						
B	The Contractor shall provide all site administration, management and supervision necessary for the proper execution of the Works and shall maintain all statutory and Contract records required for the duration of the Works.	1	Item			
C	The Contractor shall maintain appropriate and up-to-date site records including, as applicable, records of personnel, Sub-contractors, deliveries, plant, inspections, tests, temporary works, incidents, instructions and other matters relevant to the execution of the Works. Records shall be made available to the Employer's Representative upon reasonable request.	1	Item			
D	The Contractor shall maintain a dated photographic record of the Works, including existing conditions prior to commencement, significant stages of construction and concealed work prior to being covered up. Photographic records shall be provided electronically to the Employer's Representative as required. This requirement shall be read in conjunction with the Pre-Construction Condition Survey and Quality Assurance requirements elsewhere in these Preliminaries.	1	Item			
E	The Contractor shall maintain an up-to-date Works Programme and shall regularly record actual progress against the programme. The programme shall identify the agreed phasing, roof work zones, temporary roofing, access restrictions, significant deliveries, inspections, testing, service interruptions and other activities affecting the continued operation of the Training Centre.	1	Item			
F	The Contractor's authorised representative and other relevant personnel shall attend progress and coordination meetings at fortnightly intervals, or as otherwise agreed with the Employer's Representative, together with relevant Sub-contractors or specialists when required. The Occupied-Building Liaison Officer shall attend meetings where operational matters affecting GRETB are being coordinated.	1	Item			
G	The Contractor shall submit applications for payment, particulars of Compensation Events and all other contractual submissions in accordance with the Conditions of Contract and within the prescribed timescales.	1	Item			
H	Prior to commencement of the relevant Works, the Contractor shall prepare and maintain a project-specific Construction Management Plan and all method statements required under the Contract Documents.	1	Item			

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4. GENERAL FACILITIES AND OBLIGATIONS (Cont)					
The Construction Management Plan shall address, as applicable, the agreed phasing and sequencing, temporary roofing and weatherproofing, scaffolding and access, site logistics, deliveries and lifting operations, segregation from occupied areas, fire and emergency arrangements, existing services, asbestos/hazardous materials, noise and dust control, waste management and measures necessary to maintain the Training Centre fully operational. Detailed method statements shall be provided in accordance with the Method Statement requirements stated elsewhere in these Preliminaries and shall be coordinated with the Works Programme and Construction Stage Safety and Health Plan. e) Security The Contractor shall maintain the Site, compound and all Contractor-controlled work areas in a secure and orderly condition throughout the Works and shall prevent unauthorised access at all times. Particular attention shall be given to scaffolding, roof access points, temporary openings, plant, materials and hazardous substances. The Contractor shall maintain appropriate arrangements for controlling access by personnel, Sub-contractors and visitors. All work areas shall be left safe and secure when unattended. Security arrangements shall be coordinated with GRETB and shall not interfere with the continued operation, emergency access or means of escape of the Training Centre. f) Provision of clearly identifiable site perimeters and surroundings. The Contractor shall locate its compound, welfare facilities, storage and set-down areas within the areas indicated or agreed for the Works and shall provide all necessary temporary fencing, hoarding, gates, hardstandings and protection. The Contractor shall maintain, adapt and relocate these facilities as necessary to suit the agreed phasing and, on completion, shall remove all temporary facilities and reinstate affected areas. The Contractor shall be deemed to have visited the Site and satisfied itself as to access, available working and storage areas and the constraints associated with carrying out the Works within an occupied and operational Training Centre.	1	Item			
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<u>4. GENERAL FACILITIES AND OBLIGATIONS (Cont)</u>						
g) Provisions for protection of the public from site operations and arrangements for protection of third parties and visitors to the site in accordance with all statutory requirements.						
A	The Contractor shall provide and maintain all hoardings, fencing, barriers, lighting, signage, protection fans and other measures necessary to protect students, staff, visitors, the public and adjoining occupiers from the Works.	1	Item			
B	Secure segregation shall be maintained between Contractor-controlled areas and occupied areas of the Training Centre at all times, in accordance with the requirements stated elsewhere in these Preliminaries.	1	Item			
h) Transport for work people.						
C	The Contractor shall include for all transport, parking and other arrangements required for its personnel and Sub-contractors. No entitlement to use GRETB staff, student or visitor parking shall be assumed except where specifically agreed with GRETB.	1	Item			
i) Protecting the works from inclement weather						
D	The Contractor shall protect the existing buildings and the Works from rain, wind, frost and other adverse weather throughout the Contract Period and shall provide all temporary coverings, enclosures, drainage and other protective measures necessary.	1	Item			
E	The Contractor shall comply fully with the Contractor-designed temporary roof and weatherproofing requirements stated elsewhere in these Preliminaries and shall ensure that Buildings 1 and 2 remain fully weatherproof at all times during the Works.	1	Item			
F	The Contractor shall monitor weather forecasts and take appropriate precautions in advance of adverse weather, including securing temporary roofing, scaffolding, coverings, materials and loose items and ensuring that temporary rainwater disposal arrangements remain fully operational. Any damage or water ingress resulting from inadequate protection shall be immediately made safe and rectified by the Contractor.	1	Item			
j) Water for the works.						
G	The Contractor shall provide all water required for the execution of the Works, including all temporary connections, storage, distribution, hoses and associated facilities, and shall include all costs within the Tender Sum.	1	Item			

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<u>4. GENERAL FACILITIES AND OBLIGATIONS (Cont)</u>						
A	Existing GRETB water supplies shall not be used for construction purposes without prior agreement with the Employer's Representative and GRETB. Where such use is permitted, the Contractor shall comply with any conditions imposed and shall be responsible for any significant additional consumption or temporary connection arrangements.					
k) Temporary lighting and power for the works.						
B	The Contractor shall provide, maintain and subsequently remove all temporary electrical power, lighting, distribution, connections and associated facilities required for the safe and proper execution of the Works, including the requirements of all Sub-contractors.	1	Item			
C	Existing GRETB electrical supplies shall not be used for construction purposes without prior agreement with the Employer's Representative and GRETB. Where permitted, the Contractor shall comply with all conditions relating to connection, isolation, metering and consumption and shall include all associated costs within the Tender Sum.	1	Item			
D	All temporary electrical installations shall comply with applicable statutory and safety requirements and shall be installed, inspected and maintained by competent persons.					
l) Temporary roads, hardstandings, crossing and similar items.						
E	The Contractor shall provide and maintain all temporary access, set-down areas, crane/plant standing areas, protection and temporary hardstandings necessary for the execution of the Works, having regard to the restrictive and operational nature of the Site.	1	Item			
F	Existing roads, car parks and hardstandings may only be used where agreed with the Employer's Representative and GRETB and shall be suitably protected.	1	Item			
G	The Contractor shall coordinate construction traffic, deliveries, lifting operations and material movements with GRETB and the Occupied-Building Liaison Officer so as to minimise interference with Training Centre operations. Existing pedestrian routes, roadways, emergency access and fire appliance access shall be maintained unless agreed alternative arrangements have been provided. Any specific traffic-management measures required by the Contractor's methodology shall be included within the Tender Sum.	1	Item			
H	All temporary access arrangements, hardstandings and protection shall be removed when no longer required and all roads, car parks, footpaths and other affected areas shall be reinstated to no worse a condition than existed prior to commencement.	1	Item			

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<u>4. GENERAL FACILITIES AND OBLIGATIONS (Cont)</u>						
A	The Contractor shall make its own arrangements for parking for its personnel and Sub-contractors. No entitlement to use GRETB staff, student or visitor parking shall be assumed except where expressly agreed with GRETB. The Contractor shall ensure that its personnel do not cause obstruction or nuisance through inappropriate parking on the Site or adjoining roads.	1	Item			
m) Temporary accommodation for the use of the Contractor.						
B	The Contractor shall provide within the agreed compound all temporary site offices, welfare and sanitary accommodation necessary for its personnel and Sub-contractors and required by applicable statutory requirements.	1	Item			
C	Facilities shall include, as appropriate, suitable:	1	Item			
D	- site office accommodation;	1	Item			
E	- canteen/rest facilities;	1	Item			
F	- toilets and washing facilities;	1	Item			
G	- changing and drying facilities; and	1	Item			
H	- storage for clothing and personal protective equipment.	1	Item			
J	All facilities shall be adequately heated, lit, ventilated, maintained in a clean and hygienic condition and removed on completion, with affected areas reinstated.	1	Item			
K	The Contractor and its personnel shall not assume use of GRETB toilets, welfare, canteen or staff facilities unless expressly agreed by GRETB.	1	Item			
n) Temporary storage areas including suitable and separate storage for dangerous materials or substances.						
L	The Contractor shall provide suitable secure storage and set-down areas within the agreed Contractor's compound and work areas. Materials shall be stored in accordance with manufacturers' requirements and protected from damage, contamination, weather and moisture. Roofing membranes, insulation and other moisture-sensitive materials shall be maintained clean and dry at all times and shall not be incorporated into the Works if wet or damaged.	1	Item			
M	Materials shall not be stored on existing or completed roof areas except where specifically permitted by the Contractor's methodology and where the Contractor has verified that the proposed loads are within the allowable structural capacity. Materials stored at roof level shall be securely restrained against wind and shall not obstruct drainage, access or emergency routes.	1	Item			

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<u>4. GENERAL FACILITIES AND OBLIGATIONS (Cont)</u>						
A	Fuels, gases, chemicals and other hazardous substances shall be stored in secure, appropriately ventilated and/or bunded facilities in accordance with statutory requirements and manufacturers' recommendations. Storage locations shall be agreed having regard to the occupied nature of the Training Centre and shall be kept away from ignition sources and public access.	1	Item			
B	All temporary stores, containers and storage facilities shall be removed on completion and affected areas cleaned and reinstated.	1	Item			
o) Temporary telephones for the use of the Contractor.						
C	The Contractor shall provide and maintain all telephone, mobile and data communication facilities necessary for the management, supervision and coordination of the Works. All associated costs shall be included in the Tender Sum.	1	Item			
p) Traffic regulations						
D	The Contractor shall comply with all applicable traffic regulations and shall manage construction traffic, deliveries, plant movements and access so as to minimise disruption to the operational Training Centre and surrounding roads.	1	Item			
E	Deliveries and significant vehicle movements shall be coordinated with GRETB, the Employer's Representative and the Occupied-Building Liaison Officer. Appropriate traffic marshals/banksmen and temporary traffic-control measures shall be provided where required by the Contractor's risk assessment or agreed logistics arrangements.	1	Item			
F	Existing vehicular, pedestrian and emergency access routes shall be maintained and kept free from obstruction at all times unless agreed alternative arrangements have been implemented in advance.	1	Item			
q) Welfare facilities for work people to be in compliance with the fourth schedule of the Safety Health and Welfare at Work (Construction) Regulations.						
G	The Contractor shall provide, maintain and service all welfare facilities required for its personnel and Sub-contractors in accordance with the Safety, Health and Welfare at Work (Construction) Regulations 2013, as amended.	1	Item			
H	Facilities shall include, as applicable, sanitary conveniences, washing facilities, drinking water, changing/drying facilities and suitable rest/canteen accommodation.	1	Item			
J	Contractor personnel shall not assume use of GRETB welfare, toilet, staff or canteen facilities unless expressly agreed with GRETB.	1	Item			

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<u>4. GENERAL FACILITIES AND OBLIGATIONS (Cont)</u>						
r) Safety Health and Welfare at Work provisions including items for the following:-						
A	The Contractor and PSCS shall comply with the Safety, Health and Welfare at Work Act 2005, the Safety, Health and Welfare at Work (Construction) Regulations 2013, as amended, and all other applicable statutory health and safety requirements.	1	Item			
B	The Contractor shall provide all competent safety personnel, supervision, first aid arrangements, inspections, testing, signage, barriers, emergency arrangements and Personal Protective Equipment necessary for the safe execution of the Works.	1	Item			
C	All personnel shall hold appropriate Safe Pass, CSCS or other statutory competency certification relevant to the work being undertaken.	1	Item			
D	The Contractor shall also provide suitable visitor PPE where reasonably required for Employer, Design Team or other authorised visitors accessing the Works.	1	Item			
Emergency and Safe Access Arrangements						
E	The Contractor shall maintain safe access, emergency routes, first-aid arrangements and appropriate site traffic routes throughout the Works and shall coordinate all emergency arrangements with GRETB having regard to the continued occupation of Buildings 1 and 2.	1	Item			
Overhead Services						
F	Where Works, scaffolding, plant or lifting operations are undertaken in the vicinity of overhead electrical or other services, the Contractor shall establish their location and implement all necessary statutory and safety precautions prior to commencement of the affected Works.	1	Item			
s) Disbursements arising from the employment of work people						
G	The Contractor shall include within the Tender Sum all wages, salaries, allowances, overtime, shift working, travel, subsistence, pension, sick pay, holiday pay, statutory contributions, levies and all other costs and disbursements arising from the employment of personnel necessary for the proper execution and completion of the Works.	1	Item			
H	The Contractor and its Sub-contractors shall comply with all applicable employment legislation, statutory minimum employment conditions and relevant Sectoral Employment Orders, including requirements relating to rates of pay, working hours, pension, sick pay and other employment entitlements.	1	Item			
J	Provide for all costs in respect of employing Work People.	1	Item			

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<u>4. GENERAL FACILITIES AND OBLIGATIONS (Cont)</u>						
A	The Contractor shall be deemed to have included for all overtime, evening, weekend, shift or other special working arrangements reasonably necessary to comply with the Works Programme, agreed phasing and the operational requirements of the live Training Centre.	1	Item			
B	No additional payment shall arise solely as a consequence of the Contractor electing, or being reasonably required under the Contract arrangements, to undertake such working.	1	Item			
C	The Contractor shall maintain appropriate employment, attendance and labour records as required by statute and the Conditions of Contract and shall make relevant records available to the Employer's Representative where permitted and reasonably required for administration of the Contract.	1	Item			
t) Maintenance of public and private roads						
D	The Contractor shall protect and maintain all existing roads, car parks, footpaths, access routes and hardstandings affected by the Works and shall keep them safe, clean and free from obstruction, mud, dust and construction debris throughout the Contract Period.	1	Item			
E	Construction traffic, deliveries and plant movements shall be coordinated with GRETB, the Employer's Representative and the Occupied-Building Liaison Officer so as to minimise disruption to Training Centre operations. Existing pedestrian, vehicular and emergency access shall be maintained unless agreed alternative arrangements are provided.	1	Item			
F	The Contractor shall make good any damage to roads, car parks, footpaths, kerbs, drainage, landscaped areas or other property arising from its operations, deliveries or plant and shall reinstate affected areas to no worse a condition than existed prior to commencement.	1	Item			
u) Removing rubbish, protective casings and coverings and cleaning the works on completion						
G	The Contractor shall maintain all work areas, scaffolding, compounds and access routes in a clean and orderly condition and shall regularly remove waste, debris, surplus materials and packaging arising from its own and its Sub-contractors' operations.	1	Item			
H	The Contractor shall maintain all temporary coverings and protection necessary to prevent damage to the existing buildings and completed Works. Temporary protection, labels, coverings and markings shall be removed when no longer required and any damage, stains or minor defects arising from the Works shall be made good.	1	Item			

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<u>4. GENERAL FACILITIES AND OBLIGATIONS (Cont)</u>						
A	Prior to Substantial Completion, the Contractor shall remove all remaining waste, debris, surplus materials, temporary protection and temporary works no longer required and shall leave the roofs, affected internal areas, access routes, compound and surrounding areas clean, safe and ready for occupation and use by GRETB.	1	Item			
v) Compliance with waste management statutory requirements						
B	The Contractor shall comply with all applicable statutory requirements relating to the management, segregation, storage, transport, recovery, recycling and disposal of waste arising from the Works. The Contractor shall prepare and implement an appropriate project-specific Resource and Waste Management Plan and shall maintain all required waste records and documentation.	1	Item			
C	All waste shall be removed from Site by appropriately authorised waste collectors and delivered to appropriately authorised recovery or disposal facilities. Relevant waste transfer documentation, receipts and disposal records shall be retained and made available to the Employer's Representative upon request.	1	Item			
D	Roofing membranes, insulation, metals, rooflights, packaging and other demolition arisings shall, where practicable, be segregated to maximise reuse, recovery and recycling.	1	Item			
E	Asbestos-containing materials and other hazardous waste shall be handled, removed, transported and disposed of in accordance with applicable statutory requirements and the requirements stated elsewhere in the Works Requirements. Suspected unidentified hazardous materials shall not be disturbed and shall be immediately reported to the Employer's Representative.	1	Item			
F	No waste shall be burned, buried or otherwise disposed of on Site.	1	Item			
w) Drying the works						
G	The Contractor shall provide all temporary heating, ventilation, dehumidification and other measures reasonably necessary to control moisture, condensation and humidity, protect the existing building and completed Works and facilitate the proper installation and curing of materials.	1	Item			
H	Particular care shall be taken to ensure that roofing insulation, membranes and other moisture-sensitive materials remain dry and are not incorporated into the Works where wet or damaged.	1	Item			
J	Use of the Training Centre's permanent heating or other services for construction or drying purposes shall only be permitted with the prior agreement of the Employer's Representative and GRETB. The Contractor shall include all temporary equipment, energy, fuel and attendance required within the Tender Sum.	1	Item			

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<u>4. GENERAL FACILITIES AND OBLIGATIONS (Cont)</u>						
x) Temporary fencing, hoardings, gates, doors, screens, fans, planked footways, guardrails, gantries, floor, stair, roof edge protection, and protection of openings, safety nets and similar items						
A	The Contractor shall provide, maintain, adapt and remove all temporary fencing, hoardings, gates, barriers, screens, protection fans, guardrails, edge protection, safety netting, access systems and other protective measures necessary for the safe execution of the Works and the protection of students, staff, visitors and the public.	1	Item			
B	Secure segregation shall be maintained at all times between Contractor-controlled work areas and areas remaining in use by GRETB. Temporary protection shall be adapted and relocated as necessary to suit the agreed phasing and shall not obstruct agreed means of escape, emergency access or Training Centre circulation routes.	1	Item			
C	Temporary works requiring design, including scaffolding, temporary roofing, edge protection, protection fans, platforms and associated systems, shall be designed and certified by suitably competent persons in accordance with the temporary works requirements stated elsewhere in these Preliminaries.	1	Item			
D	The Contractor shall comply fully with the Contractor-designed temporary roof and weatherproofing requirements stated elsewhere in these Preliminaries and shall maintain Buildings 1 and 2 fully weatherproof throughout the Works. No roof area shall be opened up until the appropriate temporary weatherproofing arrangements are operational.	1	Item			
y) Control of noise, pollution and compliance with statutory obligations						
E	The Contractor shall minimise noise, vibration and other disturbance arising from the Works and shall comply with applicable statutory requirements and BS 5228. Noisy or disruptive activities shall be coordinated in advance with the Employer's Representative, GRETB and the Occupied-Building Liaison Officer and may be required to take place outside normal Training Centre operational hours.	1	Item			
F	The Contractor shall implement suitable measures to control dust, fibres and airborne debris arising from roof stripping, cutting, drilling and other operations. Appropriate screens, netting, extraction or other control measures shall be provided where required, taking particular account of the occupied nature of Buildings 1 and 2.	1	Item			
G	The Contractor shall prevent fuels, chemicals, debris, contaminated water or other deleterious materials from entering drains, surface-water systems, watercourses or adjoining property and shall provide appropriate containment, spill-control and emergency-response measures. Temporary roof drainage and surface-water arrangements shall be maintained so as to prevent uncontrolled discharge, ponding or water ingress.	1	Item			
H	The Contractor shall maintain the Site, compound, scaffolding, roads, footpaths and work areas in a clean, safe and orderly condition throughout the Works and shall promptly remove waste and debris arising from its operations.	1	Item			

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4. GENERAL FACILITIES AND OBLIGATIONS (Cont)			
z) protection of the works			
The Contractor shall protect the existing buildings, completed Works and all property affected by its operations against damage from weather, water ingress, construction activities, plant, deliveries or any other cause.	1	Item	
Particular care shall be taken to protect occupied internal areas, ceilings, finishes, furniture, equipment, services and other contents below and adjacent to the roofing Works. Provide all temporary coverings, screens and other protection necessary and immediately make good any damage arising from the Contractor's operations.	1	Item	
Completed roofing, rooflights, drainage, structural repairs, finishes and other completed work shall be adequately protected from damage, contamination and subsequent construction activities until handover.	1	Item	
The Contractor shall safeguard the Works, materials and plant against damage, theft and unauthorised access and shall promptly repair or replace any work or property damaged as a consequence of inadequate protection.	1	Item	
ADDITIONAL PRELIMINARIES			
<u>Statutory Obligations</u>			
The Contractor shall comply with all applicable statutory requirements, regulations, approvals and obligations relating to the execution of the Works, including requirements relating to health and safety, environmental protection, noise, pollution and waste.	1	Item	
<u>General Attendance on Specialist Sub-Contractors</u>			
The Contractor shall provide all reasonable attendance, coordination and facilities required by its specialist Sub-contractors, including access, scaffolding, temporary power, lighting, water, welfare, storage and handling facilities necessary for the proper execution of their Works.	1	Item	
<u>Site Dimensions and Existing Conditions</u>			
The Contractor shall verify all dimensions and existing conditions relevant to the Works prior to fabrication, ordering or installation and shall immediately notify the Employer's Representative of any discrepancy. This is particularly relevant to the rooflights, structural steelwork repairs, outlets, upstands and existing roof interfaces.	1	Item	
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4. GENERAL FACILITIES AND OBLIGATIONS (Cont)			
<u>Privately & Publicly Owned Services & Supplies</u>			
The Contractor shall protect and maintain all existing public and private services affected by the Works and shall coordinate any necessary isolation, alteration or reconnection with the Employer's Representative, GRETB and the relevant utility or service provider. No service shall be disconnected or interfered with without the necessary prior agreement and approvals.	1	Item	
No new permanent utility connections or significant utility-provider works are currently anticipated. Where attendance or works by a utility provider become necessary as a consequence of the Contractor's proposed methodology, the Contractor shall coordinate such works and obtain all necessary approvals, permits and consents, except where expressly stated otherwise in the Contract Documents.	1	Item	
<u>Traffic Safety & Management</u>			
The Contractor shall manage all construction traffic, deliveries, plant movements and lifting operations so as to minimise disruption to the operational Training Centre. Such activities shall be coordinated with the Employer's Representative, GRETB and the Occupied-Building Liaison Officer.	1	Item	
Safe pedestrian, vehicular and emergency access shall be maintained at all times unless agreed alternative arrangements have been implemented in advance.	1	Item	
No works within the public road are currently anticipated. Where the Contractor's proposed methodology requires works within or affecting the public road, the Contractor shall obtain all necessary road-opening licences, permits, temporary traffic-management approvals and other consents and shall comply with the current Traffic Signs Manual and all applicable statutory requirements.	1	Item	
All associated costs arising solely from the Contractor's methodology shall be deemed included within the Tender Sum.	1	Item	
Construction vehicles shall use only the access routes identified in the Works Requirements or otherwise agreed with the Employer's Representative and GRETB. The Contractor shall provide appropriate temporary directional and safety signage and shall ensure that construction traffic does not obstruct Training Centre access, adjoining roads or neighbouring properties.	1	Item	
<u>Hazardous Substances</u>			
The Contractor shall ensure that all fuels, chemicals, paints, solvents and other hazardous substances used in connection with the Works are stored, handled and used in accordance with applicable statutory requirements and manufacturers' recommendations. Appropriate safety data, containment, spill-control and emergency measures shall be maintained on Site.	1	Item	
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BUILDING - 1

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<u>(10) DEMOLITIONS AND ALTERATIONS</u>						
<u>DEMOLITION & ALTERATIONS</u>						
GENERAL						
A	1. THE ONUS IS ON THE CONTRACTOR TO VISIT THE SITE OF THE WORKS AND TO SATISFY HIMSELF AS TO THE NATURE AND EXTENT OF THE WORKS AND ALL OTHER MATTERS THAT MIGHT INFLUENCE HIS PRICE OR TIME FOR COMPLETION OF THE WORKS (ARRANGEMENTS TO VISIT THE SITE SHOULD BE MADE WITH THE EMPLOYER'S REPRESENTATIVE). THE CONTRACTOR MUST INCLUDE WITHIN HIS PRICE FOR ALL WORKS IN CONNECTION WITH THE DEMOLITION WORKS AND WORKS TO THE EXISTING BUILDINGS, WHICH COULD BE REASONABLY FORESEEN OR IMPLIED BY THE TENDER DOCUMENTS. NO CLAIMS ON THE GROUNDS OF WANT OF KNOWLEDGE IN RESPECT OF THE ABOVE WILL BE ENTERTAINED WHATSOEVER.		note			
B	2. All demolition work is to be carried out in accordance with the appropriate Health and Safety Executive Guidance Notes; All operatives must be appropriately skilled and experienced for the type of work and must hold or be training to obtain relevant CITB Certificates of Competence; All site staff responsible for supervision and control of work are to be experienced in the assessment of the risks involved and in the methods of demolition to be used.		note			
C	3. No demolition shall proceed in advance of consultation and sign off by relevant consultants. All conservation reports must be taken into account with respect to demolition works; The Contractor must include herein for all costs associated with same.		note			
D	4. Demolition work is to be entrusted only to workmen with experience in this type of work, and all precautions must be taken to avoid accidents and to safeguard persons and property.		note			
E	5. All excess builders rubble, topsoil, demolished materials etc, that is to be disposed off site, must be disposed in a licensed landfill site approved by the local authority.		note			
F	6. The Contractor is to include for all necessary scaffolding, hoisting and other facilities required for carrying out the works. Contractor also to make provisions for adequately supporting all structures if required.		note			
G	7. The Contractor should include herein for all costs associated with obtaining the appropriate licences, as these must be undertaken prior to any works being carried out		note			
H	8. The Contractors attention is drawn to the presence of existing services; due care must be taken when excavating in the proximity of existing buildings and boundaries		note			
J	9. When pricing the following items, the Contractor's attention is drawn to the information contained in the Works Requirements & Appendices of this Pricing Document. The Contractor's rates are to include for all items specifically referred to or implied therein. No claims on the grounds of want of knowledge in respect of the above will be entertained whatsoever.		note			

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<u>(10) DEMOLITIONS AND ALTERATIONS (Cont)</u>						
A	10. The Contractor must provide a method statement to the Architect for approval, outlining in detail the manner in which he proposes to carry out the removal of the demolition materials contained within the site.		note			
B	11. The Contractor should include herein for all costs associated with the removal of contaminated earth arising from the demolition of existing buildings; the contractor shall include for disinfecting the material as required by the Local Authority.		note			
C	12. The Contractor shall report to the Employer's Representative any bench marks or other survey information found on any structures that are to be demolished; any bench marks or information found must not be removed or destroyed unless instructed by the Employer's Representative		note			
D	13. The Contractor must note that any work carried out to or which affects new or existing services must be in accordance with the byelaws or regulations of the relevant statutory authority		note			
E	14. The Contractor should include herein for all costs associated with the locating and marking the positions of services affected by the demolition work; Contractor shall arrange with the appropriate authorities for the locating and marking of the positions of the mains services		note			
F	15. The Contractor must arrange with the appropriate authorities, before demolition is commenced, for the disconnection of services and removal of fixtures, fittings, furniture and equipment		note			
G	16. The Contractor must take adequate precautions to prevent fire or explosion caused by gas or vapour		note			
H	17. The Contractor must reduce dust by periodically spraying general demolition works with water during any alteration works to masonry etc.		note			
J	18. The Contractor must take adequate precautions to protect site operatives and the general public from health hazards associated with dangerous fumes and dust arising during the course of the works		note			
K	19. The Contractor must illuminate and protect and dangerous openings as necessary		note			
L	20. The Contractor should include herein for all costs associated with the removal of timber infected by fungal/insect attack; the timber must be removed from the building and destroyed as soon as possible		note			
M	21. The demolition shall be carried out without damage to adjoining properties. If such damage should occur, the Contractor shall reinstate and make good at his own expense.		note			
N	22. The Contractor shall ensure the safety of works and public during demolition works. Demolition work should be carried out so as to cause minimum inconvenience to the public and to adjoining owners.		note			
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<u>(10) DEMOLITIONS AND ALTERATIONS (Cont)</u>						
A	23. The Contractor shall include herein for clearly indicating, in writing, the manner of demolition i.e. machine, mechanical tools, piece by piece hand method etc. for each area		note			
B	24. The Contractor must note that no method of demolition which will transmit vibration into adjoining properties shall be permitted.		note			
C	25. The contractor must peruse the Architects and Engineers drawings and check all dimensions on site. No claim on the grounds of discrepancies between on site dimensions and drawings, in regards to demolition and associated works, will be entertained whatsoever.		note			
D	26. The contractor must include herein for ensuring that all services, electricity, gas, telecommunications, water, sewage, etc., are made safe prior to demolition		note			
E	27. The contractor is to report to the Architect / Engineer details of any underground chambers, vaults, walls, etc., discovered during demolition work.		note			
F	28. The contractor must prevent access to unauthorised persons to partly demolished structures and must leave the site safe at close of each days work.		note			
G	29. Care must be taken to prevent debris from overloading any part of the structure		note			
H	30. The Contractor shall ensure that the impact of the works on the surroundings are in accordance with the set maximum levels for vibration and noise as defined in the guidelines presented in the relevant codes of practice.		note			
<u>DEMOLITION & ALTERATIONS</u>						
Alterations						
Cutting opening in existing external wall cladding to form new opening; 300mm wide x 300mm high opening in existing external wall cladding; in order to create new opening for outlets from roof; include new head, making good to reveals etc; disposal of all material; making good the existing structure and finishes of the adjoining existing walls to match existing; as per Architects Drawing 111						
J	Generally; making good structure; making good finishings	6	nr			
K	Cutting Opening in flat roof for proposed rooflight; rooflight dimensions 1203mm x 1238mm (rooflight measured elsewhere); include for removal of existing structure and finish to allow for installation of rooflight; making good to existing structure and finishes following installation; disposal of all material; as per Architects Drawing s 110 & 119					
L	Generally; making good structure; making good finishings	1	nr			

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<u>(10) DEMOLITIONS AND ALTERATIONS (Cont)</u>						
<u>Removing</u>						
Fittings and Fixtures						
A	Existing gutters, complete; include all fittings and brackets; disposal off site and making good existing structure; ensure careful removal; refer to Architects Drawings 110 and 111	61	m			
B	Existing downpipes, complete; include all fittings and brackets; disposal off site and making good existing structure; ensure careful removal; refer to Architects Drawings 110 and 111	30	m			
C	Existing 100mm diameter rainwater inlets, complete; include all fittings, flashings etc; disposal off site and making good existing structure to receive new; refer to Architects Drawing 110	64	nr			
D	Existing rainwater hopperheads, complete; include all fittings, flashings etc; disposal off site and making good existing structure to receive new; refer to Architects Drawing 110	6	nr			
E	Existing wall fixed roof safety railings, complete; include all fittings and brackets; disposal off site and making good existing structure, make good and waterproof redundant bolt hole penetrations; ensure careful removal; refer to Architects Drawings 110 and 111	108	m			
F	Existing counterbalanced roof railings, complete; include all fittings and brackets; store at a location agreed with the client, making good existing structure; ensure careful removal; refer to Architects Drawings 110	55	m			
G	Existing ductwork from rear roof; Approx 31m long, complete; include all fittings and brackets; store at a location agreed with the client, making good existing structure; ensure careful removal; refer to Architects Drawings 110	1	item			
H	Existing Northlight Glazing Panels, complete; Approx size 21300mm x 1800mm overall; include all fittings, flashings, glazing bars, louvres, vents, perimeter seals, soakers etc; disposal off site and making good existing structure to receive new; refer to Architects Drawing 110	28	nr			
J	Existing Polycarbonate Rooflight, complete; Approx size 1400mm x 1400mm overall; include all fittings, upstands, frames, flashings, soakers etc; disposal off site and making good existing structure to receive new; refer to Architects Drawing 110	6	nr			
K	Existing Polycarbonate Rooflight, complete; Approx size 2000mm x 1400mm overall; include all fittings, upstands, frames, flashings, soakers etc; disposal off site and making good existing structure to receive new; refer to Architects Drawing 110	5	nr			
L	Existing Polycarbonate Rooflight, complete; Approx size 2000mm x 2000mm overall; include all fittings, upstands, frames, flashings, soakers etc; disposal off site and making good existing structure to receive new; refer to Architects Drawing 110	2	nr			

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<u>(10) DEMOLITIONS AND ALTERATIONS (Cont)</u>						
A	Existing Polycarbonate Rooflight, complete; Approx size 4800mm x 1135mm overall; include all fittings, upstands, frames, flashings, soakers etc; disposal off site and making good existing structure to receive new; refer to Architects Drawing 110	26	nr			
B	Existing Polycarbonate Rooflight, complete; Approx size 5250mm x 1135mm overall; include all fittings, upstands, frames, flashings, soakers etc; disposal off site and making good existing structure to receive new; refer to Architects Drawing 110	9	nr			
C	Existing Polycarbonate Rooflight, complete; Approx size 8650mm x 1135mm overall; include all fittings, upstands, frames, flashings, soakers etc; disposal off site and making good existing structure to receive new; refer to Architects Drawing 110	3	nr			
D	Existing Polycarbonate Rooflight, complete; Approx size 9000mm x 1135mm overall; include all fittings, upstands, frames, flashings, soakers etc; disposal off site and making good existing structure to receive new; refer to Architects Drawing 110	1	nr			
E	Existing Polycarbonate Rooflight, complete; Approx size 9250mm x 1135mm overall; include all fittings, upstands, frames, flashings, soakers etc; disposal off site and making good existing structure to receive new; refer to Architects Drawing 110	1	nr			
F	Existing Galvanised Grille Unit, complete; Approx size 4800mm x 1135mm overall; include all fittings etc; store at a location agreed with the client and making good existing structure to receive new; refer to Architects Drawing 110	26	nr			
G	Existing Galvanised Grille Unit, complete; Approx size 5250mm x 1135mm overall; include all fittings etc; store at a location agreed with the client and making good existing structure to receive new; refer to Architects Drawing 110	9	nr			
H	Existing Galvanised Grille Unit, complete; Approx size 8650mm x 1135mm overall; include all fittings etc; store at a location agreed with the client and making good existing structure to receive new; refer to Architects Drawing 110	3	nr			
J	Existing Galvanised Grille Unit, complete; Approx size 9000mm x 1135mm overall; include all fittings etc; store at a location agreed with the client and making good existing structure to receive new; refer to Architects Drawing 110	1	nr			
K	Existing Galvanised Grille Unit, complete; Approx size 9250mm x 1135mm overall; include all fittings etc; store at a location agreed with the client and making good existing structure to receive new; refer to Architects Drawing 110	1	nr			
L	Existing Roof Access Ladder, complete; include all fittings, frames etc; disposal off site and making good existing structure to receive new; refer to Architects Drawing 110	2	nr			
M	Existing fixings only to aluminium deck flat roof structure; horizontal; to certain locations within existing building; disposal of all materials off site; prepare roof to receive new fixings (Measured elsewhere); refer to Architects Drawings 110 and 112	345	m2			
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<u>(10) DEMOLITIONS AND ALTERATIONS (Cont)</u>		
Existing fixings only to aluminium deck flat roof structure; raking; to certain locations within existing building; disposal of all materials off site; prepare roof to receive new fixings (Measured elsewhere); refer to Architects Drawings 110 and 112	615	m2
Existing fixings only to galvanised deck flat roof structure; horizontal; to certain locations within existing building; disposal of all materials off site; prepare roof to receive new fixings (Measured elsewhere); refer to Architects Drawings 110 and 112	700	m2
Existing fixings only to galvanised deck flat roof structure; raking; to certain locations within existing building; disposal of all materials off site; prepare roof to receive new fixings (Measured elsewhere); refer to Architects Drawings 110 and 112	615	m2
Miscellaneous fixtures and fittings not measured above to certain locations within existing building; (Tendering Contractor to visit site); disposal of all materials off site; prepare roof to receive new finishes (elsewhere measured)	1	item
Miscellaneous fixtures and fittings not measured above to certain locations within existing building; (Tendering Contractor to visit site) store on site and re-fit upon completion; prepare roof to receive new finishes (elsewhere measured)	1	item
<u>Removal; Plumbing and Engineering Installations</u>		
Existing Mechanical Services	1	item
Existing Electrical Services	1	item
<u>Finishes</u>		
Existing cladding panels to inside face of parapet; Vertical; including all associated flashings, capping pieces, perimeter trims, fixings etc complete, to certain locations within existing building; disposal of all materials off site; prepare walls to receive new finishes; refer to Architects Drawings 110 and 112	139	m2
Existing external face cladding panels; Vertical; including all associated flashings, capping pieces, perimeter trims, fixings, coping flashtrim, base flashings and secondary support framing etc complete, to certain locations within existing building; disposal of all materials off site; prepare walls to receive new finishes; refer to Architects Drawings 110 and 112	102	m2
Existing flat roof structure; (Composite Metal Deck) horizontal; back to existing purlins including all associated flashings, capping pieces, perimeter trims, fixings etc complete, to certain locations within existing building; disposal of all materials off site; prepare roof to receive new finishes; refer to Architects Drawings 110 and 112	1,006	m2
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<u>(10) DEMOLITIONS AND ALTERATIONS (Cont)</u>						
A	Existing flat roof structure; (Composite Metal Deck) vertical; back to existing purlins including all associated flashings, capping pieces, perimeter trims, fixings etc complete, to certain locations within existing building; disposal of all materials off site; prepare roof to receive new finishes; refer to Architects Drawings 110 and 112	112	m2			
B	Existing flat roof structure; (Composite Metal Deck) raking; back to existing purlins including all associated flashings, capping pieces, perimeter trims, fixings etc complete, to certain locations within existing building; disposal of all materials off site; prepare roof to receive new finishes; refer to Architects Drawings 110 and 112	136	m2			
C	Existing flat roof finish to certain locations within existing building; horizontal (Flat Roof at Rear); existing finish is a composite panel build up KS 1000 RW 50mm PIR core installed to purlins; include for removing roof finish, flashings, capping pieces, perimeter trims, fixings, insulation; complete; disposal of all materials off site; prepare roof to receive new finishes; refer to Architects Drawings 110 and 112	1,113	m2			
D	Existing flat roof finish to certain locations within existing building; horizontal (Flat Roof at Front); existing finish is a self finished PVC Single Ply Membrane System with 30mm PIR flat Board and 15mm fibreboard; include for removing roof finish, flashings, capping pieces, perimeter trims, fixings, insulation; complete; disposal of all materials off site; prepare roof to receive new finishes; refer to Architects Drawings 110 and 112	475	m2			
E	Existing roof finish to certain locations within existing building; raking (To Northlight Windows); existing finish is a single skin cladding sheet with 80mm glass fibre quilt insulation; include for removing roof finish, flashings, capping pieces, perimeter trims, fixings, insulation; complete; disposal of all materials off site; prepare roof to receive new finishes; refer to Architects Drawings 110 and 112	1,384	m2			
F	Existing roof finish to certain locations within existing building; vertical (To Northlight Windows); existing finish is a single skin cladding sheet with 80mm glass fibre quilt insulation; include for removing roof finish, flashings, capping pieces, perimeter trims, fixings, insulation; complete; disposal of all materials off site; prepare roof to receive new finishes; refer to Architects Drawings 110 and 112	112	m2			
G	Existing flat roof finish to certain locations within existing building; horizontal (Roof With Northlight Windows); existing finish is a self finished PVC Single Ply Membrane System with 30mm PIR flat Board and 15mm fibreboard; include for removing roof finish, flashings, capping pieces, perimeter trims, fixings, insulation; complete; disposal of all materials off site; prepare roof to receive new finishes; refer to Architects Drawings 110 and 112	853	m2			
H	Existing finish to parapets - strip overlay right down to exposed brick/block; horizontal ; include for removing roof finish, flashings, capping pieces, perimeter trims, fixings, insulation; complete; disposal of all materials off site; prepare roof to receive new finishes; refer to Architects Drawing 110	165	m			

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<u>(10) DEMOLITIONS AND ALTERATIONS (Cont)</u>						
A	Existing false ceiling tiled finish to certain locations within existing building;horizontal ; complete; store of all materials on site; make good ceiling ready for re-fitting existing ceiling tiles (Measured Elsewhere); refer to Architects Drawings 110 and 112	1,048	m2			
<u>Building up</u>						
Openings or recesses in existing structures						
B	Build up existing ope in existing flat roof; approx 1400mm wide x 1400mm long; to include tying into existing complete; make good all surrounding areas; as per Architects Drawing 110 & 119	1	nr			
C	Build up existing ope in existing flat roof; approx 2000mm wide x 2000mm long; to include tying into existing complete; make good all surrounding areas; as per Architects Drawing 110 & 119	1	nr			
D	Build up existing ope in existing flat roof; from approx 2000mm wide x 1400mm long to 1398mm wide x 1409mm long; to include tying into existing complete; make good all surrounding areas; as per Architects Drawing 110 & 119	4	nr			
<u>Build up existing ope in Northlight Roof with new 0.9 mm thick structural galvanised steel roof decking, trapezoidal profile 60 mm deep, steel grade S320GD, with Z275 galvanised finish, to existing/new structural steel supports; including cutting, trimming, notching, drilling, laps, closures, waste and all associated accessories; Provide primary structural fixings to 4 mm thick steel support angles using 5.5 mm diameter x 38 mm heavy-section self-drilling Tek screws (Tek 5 Point), carbon steel with minimum 1,000-hour organic salt-spray coating, at the following maximum centres: Field zones / internal roof areas: fix through every second trough at approximately 400-500 mm centres; Perimeter / parapet zones within 2.0 m of roof edges: fix through every trough at approximately 200-250 mm centres; Provide side-lap stitching to sheet-to-sheet longitudinal overlaps using 4.8 mm diameter x 20 mm carbon steel self-drilling stitching screws, at the following maximum centres: Field zones / internal roof areas: 600 mm centres; Perimeter / parapet zones within 2.0 m of roof edges: 300 mm centres; Include all drilling, fixings, stitching, washers where required, alignment and securing of sheets necessary to provide a complete structural roof deck installation in accordance with the Structural Engineer's Roof Deck Fixing Guide, manufacturer's recommendations and Drawing 112</u>						
Building up; Openings or recesses in existing structures						
E	Build up existing ope in Northlight Roof; Raking; approx 2200mm wide x 21300mm long to include openings for 3no. 3m x 1m rooflights (measured elsewhere); to include tying into existing complete; make good all surrounding areas; as per Architects Drawing 112 & 119	20	nr			
F	Build up existing ope in Northlight Roof; Raking; approx 2200mm wide x 21300mm long to include openings for 1no. 3m x 1m rooflights & 2no. 3m x 1m rooflights (measured elsewhere); to include tying into existing complete; make good all surrounding areas; as per Architects Drawing 112 & 119	4	nr			

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<u>(10) DEMOLITIONS AND ALTERATIONS (Cont)</u>						
A	Build up existing ope in Northlight Roof; Raking; approx 2200mm wide x 21300mm long to include openings for 3no. 2m x 1m rooflights (measured elsewhere); to include tying into existing complete; make good all surrounding areas; as per Architects Drawing 112 & 119	4	nr			
B	Build up existing ope in Northlight Roof; Horizontal; approx 1100mm wide x 11200mm long; to include tying into existing complete; make good all surrounding areas; as per Architects Drawing 112 & 119	13	nr			
C	Build up existing ope in Northlight Roof Gable Walling; Vertical; Triangular shape approx 2750mm wide x 1750mm high; to include tying into existing complete; make good all surrounding areas; as per Architects Drawing 112 & 119	56	nr			
D	Abutment of new structural roof decking to existing roof decking; Form junction at perimeter of isolated areas of new 0.9 mm thick, 60 mm deep trapezoidal galvanised steel structural roof decking with existing roof decking; including accurately cutting and trimming existing decking to suitable lines, preparation of cut edges, matching and aligning profiles, drilling, forming laps or abutments, closures and all associated work necessary to provide a secure and continuous junction; Include additional primary structural fixings at junctions to steel support angles using 5.5 mm diameter x 38 mm heavy-section self-drilling Tek screws (Tek 5 Point), carbon steel with minimum 1,000-hour organic salt-spray coating, and sheet-to-sheet stitching where applicable using 4.8 mm diameter x 20 mm carbon steel self-drilling stitching screws; Fixings to comply with the specified roof-zone requirements, including fixing through every second trough at approximately 400-500 mm centres in field zones and every trough at approximately 200-250 mm centres within 2.0 m of perimeter/parapet edges, with side-lap stitching at 600 mm and 300 mm centres respectively; Include local trimming, making good, supplementary fixings, closures and all ancillary work necessary to securely integrate the new decking with the retained existing decking; all in accordance with the Structural Engineer's details, Roof Deck Fixing Guide and Drawing 112	1,999	m			
E	Additional support at junctions of new and existing roof decking; Provide and fix 4 mm thick galvanised steel support angles at cut edges and junctions between new and retained existing roof decking, including fabrication, cutting, drilling, connections to existing structure, bolts, screws, cleats, brackets, protective treatment and all associated fixings; complete; Include fixing of new structural decking to support angles using 5.5 mm diameter x 38 mm heavy-section self-drilling Tek screws (Tek 5 Point), carbon steel with minimum 1,000-hour organic salt-spray coating, at centres appropriate to the applicable roof zone.	1,999	m			
Treatment / Repairs						
<u>Clean existing galvanised grille units; complete; all as per Architect Drawing 110</u>						
Cleaning surfaces						
F	Approx size 4800mm x 1135mm overall	26	nr			
G	Approx size 5250mm x 1135mm overall	9	nr			

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<u>(10) DEMOLITIONS AND ALTERATIONS (Cont)</u>						
A	Approx size 8650mm x 1135mm overall	3	nr			
B	Approx size 9000mm x 1135mm overall	1	nr			
C	Approx size 9250mm x 1135mm overall	1	nr			
<u>Powerwash existing counterbalanced roof railings; complete; all as per Architect Drawing 110</u>						
D	Generally	55	m			
<u>Supply and install new capping to internal gutters to accommodate new external hopper; to certain locations within existing building) complete; refer to Architects Drawings 110 and 112</u>						
Metal repair						
E	Generally	7	nr			
<u>Supply and install new fixings only to aluminium deck flat roof structure; horizontal; to certain locations within existing building) complete; refer to Architects Drawings 110 and 112</u>						
Metal repair						
F	Exceeding 300mm wide; Horizontal	345	m2			
G	Exceeding 300mm wide; Raking	615	m2			
<u>Supply and install new fixings only to galvanised deck flat roof structure; horizontal; to certain locations within existing building) complete; refer to Architects Drawings 110 and 112</u>						
Metal repair						
H	Exceeding 300mm wide; Horizontal	700	m2			
J	Exceeding 300mm wide; Raking	615	m2			
<u>ASBESTOS REMOVAL</u>						
General						
K	The following items are not measured in strict accordance with ARM.		note			
L	The Contractor is referred to the Pre Refurbishment & Demolition Asbestos Survey		note			
M	The Contractor must ensure that any risk of exposure to asbestos is completely eliminated. Contractor to consult with Employer's Representative before any work commences on site.	1	item			

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<u>(10) DEMOLITIONS AND ALTERATIONS (Cont)</u>						
A	The Contractor is advised that there is a notification form to be used for any work involving asbestos. This form must be submitted 14 days prior to the start of such work.	1	item			
B	The Main Contractor / PSCS must appoint a specialist asbestos removal contractor to carry out the asbestos removal & disposal works	1	item			
C	Prior to commencing any demolition or construction works on site all asbestos must be removed from site; in accordance with the Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations 2006 & 2010	1	item			
D	The Main Contractor / PSCS must appoint a competent independent analyst / accredited laboratory for the purpose of undertaking air sampling, project monitoring and issuing site clearance for reoccupation certification; in conformance with ISO 17025 General Requirements for the Competence of Testing and Calibration Laboratories	1	item			
E	Prior to commencing the asbestos removal works the specialist contractor shall submit (to the PSDP & Employer's Representative) their Plan of Work (risk assessment / method statement), Design Risk Assessment, and temporary works certificates for the Asbestos Removal works	1	item			
F	Prior to commencing the asbestos removal works the specialist contractor shall submit their Plan of Work (risk assessment / method statement), and notify, to the HSA (at least 14 days in advance of commencing the asbestos removal works). The PSCS must also ensure that copies of the notifications are forwarded to the PSDP, Client & Project Manager	1	item			
G	No works may take place on site until the Plan of Work has been drawn up and approved by the Main Contractor / PSCS	1	item			
H	No deviations shall be permitted from the plan of work submitted to the HSA	1	item			
J	Should the Plan of Work require amending / updating (for whatever reason) it must be issued to the PSDP & Project Manager in the first instance, and then the HSA, prior to proceeding with any proposed changes	1	item			
K	No asbestos removal works may take place in areas occupied by normal construction / project personnel and / or third parties	1	item			
L	An asbestos site clearance for reoccupation certificate(s) must be supplied (by the competent independent analyst / accredited laboratory) to the PSDP & Project Manager prior to commencing any demolition or construction works on site (other than the asbestos removal works); the certificate(s) must include (1) Visual inspection, (2) Air monitoring and (3) The decontamination unit	1	item			
M	After completing Asbestos Removal works the PSCS must ensure that asbestos site clearance for reoccupation certificates are issued to the Project Manager, PSDP, and Client PRIOR to allowing those areas to be opened up to persons (other than those persons directly involved in the asbestos removal works)	1	item			
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<u>(10) DEMOLITIONS AND ALTERATIONS (Cont)</u>						
A	NO Asbestos Containing Waste Material may be removed from the site unless a Waste Transfer Form (removal of Hazardous Waste Material from Site) has been completed and issued to the PSCS / Main Contractor, the PSDP & Project Manager	1	item			
B	The PSCS / Main Contractor must forward copies of final disposal certificates (i.e. completed Waste Transfer Form (final disposal of Hazardous Waste Material)) to the PSDP & Project Manager	1	item			
C	The PSCS / Main Contractor must forward, the following information (as applicable) to the PSDP, for inclusion in the Safety File; Bulk sample results, Amended Asbestos Register, Preliminary Safety & Health Plan and Specification, Specialist asbestos removal contractor Plan of Work, Notification to the Health and Safety Authority, Air monitoring results prior to removal works commencing, Air monitoring results during removal works, site clearance for reoccupation certificates, Completed Waste Transfer Form for the final disposal of all asbestos / hazardous waste.	1	item			
D	All asbestos works must be carried out in accordance with; The HSA 2010 Code of Practice for Safety, Health and Welfare at Work (Chemical Agents) Regulations 2001, The Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006 & 2010, The HSA Guidelines on Working with Materials Containing Asbestos Cement (and any subsequent amendments updates to HSA Guidelines and / or Codes of Practice)	1	item			
E	Contractor to include here (Unless included in rates elsewhere) for protection of all fixtures, fittings and finishes to all areas in which asbestos removal occurs	1	item			
<u>Alterations</u>						
F	The Contractor must note that the safe and proper removal and disposal of all asbestos material is the Contractor's full responsibility and therefore the contractor's price/rates must include for all work in connection with same; no claims on the grounds of want of knowledge will be entertained whatsoever.	1	item			
Removing Finishes; Asbestos Material (Refer to Asbestos Survey)						
G	Submit Plan of Work and 14 day prior notification to the Health & Safety Authority	1	item			
H	Setup Decontamination Unit & Form Enclosures	1	item			
J	Remove and dispose asbestos textile rope seal located on the bottom seal of the existing northlight windows; refer to Asbestos Survey	1,294	m			
K	Environmental clean to achieve clearance certification	1	item			
L	Asbestos Removal & Disposal Certificates	1	item			
M	INAB Accredited Asbestos Clearance Certification					
N	Reassurance Air Monitoring and Re-occupation Clearance Certification by an Asbestos Consultant	1	item			

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(27) ROOF						
ROOFING, CLADDING AND WATERPROOFING						
Rigid Sheet Coverings and Decking						
Supply and fix new 0.9 mm thick structural galvanised steel roof decking, trapezoidal profile 60 mm deep, steel grade S320GD, with Z275 galvanised finish, to existing/new structural steel supports; including cutting, trimming, notching, drilling, laps, closures, waste and all associated accessories; all as Drawing 112; Provide primary structural fixings to 4 mm thick steel support angles using 5.5 mm diameter x 38 mm heavy-section self-drilling Tek screws (Tek 5 Point), carbon steel with minimum 1,000-hour organic salt-spray coating, at the following maximum centres: Field zones / internal roof areas: fix through every second trough at approximately 400-500 mm centres; Perimeter / parapet zones within 2.0 m of roof edges: fix through every trough at approximately 200-250 mm centres; Provide side-lap stitching to sheet-to-sheet longitudinal overlaps using 4.8 mm diameter x 20 mm carbon steel self-drilling stitching screws, at the following maximum centres: Field zones / internal roof areas: 600 mm centres; Perimeter / parapet zones within 2.0 m of roof edges: 300 mm centres; Include all drilling, fixings, stitching, washers where required, alignment and securing of sheets necessary to provide a complete structural roof deck installation in accordance with the Structural Engineer's Roof Deck Fixing Guide, manufacturer's recommendations and Drawing 112						
Decking						
A	Exceeding 300mm; Horizontal	1,217	m2			
B	Decking to Horizontal Infill sections Northlight Roofs measured within Element (10) Demolitions & Alterations	1	Note			
C	Decking to Vertical sides of Northlight Roofs measured within Element (10) Demolitions & Alterations	1	Note			
D	Decking to Raking section of Northlight Roof measured within Element (10) Demolitions & Alterations	1	Note			
WOODWORK						
Structural & First Fixings						
Softwood; sawn; C24 Grade; unplaned; vac-vac pressure treated with approved colour preservative; as per Drawing 124						
Carcassing; to rooflights						
E	100 x 100mm C24 timber	751.2	m			
F	150 x 100mm C24 timber	232	m			

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<u>(27) ROOF (Cont)</u>					
Boarding and Second Fixings					
<u>PLYWOOD ROOF DECKING; Substrate: Roof Structural Decking (measured elsewhere); Grade: External use; Nominal thickness: 25mm; Edges: Tongued and grooved all edges; Setting out: Long edges running across supports. End joints central over joists and staggered; Fixing: Fasteners: As recommended by roofing certificate; Fixing centres: Along each support: 25 mm from each long edge; Expansion provision: Clear expansion gap around perimeter of roof area and upstands: 10 mm; Intermediate expansion/ movement joints: As recommended by decking manufacturer; Other requirements: Pressure treated to Euroclass B (Class O). Treatment certificate to confirm fire retardant classification to be provided; Finishing: Exposed spruce plywood and exposed rafters to be finished with clear Osmo Oil to Fire Engineers approval; Refer to Architect's specification</u>					
Boarding & Sheeting; Roofs					
25mm thick; laid to falls; over 300mm wide				239	m2
Ironmongery, Accessories and Sundries					
<u>3mm thick high-density, closed-cell EPDM isolation tape required at junctions where aluminium deck and galvanised deck meet to prevent bimetallic corrosion, to be used at all aluminium-galvanised deck interfaces.</u>					
Insulation; Isolation Tape					
Generally				653	m
<u>STEELWORK</u>					
Structural Steelwork					
<u>Fabricated, weldable steel, to S275 / S355 JO in accordance with EN 10025 part 2 and CE marked; all welding to be in accordance with Engineers Specification; all as per Engineers Drawings and Specification</u>					
Fabricated Members; Beams					
EA; less than 25Kg/m				10.82	t
Fittings					
General; including caps, bases, haunches, gussets, end plates, splice plates, cleats, brackets, stiffeners, distance pieces and the like				2.16	t
<u>Bolts; M10 8.8 Structural Bolts; all to Engineer's Drawing 1.15</u>					
Bolts					
Generally				2,430.39	nr
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(37) ROOF COMPLETIONS (Cont)		
<u>METALWORK</u>		
Non-Structural		
VELUX Glazing Panels (formerly Vitral A74) or equivalent; double-glazed mono-pitch rooflight system for commercial and public buildings; comprising prefabricated modular panels incorporating profiles and panes, with actuators and controls where required; manufacturer: VELUX Commercial; roof pitch, rooflight pitch, arrangement and module/panel sizes as indicated on drawings; timber kerb set in line with the glazing pitch by Main Contractor; skylight units screwed directly to sub-structure; external frame polyester powder coated to RAL 7016 gloss 30, internal frame finish as external or wet-applied paint to RAL 9010; double glazing with low-E coating, centre pane U-value 1.1 W/m²K and glazed module U-value 1.8 W/m²K, light transmittance / g-value 80% / 62%; pane make-up comprising 6mm toughened glass, 16mm argon-filled cavity and 4+4mm laminated float glass with 4 No. 0.38mm PVB interlayers; extruded aluminium frame thermally broken by integrated PUR core; operation comprising a combination of fixed, naturally ventilated and smoke-ventilated units; chain actuators for natural and smoke ventilation connected to Building Management System; technical performance to achieve air permeability Class 4, reaction to fire Class B-s1,d0, watertightness E1200, resistance to wind load NPD and fragility CWCT TN67 Class 2; complete as per Architect's Drawing 115 & Specification L10 460 Composite Item; Rooflights Type A; Overall size 3000mm x 1000mm Type B; Overall size 2000mm x 1000mm <u>Extra over</u> for motorised vent/smoke vent control panel <u>Extra over</u> for rain sensors <u>Extra over</u> for break glass	64 20 84 84 84	nr nr nr nr nr
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(37) ROOF COMPLETIONS (Cont)						
<u>VELUX Modular Rooflight - Monolight or equivalent; fixed / vented for flat roof installation to commercial and public buildings; comprising prefabricated insulated timber upstand complete with aluminium frame and insulated glazed unit, including optional actuators and controls where required; manufacturer: VELUX Commercial; roof pitch as drawing, between 0° and 15°; clear opening as drawn; structural opening to be clear opening width + 30mm x clear opening length + 30mm; external dimensions to be clear opening width + 200mm x clear opening length + 200mm; insulated timber upstand 150-600mm high with internal finish RAL 9010; frame formed from 5mm extruded aluminium profile with seam-welded corner joints, finish RAL 7043, gloss 30; double glazed (20V) unit for areas not exceeding 2m², low-E coated, centre pane U-value 1.1 W/m²K and glazed module U-value 1.7 W/m²K, light transmittance / g-value 79% / 61%; pane make-up comprising 8mm toughened glass, 14mm argon-filled cavity and 5+5mm laminated float glass with 2 No. 0.38mm PVB interlayers, all glazed units incorporating 115mm black silk-screen print around perimeter; operation fixed or naturally ventilated as applicable; factory-fitted concealed chain actuator / actuators connected to WindowMaster control gear where required; technical performance to achieve air permeability Class 4, fire rating Class B-s1,d0, watertightness Class E1200 and wind load resistance Class C5; complete as per Architect's Drawing 115 and Specification L10 460</u> Composite Item; Rooflights						
A	Type C; Overall size 1409mm x 2017mm	42	nr			
B	Type D; Overall size 1398mm x 1409mm	9	nr			
C	Type E; Overall size 2016mm x 1985mm	1	nr			
D	Type F; Overall size 1203mm x 1238mm	1	nr			
E	Type H; Overall size 1409mm x 2017mm	9	nr			
<u>Roof Safety Edge Protection; All new non-penetrative, counterweighted roof safety edge protection. All railing sections, posts, elbows, and wall-mounting brackets to be hot-dip galvanized steel with a factory polyester powder-coated finish in a client-selected RAL color. The manufacturer shall provide all relevant compliance certification, along with site-specific structural wind load calculations prior to installation; as per Architect's Drawing 117 and Specification</u> Roof Safety Edge Protection						
F	Generally; fixed to Flat Roof	296	m			

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(37) ROOF COMPLETIONS (Cont)						
<u>Safety Railing; Supply and install a new wall-mounted safety railing system. All railing sections, posts, elbows, and wall-mounting brackets to be hot-dip galvanized steel with a factory polyester powder-coated finish in a client-selected RAL color. The manufacturer shall provide all relevant compliance certification, structural fixing design details, and site-specific load calculations prior to installation; as per Architect's Drawing 117 and Specification</u> Safety Railing						
A	Generally	84	m			
<u>Access Ladder/Stairs; New hot-dip galvanized steel access ladder/stairs, powder-coated in client-selected RAL color. Contractor to supply structural calcs and certification; as per Architect's Drawing 117 and Specification</u> Access Ladder						
B	1750mm high	1	nr			
<u>Fixed Access Ladder with Security Hatch; New KAT fixed access ladder with lockable security hatch. Hot-dip galvanized steel & powder-coated in client-selected RAL color. Contractor to supply structural calcs and certification; as per Architect's Drawing 117 and Specification</u> Access Ladder with Security Hatch						
C	3500mm high	1	nr			
<u>Roof Access Stairs and Security Gate; New roof access stairs and 2.0m high lockable security gate. Hot dip galvanized steel with a factory polyester powder-coat finish in client-selected RAL color. Specialist contractor to submit structural calculations, compliance certification, and fixing details prior to fabrication; as per Architect's Drawing 117 and Specification</u> Access Ladder						
D	5500mm high	1	nr			
<u>MISCELLANEOUS</u>						
Warranties / Guarantees						
E	20-year Insurance Supported Company Guarantee - Provide 20-year Insurance Supported Company Guarantee for the rooflights, commencing from the date of final inspection of the completed rooflight installation	1	Item			
F	Guarantee # remedial works and consequential loss - Guarantee to cover the full cost of remedial works, including all materials and labour, together with consequential loss resulting from water penetration arising from defective workmanship or defective products forming part of the rooflight system.	1	Item			

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(37) ROOF COMPLETIONS (Cont)					
COLLECTION					
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(37) ROOF COMPLETIONS Carried to Summary					
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<u>(41) EXTERNAL WALL FINISHES</u>						
<u>STEELWORK</u>						
Purlins and Cladding Rails						
<u>M145065150 purlins / side rails spaced at maximum 0.75m centres off blockwork using minimum 5mm galvanized steel angle cleats secured with M12 structural anchors into solid block; complete with all necessary connections and associated fixings; as per Architect's Drawing 114</u>						
Purlins/Cladding Rails						
A	M145065150 purlins	0.10	t			
<u>ROOFING, CLADDING & WATERPROOFING</u>						
Rigid Sheet Coverings and Decking						
<u>External Wall Cladding: Kingspan QuadCore KS1000 RW insulated cladding panels or equivalent; mounted vertically; fixed to M145065150 purlins/side rails in accordance with manufacturer's instructions; primary fixings to be self-drilling self-tapping fixings with minimum 16mm diameter non-ferrous EPDM backed washers; include drip trays, flashings, trims and all associated fixings; all in strict accordance with the Architect's Drawings 114 and Specification</u>						
Coverings						
B	Exceeding 300mm wide	46	m2			
<u>New structural decking; 0.9mm structural galvanized steel decking; trapezoidal profile 32mm deep; 32/1000 profile; S320GD steel grade; Z275 galvanized finish; 1000mm cover width; fixed to inside face of parapet; complete as per Architect's Drawing 114</u>						
Decking						
C	Exceeding 300mm wide	453	m2			
D	Single-skin cladding; Supply and install Kingspan single-skin cladding to new raised timber stud parapet, including manufacturer's specified fixings, powder-coated aluminium trim and insect mesh to close; complete as per Architect's Drawing 11 and Specification					
Coverings						
E	Exceeding 300mm wide	232	m2			

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<u>(35) & (45) CEILING FINISHES</u>						
<u>WOODWORK</u>						
Boarding and Second Fixings						
<u>Medium-Density Fibreboard (MDF); Description: MDF board to upstands and inner rooflight lightwells; Manufacturer: to be confirmed; Thickness: to be confirmed; including cutting, fitting, jointing and fixing complete; Finish: one coat primer and three top coats of sealing paint; all in accordance with Architect's Drawing 124 and Specification</u>						
A	Boarding and Sheeting; MDF Architraves					
B	Not exceeding 300mm	1,045	m			
C	Exceeding 300mm	523	m2			
<u>FLOOR, WALL & CEILING FINISHES</u>						
Suspended Ceilings						
<u>Existing suspended ceiling tiles; reinstate existing ceiling tiles previously removed and stored on site, including all necessary handling, refitting, adjustment and making good; tiles to be reinstated clean and undamaged upon completion; as per Architect's Drawing 112</u>						
Suspended Ceiling Tiles						
D	Refit existing ceiling tiles	1,120	m2			
<u>PAINTING AND DECORATING</u>						
Painting						
<u>Background surfaces to be prepared in accordance with specification M60; preparation in accordance with Clause M60; Preparation: prepare and prime; areas of damaged primer to be made good; one coat primer/undercoat; Finishing coats: three top coats of sealing paint; Manufacturer: Dulux Trade or equivalent; Colour: White; and all in strict accordance with the Architects Drawings and Specification</u>						
Ceilings						
E	Exceeding 300mm; exposed ceilings	4,082	m2			
Isolated Beams, Trusses, Bracing Members, Pipework, Pipe Supports, Electrical Conduits						
F	Exceeding 300mm	1,021	m2			

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(47) ROOF FINISHES						
Notes						
A	1. The Tenderer is referred to the drawings and specifications which accompany this document. All descriptions shall be read in conjunction with this information.		note			
B	2. The Tenderer is to provide all fittings, support etc. which may be necessary to complete the works. The Contractor is required to liaise and coordinate with other trades to provide and fix all such fixings as may be necessary for his installation.		note			
C	3. The Tenderer shall examine all surfaces which are to come in contact with his installation and insure their suitability prior to installing roof coverings.		note			
ROOFING, CLADDING & WATERPROOFING						
Mastic Asphalt, Waterproof and Gas proof & Non-Metal Flexible Sheet Coverings						
<u>Northlight sloping roofs # reinforced bitumen warm roof system. Prepare existing metal deck and provide complete built-up reinforced bitumen warm roof covering to 46° slope, comprising primer, KSD FBS 2.5mm self-adhesive AVCL, 140mm PIR FATE rigid insulation, primer to insulation, TEC Sprint DUO 2mm self-adhesive reinforced bitumen underlayer and FLEX K4E 4.2mm torch-applied charcoal grey mineral-finished capping sheet, including associated flashings and detailing, complete to manufacturer's specification; as per Architects Specification J41 110A</u>						
Roofing; laid to falls						
D	Exceeding 300mm; Raking	2,187	m2			
<u>Office roofs and Northlight valleys # tapered reinforced bitumen warm roof system. Prepare existing metal deck and provide complete reinforced bitumen warm roof system incorporating tapered PIR Thermotech MG insulation designed to achieve minimum finished falls of 1:60, comprising primer, KSD FBS 2.5mm self-adhesive AVCL, tapered PIR insulation 120mm to 280mm (Measured Elsewhere), primer, TEC Sprint DUO 2mm self-adhesive reinforced bitumen underlayer and FLEX K4E 4.2mm torch-applied charcoal grey mineral-finished capping sheet, including associated flashings and detailing, complete to manufacturer's tapered insulation scheme and specification; as per Architects Specification J41 110B</u>						
Roofing; laid to falls						
E	Exceeding 300mm	716	m2			

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<u>(47) ROOF FINISHES (Cont)</u>						
A	<u>Canteen, office and training area roofs # reinforced bitumen warm roof system. Provide complete reinforced bitumen warm roof covering to minimum 5ø finished slope, comprising primer, KSD FBS 2.5mm self-adhesive AVCL, PIR Thermotech MG rigid insulation tapered 150mm to 330mm (Measured Elsewhere), primer, TEC Sprint DUO 2mm self-adhesive reinforced bitumen underlayer and FLEX K4E 4.2mm torch-applied charcoal grey mineral-finished capping sheet, including associated flashings and detailing, complete to manufacturer#s specification; as per Architects Specification J41 110C</u>				963	m2
	Roofing; laid to falls Exceeding 300mm					
B	<u>Canteen, office and training area roofs # reinforced bitumen warm roof system. Provide complete reinforced bitumen warm roof covering to minimum 5ø finished slope, comprising primer, KSD FBS 2.5mm self-adhesive AVCL, PIR Thermotech MG rigid insulation 160mm (Measured Elsewhere), primer, TEC Sprint DUO 2mm self-adhesive reinforced bitumen underlayer and FLEX K4E 4.2mm torch-applied charcoal grey mineral-finished capping sheet, including associated flashings and detailing, complete to manufacturer#s specification; as per Architects Specification J41 110C</u>				421	m2
	Roofing; laid to falls Exceeding 300mm					
C	<u>Northlight vertical gables # reinforced bitumen insulated covering system. Prepare existing metal deck and provide complete insulated reinforced bitumen covering to 90ø vertical gable faces, comprising primer, KSD FBS 2.5mm self-adhesive AVCL, 105mm dual-density mineral wool insulation (Measured Elsewhere), primer, TEC Sprint DUO 2mm self-adhesive reinforced bitumen underlayer and FLEX K4E 4.2mm charcoal grey mineral-finished capping sheet, including mechanical retention, flashings and detailing as specified, complete to manufacturer#s requirements; as per Architects Specification J41 110D</u>				112	m2
	Roofing Exceeding 300mm; Vertical					
26405 - GRETB Mervue Roof Upgrade					To Collection €	

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(47) ROOF FINISHES (Cont)						
Built-up Reinforced Bitumen membrane Cold Deck Roof Covering; Roof area: Storage Sheds West Elevation; Substrate: Remove existing composite panels (measured elsewhere) and install New Metal Deck (measured elsewhere) overlaid with Plywood (measured elsewhere); Designed and constructed to provide a minimum finished slope of 6°; The design should take account of construction tolerances, permitted deviations and deflections under load, as per Item 4.4 of BS 6229:2025 (making provision for any anticipated inherent deflection in the metal decking that may occur); No deflections or back-falls; Decking should be designed with independent metal upstands - refer to the architects specification within NBS Section G30; Preparation: As clause 610B; Primer: Activator-Primer (Canister), APR01-Black, applied to the roof substrate and all upstands and skirtings; For application method and guidance information, refer clause 660B; Angle fillets: PIR M TKL 60 angle fillets 60 mm x 60 mm for use with insulated & un-insulated upstands, installation as clause 775; Waterproof covering: FLEX SYSTEM; System manufacturer:- Underlayer: Selected manufacturer TEC Sprint DUO, 2 mm thick, 200g/m2 glass-fibre reinforced, elastomeric self-adhesive bitumen underlayer; Attachment: As clauses 710, 747A; Top layer / Cap sheet: FLEX K4E, 4.2mm thick, 250g/m2 polyester reinforced, elastomeric bitumen torch applied capping sheet, charcoal grey mineral finish; Attachment: As clauses 710, 750A; Flashings and detail work: FLEX K4E capping sheet, mineral finish as per main field area. Install as clauses 773, 775 & 777; Surface protection: N/A; Surfacing: Designated areas of maintenance access walkway defined using capping sheet, in a contrasting colour finish (where required). Install as clause 863; Accessories:- Selected manufacturer Bitumen Compact Vertical Outlet DN 100 or Selected manufacturer Bitumen Vertical Outlet DN 70 / DN 150, (where required) (size as required to match drainage pipework) complete with pre-attached bitumen connection flange and dome grating. To be supplied and installed - quantity as required. When this outlet is used within a warm roof construction with insulation depth 60mm or greater, the Selected manufacturer Extension Unit (supplied separately) must be used. Installation as clause 784A; Selected manufacturer Bitumen Parapet Tell-Tale Overflow DN 50 (on flat roofs with parapets and in non-eaves gutters. Where required in conjunction with the appropriate engineer); Installation as clause 784G; Selected manufacturer Lightning Conductor Clips (where required) - Type 4 for PVC coated tapes and uncoated tapes. Installation, as clause 786; Additional Requirements: 210, 230, 515, 520, 522, 560, 561, 562, 910, 940; Guarantee information: Refer clause 950C; as per Architects Specification J41 130 Roofing; laid to falls						
A	Exceeding 300mm;	239	m2			
Powder Coated Aluminium Trim; mechanically fixed; as per Drawing 120 Flashings; as per Detail 1						
B	Girth: 150 - 300mm	25	m			

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(47) ROOF FINISHES (Cont)					
<u>1.6mm thick pre-formed metal angle; mechanically fixed to roof structure; as per Drawing 120</u>					
Flashings; as per Detail 1					
A	Girth: 150 - 300mm; bent once	25	m		
B	Girth: 600 - 750mm; bent once	25	m		
<u>Upstand; including 50mm PIR insulation; 2.5mm vapour barrier; 2mm self adhesive underlay; 4.2mm capsheet; as per Drawing 120</u>					
Upstand; as per Detail 1					
C	Girth: 450 - 600mm	25	m		
<u>Powder Coated Aluminium Trim; mechanically fixed; as per Drawing 120</u>					
Flashings; as per Detail 2					
D	Girth: 150 - 300mm	87	m		
<u>60mm insulation laid horizontally under the under capping sheet to top of parapet; 2.5mm vapour barrier; 2mm self adhesive underlay; 4.2mm capsheet; as per Drawing 120</u>					
Wall Capping; as per Detail 2					
E	Girth: 300 - 450mm	87	m		
<u>1.6mm thick pre-formed metal angle; mechanically fixed to roof structure; as per Drawing 120</u>					
Flashings; as per Detail 2					
F	Girth: not exceeding 150mm; bent once	87	m		
G	Girth: 150 - 300mm; bent once	173	m		
H	Girth: 450 - 600mm; bent once	87	m		
<u>Upstand; including 60mm mineral wool insulation; 2.5mm vapour barrier; 2mm self adhesive underlay; 4.2mm capsheet; as per Drawing 120</u>					
Upstand; as per Detail 2					
J	Girth: 1050 - 1200mm	87	m		

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<u>(47) ROOF FINISHES (Cont)</u>					
<u>Details to Flat roof gutter; Minimum 160mm boulder PIR insulation; include for Minimum two layer warm deck roof covering; 4.2mm cap sheet; 2mm self adhesive underlayer; 2.5mm vapour barrier; 75 x 75mm triangle insulated angle fillets at upstands in accordance with manufactures recommendations; as per Drawing 120</u>					
Gutters; as per Detail 2					
A	Girth: 450 - 600mm	87	m		
B	<u>Extra over</u> for forming rainwater outlets	11	nr		
<u>Powder Coated Aluminium Trim; mechanically fixed; include for 75 x 100mm treated timber batten; as per Drawing 121</u>					
Flashings; as per Detail 3A					
C	Girth: 150 - 300mm	15	m		
<u>1.6mm thick pre-formed metal angle; mechanically fixed to roof structure; as per Drawing 121</u>					
Flashings; as per Detail 3A					
D	Girth: not exceeding 150mm; bent once	15	m		
E	Girth: 300 - 450mm; bent once	15	m		
F	Girth: 450 - 600mm; bent once	15	m		
<u>Upstand; including 80mm PIR insulation; 2.5mm vapour barrier; 2mm self adhesive underlay; 4.2mm capsheet; as per Drawing 121</u>					
Upstand; as per Detail 3A					
G	Girth: 300 - 450mm	15	m		
<u>80mm PIR insulation laid horizontally to top of wall; 2.5mm vapour barrier; 2mm self adhesive underlay; 4.2mm capsheet; as per Drawing 121</u>					
Wall Capping; as per Detail 3A					
H	Girth: 300 - 450mm	15	m		
<u>Details to Flat roof gutter; Minimum 160mm boulder PIR insulation; include for Minimum two layer warm deck roof covering; 4.2mm cap sheet; 2mm self adhesive underlayer; 2.5mm vapour barrier; 75 x 75mm triangle insulated angle fillets at upstands in accordance with manufactures recommendations; as per Drawing 121</u>					
Gutters; as per Detail 3A					
J	Girth: 1050 - 1200mm	15	m		
K	<u>Extra over</u> for forming rainwater outlets	12	nr		

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(47) ROOF FINISHES (Cont)						
Powder Coated Aluminium Trim; mechanically fixed; include for 75 x 100mm treated timber batten; as per Drawing 121						
Flashings; as per Detail 3B						
A	Girth: 150 - 300mm	39	m			
1.6mm thick pre-formed metal angle; mechanically fixed to roof structure; as per Drawing 121						
Flashings; as per Detail 3B						
B	Girth: 450 - 600mm; bent once	39	m			
C	Girth: 600 - 750mm; bent twice	39	m			
D	Girth: 900 - 1050mm; bent once	39	m			
Upstand; including 2no layers 80mm PIR insulation; 2.5mm vapour barrier; 2mm self adhesive underlay; 4.2mm capsheet; 75 x 75mm triangle insulated angle fillets at upstands; as per Drawing 121						
Upstand; as per Detail 3B						
E	Girth: 300 - 450mm	39	m			
80mm PIR insulation laid horizontally to top of wall; 2.5mm vapour barrier; 2mm self adhesive underlay; 4.2mm capsheet; as per Drawing 121						
Wall Capping; as per Detail 3B						
F	Girth: 300 - 450mm	15	m			
Powder Coated Aluminium Trim; mechanically fixed; include for 2nr 75 x 100mm treated timber batten; as per Drawing 122						
Flashings; as per Detail 4A						
G	Girth: 150 - 300mm	27	m			
Aluminium fascia; 2mm PPC fixed to timber batten; as per Drawing 122						
Flashings; as per Detail 4A						
H	Girth: 150 - 300mm	27	m			
1.6mm thick pre-formed metal angle; mechanically fixed to roof structure; as per Drawing 122						
Flashings; as per Detail 4A						
J	Girth: 300 - 450mm; bent once	81	m			

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(47) ROOF FINISHES (Cont)						
Upstand; including 80mm mineral wool insulation; 2.5mm vapour barrier; 2mm self adhesive underlay; 4.2mm capsheet, 75 x 75mm triangle insulated angle fillets at upstands; as per Drawing 122						
Upstand; as per Detail 4A						
A	Girth: 450 - 600mm	27	m			
80mm PIR insulation laid horizontally to top of wall; 2.5mm vapour barrier; 2mm self adhesive underlay; 4.2mm capsheet, 75 x 75mm triangle insulated angle fillets at edge trim; as per Drawing 122						
Wall Capping; as per Detail 4A						
B	Girth: 450 - 600mm	27	m			
80mm PIR insulation laid horizontally to top of wall; 2.5mm vapour barrier; 2mm self adhesive underlay; 4.2mm capsheet, 75 x 75mm triangle insulated angle fillets at edge trim; as per Drawing 122						
Gutters; as per Detail 4A						
C	Girth: 1050 - 1200mm	27	m			
D	Extra over for forming rainwater outlets	75	nr			
Powder Coated Aluminium Trim; mechanically fixed; include for 2no. 75 x 100mm treated timber batten; as per Drawing 122						
Flashings; as per Detail 4B						
E	Girth: 150 - 300mm	78	m			
Aluminium fascia; 2mm PPC fixed to timber batten; as per Drawing 122						
Flashings; as per Detail 4B						
F	Girth: 150 - 300mm	78	m			
1.6mm thick pre-formed metal angle; mechanically fixed to roof structure; as per Drawing 122						
Flashings; as per Detail 4B						
G	Girth: 450 - 600mm; bent once	78	m			
H	Girth: 750 - 900mm; bent twice	78	m			
J	Girth: 900 - 1050mm; bent once	78	m			

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(47) ROOF FINISHES (Cont)					
<u>Upstand; including 210mm PIR insulation; 2.5mm vapour barrier; 2mm self adhesive underlay; 4.2mm capsheet; 75 x 75mm triangle insulated angle fillets at upstands; as per Drawing 122</u>					
Upstand; as per Detail 4B					
A	Girth: 450 - 600mm	78	m		
<u>95mm PIR insulation laid horizontally to top of wall; 2.5mm vapour barrier; 2mm self adhesive underlay; 4.2mm capsheet; as per Drawing 122</u>					
Wall Capping; as per Detail 4B					
B	Girth: 300 - 450mm	78	m		
<u>1.6mm thick pre-formed metal angle; mechanically fixed to roof structure; as per Drawing 123</u>					
Flashings; as per Detail 5					
C	Girth: 300 - 450mm; bent once	67	m		
D	Girth: 450 - 600mm; bent once	45	m		
E	Girth: 900 - 1050mm; bent once	23	m		
<u>Upstand; including 80mm PIR insulation; 2.5mm vapour barrier; 2mm self adhesive underlay; 4.2mm capsheet; 75 x 75mm triangle insulated angle fillets at upstands; as per Drawing 123</u>					
Upstand; as per Detail 5					
F	Girth: 450 - 600mm	23	m		
<u>Details to Flat roof gutter; Minimum 160mm boulder PIR insulation; include for Minimum two layer warm deck roof covering; 4.2mm cap sheet; 2mm self adhesive underlayer; 2.5mm vapour barrier; 2no. 75 x 75mm triangle insulated angle fillets at upstands in accordance with manufactures recommendations; as per Drawing 123</u>					
Gutters; as per Detail 5					
G	Girth: 300 - 450mm	23	m		
<u>Galvanised pre-formed metal angle; mechanically fixed to roof structure; as per Drawing 124 & 125</u>					
Flashings; as per Detail 6A & 6B					
H	Girth: 450 - 600mm; bent once	2,690	m		
J	Girth: 600 - 750mm; bent once	615	m		

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(47) ROOF FINISHES (Cont)						
Upstand; including 80mm PIR insulation; 2.5mm vapour barrier; 2mm self adhesive underlay; 4.2mm capsheet; 75 x 75mm triangle insulated angle fillets at upstands; as per Drawing 124						
Upstand; as per Detail 6A						
A	Girth: 450 - 600mm	632	m			
Rooflight Kerb Upstand; including 80mm PIR insulation; 2.5mm vapour barrier; 2mm self adhesive underlay; 4.2mm capsheet; 75 x 75mm triangle insulated angle fillets at upstands; as per Drawing 124						
Kerbs; as per Detail 6A						
B	Girth: 450 - 600mm	632	m			
Galvanised pre-formed metal angle; mechanically fixed to roof structure; as per Drawing 126						
Flashings; as per Detail 6C						
C	Girth: 150 - 300mm; bent once	34	m			
1.6mm thick pre-formed metal angle; mechanically fixed to roof structure; as per Drawing 127 & 128						
Flashings; as per Detail 7 & 11						
D	Girth: 300 - 450mm; bent once	31	m			
E	Girth: 450 - 600mm; bent once	31	m			
F	Girth: 750 - 900mm; bent 3 times	31	m			
Upstand; including 80mm PIR insulation; 2.5mm vapour barrier; 2mm self adhesive underlay; 4.2mm capsheet; 75 x 75mm triangle insulated angle fillets at upstands; as per Drawing 127 & 128						
Upstand; as per Detail 7 & 11						
G	Girth: 450 - 600mm	31	m			
Details to Flat roof gutter; Minimum 160mm boulder PIR insulation; include for Minimum two layer warm deck roof covering; 4.2mm cap sheet; 2mm self adhesive underlayer; 2.5mm vapour barrier; 2no. 75 x 75mm triangle insulated angle fillets at upstands in accordance with manufactures recommendations; as per Drawing 127 & 128						
Gutters; as per Detail 7 & 11						
H	Girth: 300 - 450mm	31	m			

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(47) ROOF FINISHES (Cont)					
<u>1.6mm thick pre-formed metal angle; mechanically fixed to roof structure; as per Drawing 127</u>					
Flashings; as per Detail 8A & 8B					
A	Girth: not exceeding 150mm; bent once	107	m		
B	Girth: 150 - 300mm; bent once	107	m		
C	Girth: 300 - 450mm; bent twice	107	m		
<u>Upstand; including 30mm PIR insulation; 2.5mm vapour barrier; 2mm self adhesive underlay; 4.2mm capsheet; 75 x 75mm triangle insulated angle fillets at upstands; as per Drawing 127</u>					
Upstand; as per Detail 8A					
D	Girth: 150 - 300mm	107	m		
<u>80mm PIR insulation laid horizontally to top of wall; 2.5mm vapour barrier; 2mm self adhesive underlay; 4.2mm capsheet; extra layer of walkway membrane - brown mineral finish as per Drawing 127</u>					
Wall Capping; as per Detail 8A & 8B					
E	Girth: 300 - 450mm	54	m		
<u>Powder Coated Aluminium Trim; mechanically fixed; include for 2no. 75 x 100mm treated timber batten; as per Drawing 127</u>					
Flashings; as per Detail 9A					
F	Girth: 150 - 300mm	45	m		
<u>Aluminium fascia; 2mm PPC fixed to timber batten; as per Drawing 127</u>					
Flashings; as per Detail 9A					
G	Girth: 150 - 300mm	45	m		
<u>1.6mm thick pre-formed metal angle; mechanically fixed to roof structure; as per Drawing 127</u>					
Flashings; as per Detail 9A					
H	Girth: not exceeding 150mm; bent once	45	m		
J	Girth: 150 - 300mm; bent once	45	m		
K	Girth: 300 - 450mm; bent once	90	m		

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(47) ROOF FINISHES (Cont)					
<u>Upstand; including 210mm PIR insulation; 2.5mm vapour barrier; 2mm self adhesive underlay; 4.2mm capsheet; 75 x 75mm triangle insulated angle fillets at upstands; as per Drawing 127</u>					
Upstand; as per Detail 9A					
A	Girth: 450 - 600mm	45	m		
<u>80mm PIR insulation laid horizontally to top of wall; 2.5mm vapour barrier; 2mm self adhesive underlay; 4.2mm capsheet; as per Drawing 127</u>					
Wall Capping; as per Detail 9A					
B	Girth: 450 - 600mm	45	m		
<u>1.6mm thick pre-formed metal angle; mechanically fixed to roof structure; as per Drawing 127</u>					
Flashings; as per Detail 9B					
C	Girth: 300 - 450mm	46	m		
<u>Upstand; including 210mm PIR insulation; 2.5mm vapour barrier; 2mm self adhesive underlay; 4.2mm capsheet; 75 x 75mm triangle insulated angle fillets at upstands; as per Drawing 127</u>					
Upstand; as per Detail 9B					
D	Girth: 300 - 450mm; bent once	46	m		
<u>Insulated Upstand Support Bracket; as per Drawing 127</u>					
Upstand; as per Detail 9B					
E	Girth: 150 - 300mm	46	m		
<u>Powder Coated Aluminium Trim; mechanically fixed; as per Drawing 128</u>					
Flashings; as per Detail 10					
F	Girth: 150 - 300mm	80	m		
<u>1.6mm thick pre-formed metal angle; mechanically fixed to roof structure; as per Drawing 128</u>					
Flashings; as per Detail 10					
G	Girth: 150 - 300mm; bent once	160	m		
H	Girth: 300 - 450mm; bent once	80	m		

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(47) ROOF FINISHES (Cont)						
Upstand; including 50mm PIR insulation; 2.5mm vapour barrier; 2mm self adhesive underlay; 4.2mm capsheet; as per Drawing 128						
Upstand; as per Detail 10						
A	Girth: 450 - 600mm	80	m			
40mm PIR insulation laid horizontally to top of wall; 2.5mm vapour barrier; 2mm self adhesive underlay; 4.2mm capsheet; as per Drawing 122						
Wall Capping; as per Detail 10						
B	Girth: 150 - 300mm	80	m			
Rooflight Kerb Upstand; including 80mm PIR insulation; 2.5mm vapour barrier; 2mm self adhesive underlay; 4.2mm capsheet; 75 x 75mm triangle insulated angle fillets at upstands; as per Drawing 128						
Kerbs; as per Detail 11						
C	Girth: 300 - 450mm	413	m			
2mm thick pre-formed metal angle; mechanically fixed to roof structure; as per Drawing 128						
Flashings; as per Detail 11						
D	Girth: 150 - 300mm; bent once	413	m			
1.6mm thick pre-formed metal angle; mechanically fixed to roof structure; as per Drawing 129						
Flashings; as per Detail 15						
E	Girth: not exceeding 150mm; bent once	23	m			
F	Girth: 150 - 300mm; bent once	46	m			
Upstand; including 30mm PIR insulation; 2.5mm vapour barrier; 2mm self adhesive underlay; 4.2mm capsheet; 75 x 75mm triangle insulated angle fillets at upstands; as per Drawing 129						
Upstand; as per Detail 15						
G	Girth: 150 - 300mm	12	m			
80mm PIR insulation laid horizontally to top of wall; 2.5mm vapour barrier; 2mm self adhesive underlay; 4.2mm capsheet; as per Drawing 129						
Wall Capping; as per Detail 15						
H	Girth: 300 - 450mm	12	m			

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(47) ROOF FINISHES (Cont)						
<u>Suitable counter flashing to be fixed and plugged as per manufacturers recommendations. Chase to be primed with Bauder sealant primer. Counter flashing to be pointed in Bauder sealant.; as per Drawing 129</u> Flashings; as per Detail 16 A Girth: 150 - 300mm <u>Bauder insulated upstand support bracket; including 30mm PIR insulation; 2.5mm vapour barrier; 2mm self adhesive underlay; 4.2mm capsheet; 75 x 75mm triangle insulated angle fillets at upstands; as per Drawing 129</u> Upstand; as per Detail 16 B Girth: 300 - 450mm <u>Pressed metal angle upstand; mechanically fixed to roof structure; as per Drawing 129</u> Flashings; as per Detail 16 C Girth: 600 - 750mm; bent once <u>Bauder welted drip edge detail; including 3 nr 75mm x 50mm treated timber hard edge mechanically fixed, 2 nr 30 x 50mm timber drip battens mechanically fixed, 2.5mm vapour barrier; 2mm self adhesive underlay; 4.2mm capsheet; as per Drawing 129</u> Upstand; as per Detail 17 D Girth: 300 - 450mm <u>Metal closure; mechanically fixed to metal deck; as per Drawing 129</u> Flashings; as per Detail 17 E Girth: 300 - 450mm <u>Bauder insulated upstand support bracket; including 30mm PIR insulation; 2.5mm vapour barrier; 2mm self adhesive underlay; 4.2mm capsheet; 75 x 75mm triangle insulated angle fillets at upstands; as per Drawing 129</u> Upstand; as per Detail 18 F Girth: 300 - 450mm <u>Pressed metal angle upstand; mechanically fixed to roof structure; as per Drawing 129</u> Flashings; as per Detail 18 G Girth: 600 - 750mm; bent once						
	12	m				
	12	m				
	12	m				
	11	m				
	11	m				
	11	m				
	11	m				

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(47) ROOF FINISHES (Cont)					
<u>Bauder welted drip edge detail; including 2nr 30 x 50mm timber drip battens mechanically fixed, 2.5mm vapour barrier; 2mm self adhesive underlay; 4.2mm capsheet; as per Drawing 129</u> Upstand; as per Detail 19					
A	Girth: 300 - 450mm	43	m		
<u>GRP parapet trim; mechanically fixed with fixings also used to retain capping sheet; all joints to incorporate internal jointing sleeves and additional layer of underlayer with minimum 25mm overhang to bridge joint; including suitable cavity closure and all associated fixings; as per Drawing 129</u> GRP Trims; as per Detail 20					
B	Generally	52	m		
<u>Reinforced bitumen membrane roof covering dressed up behind vertical cladding, including PIR angle fillet, 2.5mm air and vapour control layer, 2mm self-adhesive underlayer and 4.2mm capping sheet; minimum 150mm high above finished roof level; as per Drawing 129</u> Upstands; as per Detail 21					
C	Girth: 150 - 300mm; to vertical cladding	6	m		
D	<u>Extra over</u> for removing and re-fitting existing cladding to allow flashing to be installed	6	m		
<u>PROPRIETARY RAINWATER OUTLETS; Include for Bauder or equivalent insulated outlet extension; Bitumnous connection flange; 1.6mm thick pre-formed metal angle; include for Bauder sealing ring; Bauder insulated outlet bowl; Bauder 60mm thick insulation extension unit housing; all in strict accordance with Architect's specification & Drawings</u> Like Items; Outlets					
E	Generally	75	nr		
F	<u>Extra over</u> for Bauder leaf Grille	75	nr		

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(47) ROOF FINISHES (Cont)						
SVP pipes penetrating the roof; insulation thickness reduced at lowest point of roof to form channel; proprietary cast metal rainwater outlet with membrane clamping collar and bolt on raised leaf guard; cap & base sheets dressed into 110mm diameter rainwater outlet and fixed with clamping ring; vapour control layer dressed up sides of outlet and bonded in place; include galvanised steel bearing pan and raising tube to suit insulation depth; 150mm min vapour control tape continually taped and sealed from pipe with sealant to form an airtight seal; bonded insulation jacket or canister applied expanding insulation to fill void between outlet and roof insulation; height of collar 300mm; pipe not exceeding 250mm; including all flashings, weatherings, coverings etc; as specified with the roofing system; all to Manufacturer's and Architect's instructions Collars around pipes, standards and the like						
A	Generally	46	nr			
RWDP pipes penetrating the roof; selected proprietary weather collar to RWDP fitted to Manufacturer's Specifications over top of skirt and soaker; liquid applied waterproof coating consisting of reinforced base coat and protection top coat; single piece profiled metal skirt fitting tight to pipe welded to main roof forming a water tight seal additional compressible filler fitted prior to welding to act as a secondary water stop; pipe penetrations to avoid panel seams where possible; gun-canister applied foam to panle manufacturer's specification; 150mm min Pro Clima Tescon Vana vapour control tape to specification section P10 continuously taped and sealed from pipe with Pro Clima Orcon F sealant to form an air tight seal; height of collar 250mm; pipe not exceeding 250mm; including all flashings, weatherings, coverings etc; as specified with the roofing system; all to Manufacturer's and Architect's instructions and Drawing Collars around pipes, standards and the like						
B	Generally	75	nr			
<u>Holes</u>						
Forming holes for SVP						
C	Girth not exceeding 0.5m	46	nr			
Forming holes for RWDP						
D	Girth not exceeding 500mm	75	nr			

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<u>(47) ROOF FINISHES (Cont)</u>						
<u>WOODWORK</u>						
Ironmongery, Accessories and Sundries						
<u>Northlight sloping roofs # 140mm PIR FATE or equivalent rigid insulation, primer to insulation; as per Architects Specification J41 110A</u>						
Insulation; laid to falls						
A	Exceeding 300mm; Raking	2,187	m2			
<u>Main roof and Northlight valleys # tapered 120mm to 220mm PIR Thermotech MG or equivalent insulation designed to achieve minimum finished falls of 1:60, tapered PIR insulation, primer, complete to manufacturer's tapered insulation scheme and specification; as per Architects Specification J41 110B</u>						
Insulation; laid to falls						
B	Exceeding 300mm	716	m2			
<u>Canteen, office and training area roofs (Front Roofs) # tapered 160mm to 320mm PIR Thermotech MG or equivalent rigid insulation, primer; as per Architects Specification J41 110C</u>						
Insulation; laid to falls						
C	Exceeding 300mm	963	m2			
<u>Canteen, office and training area roofs (Back Roof) # constant 160mm PIR Thermotech MG or equivalent rigid insulation along roof fall with tapered insulation to internal gutter, primer; as per Architects Specification J41 110C</u>						
Insulation; laid to falls						
D	Exceeding 300mm	421	m2			
<u>Northlight vertical gables # 105mm dual-density mineral wool insulation, primer; as per Architects Specification J41 110D</u>						
Insulation; Vertical						
E	Exceeding 300mm; Vertical	112	m2			

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<u>(47) ROOF FINISHES (Cont)</u>						
<u>MISCELLANEOUS</u>						
Warranities / Guarantees						
A	20-year Insurance Supported Company Guarantee - Provide 20-year Insurance Supported Company Guarantee for the roofing works, commencing from the date of final inspection of the completed roofing installation by the selected roofing system manufacturer.	1	Item			
B	Guarantee # remedial works and consequential loss - Guarantee to cover the full cost of remedial works, including all materials and labour, together with consequential loss resulting from water penetration arising from defective workmanship or defective products forming part of the roofing system.	1	Item			
C	Approved Installer insolvency protection - Guarantee to provide that, in the event of insolvency of the Manufacturer's Approved Installer during the guarantee period, responsibility for the workmanship and installation of the waterproofing system shall transfer to and remain with the selected roofing system manufacturer for the remainder of the guarantee period, at no additional cost to the Client.	1	Item			
D	Guarantee claims # no excess - Guarantee to provide for no excess or deductible on claims made during the full guarantee period.	1	Item			
E	Guarantee and insurance documentation - Submit with the tender full details and evidence of the proposed guarantee, including all terms and conditions and relevant supporting insurance documentation, demonstrating that the guarantee offered will remain valid and undiluted for the full duration of the guarantee period.	1	Item			
F	Single-source roofing system guarantee - Provide guarantee from a single-source selected manufacturer covering the complete roofing system as one entity, including waterproofing membranes, insulation, workmanship and installation. Separate individual product guarantees combined with a separate Roofing Contractor workmanship guarantee will not be acceptable.	1	Item			
G	Transferability of guarantee - Guarantee to be fully transferable to any subsequent building owner for the remainder of the guarantee period without additional cost.	1	Item			
H	Cleaning and maintenance provisions - Guarantee to permit all normal cleaning, inspection and routine maintenance of the completed roofing system without invalidating or adversely affecting the terms of the guarantee.	1	Item			
J	Waterproofing system durability - Provide independent evidence demonstrating the durability and anticipated service life of the proposed single-ply waterproofing system, with a minimum life expectancy exceeding 30 years, supported by certification or assessment from a recognised independent body such as the BBA or equivalent approved organisation.	1	Item			

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<u>(47) ROOF FINISHES (Cont)</u>					
COLLECTION					
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(47) ROOF FINISHES Carried to Summary					
26405 - GRETB Mervue Roof Upgrade August 2026 SFR115/Issue1/190207					
Building 1 /47					

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<u>(5-) MECHANICAL INSTALLATION</u>						
<u>(10) DEMOLITION & ALTERATIONS</u>						
<u>DEMOLITION & ALTERATIONS</u>						
GENERAL						
1. THE ONUS IS ON THE CONTRACTOR TO VISIT THE SITE OF THE WORKS AND TO SATISFY HIMSELF AS TO THE NATURE AND EXTENT OF THE WORKS AND ALL OTHER MATTERS THAT MIGHT INFLUENCE HIS PRICE OR TIME FOR COMPLETION OF THE WORKS (ARRANGEMENTS TO VISIT THE SITE SHOULD BE MADE WITH THE EMPLOYERS REPRESENTATIVE). THE CONTRACTOR MUST INCLUDE WITHIN HIS PRICE FOR ALL WORKS IN CONNECTION WITH THE DEMOLITION WORKS AND WORKS TO THE EXISTING BUILDINGS, WHICH COULD BE REASONABLY FORESEEN OR IMPLIED BY THE TENDER DOCUMENTS. NO CLAIMS ON THE GROUNDS OF WANT OF KNOWLEDGE IN RESPECT OF THE ABOVE WILL BE ENTERTAINED WHATSOEVER.					Note	
<u>Demolition</u>						
Temporary Screens						
Existing Heat recovery units and associated ductwork to be retained and protected (7nr HRU various locations); isolate, disconnect and remove existing ductwork rising to roof level as indicated on drawing; dispose of redundant ductwork off-site; make good all affected connections, supports, penetrations and finishes; new replacement ductwork measured elsewhere; all in accordance with the Mechanical Engineers Specification and Drawing M57-01					1	nr
Existing LEV system and associated ductwork to be retained and protected; Location: Welding Workshop 1046; isolate, disconnect and remove existing ductwork rising to roof level as indicated on drawing; dispose of redundant ductwork off-site; make good all affected connections, supports, penetrations and finishes; new replacement ductwork measured elsewhere; all in accordance with the Mechanical Engineers Specification and Drawing M57-03					1	nr
Existing Heat recovery units and associated ductwork to be retained and protected (1nr HRU); isolate, disconnect and remove existing ductwork rising to roof level as indicated on drawing; dispose of redundant ductwork off-site; make good all affected connections, supports, penetrations and finishes; new replacement ductwork measured elsewhere; all in accordance with the Mechanical Engineers Specification and Drawing M57-03					1	nr
Existing Heat recovery units and associated ductwork to be retained and protected (1nr HRU); isolate, disconnect and remove existing ductwork rising to roof level as indicated on drawing; dispose of redundant ductwork off-site; make good all affected connections, supports, penetrations and finishes; new replacement ductwork measured elsewhere; all in accordance with the Mechanical Engineers Specification and Drawing M57-04					1	nr
Existing LEV system and associated ductwork to be retained and protected; Location: Metal Fabricationroom 1047; isolate, disconnect and remove existing ductwork rising to roof level as indicated on drawing; dispose of redundant ductwork off-site; make good all affected connections, supports, penetrations and finishes; new replacement ductwork measured elsewhere; all in accordance with the Mechanical Engineers Specification and Drawing M57-05					1	nr
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<u>(5-) MECHANICAL INSTALLATION (Cont)</u>						
A	Existing 5nr internal air conditioning unit to be retained and protected on-site; include all necessary temporary protection; units to remain connected to existing refrigerant pipework and associated services where applicable; upon reinstatement of the associated external air-conditioning unit, test and commission the complete air-conditioning system; all in accordance with the Mechanical Engineers Specification and Drawing M55-01	1	nr			
B	Existing 4nr internal air conditioning unit to be retained and protected on-site; include all necessary temporary protection; units to remain connected to existing refrigerant pipework and associated services where applicable; upon reinstatement of the associated external air-conditioning unit, test and commission the complete air-conditioning system; all in accordance with the Mechanical Engineers Specification and Drawing M55-03	1	nr			
<u>Removing</u>						
Plumbing and Engineering Installations						
C	Removal of 6nr redundant internal and external air-conditioning units; de-gas, isolate, disconnect, remove and dispose of off-site; include associated redundant refrigerant pipework, cable tray/supports, electrical and control connections and all ancillary components; existing ductwork to be retained and protected; make good existing opes and affected areas; all in accordance with the Mechanical Engineers Specification and Drawings 6917-4/BLD/01	1	nr			
D	Removal of existing redundant roof mounted extract fans and termination units; safely isolate, disconnect, remove and disposal off site; works shall include all associated electrical and mechanical disconnections, supports, brackets, ductwork connections and ancillary components necessary to facilitate complete removal; making good all affected finishes; all in accordance with the Mechanical Engineers Specification and Drawings 6917-4/BLD/01	1	nr			
E	Removal of existing redundant kitchen extract fan and associated extract ductwork located on roof; safely isolate, disconnect, dismantle and dispose off site; including all associated electrical and mechanical disconnections, controls, cabling, supports, brackets, ductwork connections and ancillary components necessary to facilitate complete removal; weatherproof sealing and making good of all affected roof penetrations, upstands, finishes and waterproofing; all in accordance with the Mechanical Engineers Specification and Drawings M57-02	1	nr			
F	Removal of existing redundant fume extraction fan and associated ductwork located on roof; safely isolate, disconnect, dismantle and dispose off site; including all associated electrical and mechanical disconnections, controls, cabling, supports, brackets, ductwork connections and ancillary components necessary to facilitate complete removal; weatherproof sealing and making good of all affected roof penetrations, upstands, finishes and waterproofing; all in accordance with the Mechanical Engineers Specification and Drawings 6917-4/BLD/01	1	nr			

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<u>(5-) MECHANICAL INSTALLATION (Cont)</u>						
A	Temporary removal of existing ductwork exiting through gable end of roof; 2nr locations; disconnect, dismantle, label, protect and store securely on-site; reinstate upon completion of works; works shall include all associated mechanical disconnections & reconnections, supports, brackets, ductwork connections and ancillary components; reinstatement of insulation/cladding where applicable; testing of ductwork; making good all affected penetrations, weatherproofing and finishes; all in accordance with the Mechanical Engineers Specification and Drawings M57-04	1	nr			
B	Temporary removal of existing ductwork upstands; serving roof terminal RT20, RT21, RT22, RT23; disconnect, dismantle, label, protect and store securely on-site; reinstate upon completion of works; works shall include all associated mechanical disconnections & reconnections, supports, brackets, ductwork connections and ancillary components; reinstatement of insulation/cladding where applicable; testing of ductwork; making good all affected penetrations, weatherproofing and finishes; all in accordance with the Mechanical Engineers Specification and Drawings M57-04	1	nr			
C	Temporary removal of existing make-up air ductwork; disconnect, dismantle, label, protect and store securely on-site; reinstate upon completion of works; works shall include all associated mechanical disconnections & reconnections, supports, brackets, big foot support system, ductwork connections and ancillary components; reinstatement of insulation/cladding where applicable; testing of ductwork; making good all affected penetrations, weatherproofing and finishes; all in accordance with the Mechanical Engineers Specification and Drawings M57-04	1	nr			
D	Temporary removal of existing roof mounted fume extraction fan and associated ductwork serving the Welding workshop; safely isolate, disconnect, dismantle, label, protect and store securely on-site; works shall include all associated electrical and mechanical disconnections & reconnections, controls, cabling, supports, brackets, big foot support system, fixings, anti-vibration mounts, ductwork connections and ancillary components; temporary weatherproofing of openings; reinstatement of insulation/cladding where applicable; testing and commissioning of the reinstated fan and ductwork system; making good all affected penetrations, weatherproofing and finishes; all in accordance with the Mechanical Engineers Specification and Drawing M57-04	1	nr			
E	Temporary removal of existing roof mounted dust extraction ductwork; safely isolate, disconnect, dismantle, label, protect and store securely on-site; works shall include all associated mechanical disconnections & reconnections, supports, brackets, fixings, big foot support system, anti-vibration mounts, ductwork connections and ancillary components; reinstatement of insulation/cladding where applicable; testing and commissioning of the reinstated ductwork system; making good all affected penetrations, weatherproofing and finishes; all in accordance with the Mechanical Engineers Specification and Drawing M57-06	1	nr			

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<u>(5-) MECHANICAL INSTALLATION (Cont)</u>					
Temporary removal of 2nr existing roof mounted inline attenuators and associated ductwork to fume extraction system; safely isolate, disconnect, dismantle, label, protect and store securely on-site; works shall include all associated mechanical disconnections & reconnections, supports, brackets, fixings, big foot support system, anti-vibration mounts, ductwork connections and ancillary components; temporary weatherproofing of openings; reinstatement of insulation/cladding where applicable; testing and commissioning of the fan and ductwork system; making good all affected penetrations, weatherproofing and finishes; all in accordance with the Mechanical Engineers Specification and Drawing M57-06	1	nr			
Temporary removal of 3nr existing roof mounted LEV fume extraction fans and associated ductwork; safely isolate, disconnect, dismantle, label, protect and store securely on-site; works shall include all associated electrical and mechanical disconnections & reconnections, controls, cabling, supports, brackets, fixings, big foot support system, anti-vibration mounts, ductwork connections and ancillary components; temporary weatherproofing of openings; reinstatement of insulation/cladding where applicable; testing and commissioning of the reinstated fan and ductwork system; making good all affected penetrations, weatherproofing and finishes; all in accordance with the Mechanical Engineers Specification and Drawing M57-06	1	nr			
Temporary removal of 5nr existing roof mounted air conditioning units; de-gas/recover refrigerant as required, isolate, disconnect, dismantle, label, protect and securely store on-site; subsequently reinstall, reconnect, evacuate, recharge where required, test, commission and set to work; include all associated refrigerant pipework, electrical/control connections, supports, brackets, fixings, big foot support system, anti-vibration mounts and ancillary components; making good all affected penetrations, weatherproofing and finishes; all in accordance with the Mechanical Engineers Specification and Drawing M55-02	1	nr			
Temporary removal of 4nr existing roof mounted air conditioning unit; de-gas/ recover refrigerant as required, isolate, disconnect, dismantle, label, protect and securely store on-site; subsequently reinstall, reconnect, evacuate, recharge where required, test, commission and set to work; include all associated refrigerant pipework, electrical/control connections, supports, brackets, fixings, big foot support system, anti-vibration mounts and ancillary components; making good all affected penetrations, weatherproofing and finishes; all in accordance with the Mechanical Engineers Specification and Drawing M55-04	1	nr			
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(5-) MECHANICAL INSTALLATION (Cont)						
(55) SPACE COOLING SERVICES						
<u>System</u>						
Air Conditioning installation, testing and commissioning; complete; This works section shall include for the supply and installation of a number of replacement split type heating and cooling air conditioning systems by specialist suppliers throughout the offices, teaching spaces, workshops, laboratories, etc., within the Building No 1, in order to facilitate the re-roof works project; consisting of all associated internal and external units, new refrigeration pipework, new condensate lift pumps, new condensate drains, central controller and control wiring, operating on a R32 refrigerant as specified below and as indicated on the drawings, to replace existing air conditioning units, including the temporary disconnection and re-connection of some existing R32 units; all in strict accordance with the Mechanical Specification Section 55 and Drawings 6917-4/M55/01 - 6917-4/M55/05						
<u>Primary Equipment</u>						
Air Conditioning Units & controller; supply and installation; complete; Specification: Indoor Unit: "PKA-M -R32" Wall Mounted Power Invertor Heat Pump, PKA-M50LA3 R32 Split unit or equivalent.; Number of Internal Units: 1 number (AC/02); Heating Load (UK): 4.25kW; Cooling Load (UK): 4.23kW; Dimensions: 898mm x 237mm x 299mm; Controller: Wired Controller - PAR 42 MAAB or equivalent; Specification Outdoor Unit: "PKA- M R32" Power Invertor Heat Pump, PUZ-ZM50VKA3 or equivalent; Dimensions: 809mm x 300mm x 630mm high; Number of Units: 1 number (AC/02); Electrical supply: 240-volt, 50 Hz Single Phase; Refrigerant: R32 Refrigerant; Remarks: 1nr internal wall mounted Air Conditioning Unit and controller; c/w 1nr External Unit, associated refrigeration pipework, condensate drains, condensate lift pump, control wiring, anti-vibration mounts and brackets; include for all accessories; all in strict accordance with the Mechanical Equipment Schedule, Schedule Nr.1						
A	Air Conditioning Units & controller; Ref: AC02; Location: Internal unit: Training services room 1113; External unit: roof mounted	1	nr			
Air Conditioning Units & controller; supply and installation; complete; Specification Indoor Unit: "MSZ-AY -R32" Wall Mounted Invertor Heat Pump, MSZ-AY50VGK2 R32 Split unit or equivalent; Number of Internal Units: 1 number (AC/04); Heating Load (UK): 4.78kW; Cooling Load (UK): 4.95kW; Dimensions: 798mm x 245mm x 299mm; Controller: Wired Controller - PAR 42 MAAB or equivalent; Specification Outdoor Unit: "MSZ-AY R32" Standard Invertor Heat Pump, MUZ-AY50 VG2 or equivalent; Dimensions: 800mm x 285mm x 714mm high; Number of Units: 1 number (AC/04); Electrical supply: 240-volt, 50 Hz Single Phase; Refrigerant: R32 Refrigerant; Remarks: 1nr internal wall mounted Air Conditioning Unit and controller; c/w 1nr External Unit, associated refrigeration pipework, condensate drains, condensate lift pump, control wiring, anti-vibration mounts and brackets; include for all accessories; all in strict accordance with the Mechanical Equipment Schedule, Schedule Nr.1						
B	Air Conditioning Units & controller; Ref: AC04; Location: Internal unit: Comms room 1111; External unit: roof mounted	1	nr			

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<u>(5-) MECHANICAL INSTALLATION (Cont)</u>						
Air Conditioning Units & controller; supply and installation; complete; Specification/ Reference Indoor Unit: "PLA- ZM R32" ceiling recessed Power Inverter Heat Pump, PLA-ZM60 EA2 R32 Split unit or equivalent; Number of Internal Units: 1 number (AC/05); Heating Load (UK): 6.0kW; Cooling Load (UK): 5.6kW; Dimensions: 840mm x 840mm x 258mm: Controller; Wired Controller - PAR 41 MAA or equivalent; Specification/ Reference Outdoor Unit: "PLA- ZM R32" Power Inverter Heat Pump, PUZ-ZM60VHA3 or equivalent; Dimensions: 950mm x 355mm x 943mm high; Number of Units: 1 number (AC/05); Electrical supply: 240-volt, 50 Hz Single Phase; Refrigerant: R32 Refrigerant; Remarks: 1nr internal ceiling recessed Air Conditioning Unit, c/w 1nr External Unit, associated refrigeration pipework, condensate drains, condensate lift pump, control wiring, anti-vibration mounts and brackets; include for all accessories; all in strict accordance with the Mechanical Equipment Schedule, Schedule Nr.1						
A	Air Conditioning Units & controller; Ref: AC05; Location: Internal unit: Finance & Admin contracted training room 1101; External unit: roof mounted	1	nr			
Air Conditioning Units & controller; supply and installation; complete; Specification Indoor Unit: "PLA- ZM R32" ceiling recessed Power Inverter Heat Pump, PLA-ZM50 EA3 R32 Split unit or equivalent; Number of Internal Units: 2 number (AC/06A and AC/06B); Heating Load (UK): 5.1kW; Cooling Load (UK): 4.6kW; Dimensions: 840mm x 840mm x 258mm; Controller: Wired Controller - PAR 41 MAA or equivalent; Specification Outdoor Unit: "PLA- ZM R32" Power Inverter Heat Pump, PUZ-ZM100VDA2 or equivalent; Dimensions: 1100mm x 505mm x 870mm high; Number of Units: 1 number (AC/06); Electrical supply: 240-volt, 50 Hz Single Phase; Refrigerant: R32 Refrigerant; Remarks: 2nr internal ceiling recessed Air Conditioning Units and controller; c/w 1nr External Unit, associated refrigeration pipework, condensate drains, condensate lift pump; control wiring, anti-vibration mounts and brackets; include for all accessories; all in strict accordance with the Mechanical Equipment Schedule, Schedule Nr.1						
B	Air Conditioning Units & controller; Ref: AC06A, AC06B; Location: Internal unit: Pharmacy Sales/Computer room 1028; External unit: roof mounted	1	nr			
Air Conditioning Units & controller; supply and installation; complete; Specification Indoor Unit: "PEAD- M R32" ceiling concealed ducted Power Inverter Heat Pump, PEAD-M100JA3 R32 Split unit or equivalent; Number of Internal Units: 1 number (AC/09); Heating Load (UK): 8.06kW; Cooling Load (UK): 8.74kW; Dimensions: 1400mm x 732mm x 250mm; Controller: Wired Controller - PAR 42 MAAB or equivalent; Specification Outdoor Unit: "PEAD-M R32" Power Inverter Heat Pump, PUZ-ZM100VDA2 or equivalent; Dimensions: 1100mm x 505mm x 870mm high; Number of Units: 1 number (AC/09); Electrical supply: 240-volt, 50 Hz Single Phase; Refrigerant: R32 Refrigerant; Remarks: 1nr internal above ceiling concealed ducted Air Conditioning Unit, c/w 1nr External Unit, associated refrigeration pipework, condensate drains, condensate lift pump, control wiring, anti-vibration mounts and brackets; include for all accessories; all in strict accordance with the Mechanical Equipment Schedule, Schedule Nr.1						
C	Air Conditioning Units & controller; Ref: AC09; Location: Internal unit: Mayo room/Computer room 1102; External unit: roof mounted	1	nr			

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<u>(5-) MECHANICAL INSTALLATION (Cont)</u>						
Air Conditioning Units & controller; supply and installation; complete; Specification Indoor Unit: "PEAD- M R32" ceiling concealed ducted Power Invertor Heat Pump, PEAD-M100 JA3 R32 Split unit or equivalent; Number of Internal Units: 1 number (AC/10); Heating Load (UK): 8.06kW; Cooling Load (UK): 8.74kW; Dimensions: 1400mm x 732mm x 250mm; Controller: Wired Controller - PAR 42 MAAB; Specification Outdoor Unit: "PEAD-M R32" Power Invertor Heat Pump, PUZ-ZM100VDA2 or equivalent; Dimensions: 1100mm x 505mm x 870mm high; Number of Units: 1 number (AC/10); Electrical supply: 240-volt, 50 Hz Single Phase; Refrigerant: R32 Refrigerant; Remarks: 1nr internal above ceiling concealed ducted Air Conditioning Unit, c/w 1nr External Unit, associated refrigeration pipework, condensate drains, condensate lift pump, control wiring, anti-vibration mounts and brackets; include for all accessories; all in strict accordance with the Mechanical Equipment Schedule, Schedule Nr.1						
A	Air Conditioning Unit & controller; Ref: AC10; Location: Internal unit: Test centre/Computer room 1106; External unit: roof mounted	1	nr			
Air Conditioning Units & controller; supply and installation; complete; Specification Indoor Unit: "PEAD- M R32" ceiling concealed ducted Power Invertor Heat Pump, PEAD-M100 JA3 R32 Split unit or equivalent; Number of Internal Units: 1 number (AC/11); Heating Load (UK): 8.06kW; Cooling Load (UK): 8.74kW; Dimensions: 1400mm x 732mm x 250mm; Controller: Wired Controller - PAR 42 MAAB; Specification Outdoor Unit: "PEAD-M R32" Power Invertor Heat Pump, PUZ-ZM100VDA2 or equivalent; Dimensions: 1100mm x 505mm x 870mm high; Number of Units: 1 number (AC/11); Electrical supply: 240-volt, 50 Hz Single Phase; Refrigerant: R32 Refrigerant; Remarks: 1nr internal above ceiling concealed ducted Air Conditioning Unit, c/w 1nr External Unit, associated refrigeration pipework, condensate drains, condensate lift pump, control wiring, anti-vibration mounts and brackets; include for all accessories; all in strict accordance with the Mechanical Equipment Schedule, Schedule Nr.1						
B	Air Conditioning Unit & controller; Ref: AC11; Location: Internal unit: Galway room 1105; External unit: roof mounted	1	nr			
Air Conditioning Units & controller; supply and installation; complete; Specification Indoor Unit: "MSZ-AY -R32" Wall Mounted Invertor Heat Pump, MSZ-AY35VGK2 R32 Split unit or equivalent; Number of Internal Units: 1 number (AC/12); Heating Load (UK): 3.3kW; Cooling Load (UK): 3.47kW; Dimensions: 798mm x 245mm x 299mm; Controller: Wired Controller - PAR 42 MAAB; Specification Outdoor Unit: "MSZ-AY R32" Standard Invertor Heat Pump, MUZ-AY35VG2 or equivalent; Dimensions: 800mm x 285mm x 550mm high; Number of Units: 1 number (AC/12); Electrical supply: 240-volt, 50 Hz Single Phase; Refrigerant: R32 Refrigerant; Remarks: 1nr internal wall mounted Air Conditioning Unit and controller; c/w 1nr External Unit, associated refrigeration pipework, condensate drains, condensate lift pump, control wiring, anti-vibration mounts and brackets; include for all accessories; all in strict accordance with the Mechanical Equipment Schedule, Schedule Nr.1						
C	Air Conditioning Unit & controller; Ref: AC12; Location: Office 1110; External unit: roof mounted	1	nr			

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<u>(5-) MECHANICAL INSTALLATION (Cont)</u>						
Air Conditioning Units & controller; supply and installation; complete; Specification Indoor Unit: "MSZ-AY -R32" Wall Mounted Inverter Heat Pump, MSZ-AY35VGK2 R32 Split unit or equivalent; Number of Internal Units: 1 number (AC/14); Heating Load (UK): 3.3kW; Cooling Load (UK): 3.47kW; Dimensions: 798mm x 245mm x 299mm; Controller: Wired Controller - PAR 42 MAAB; Specification Outdoor Unit: "MSZ-AY R32" Standard Inverter Heat Pump, MUZ-AY35VG2 or equivalent; Dimensions: 800mm x 285mm x 550mm high; Number of Units: 1 number (AC/14); Electrical supply: 240-volt, 50 Hz Single Phase; Refrigerant: R32 Refrigerant; Remarks: 1nr internal wall mounted Air Conditioning Unit and controller; c/w 1nr External Unit, associated refrigeration pipework, condensate drains, condensate lift pump, control wiring, anti-vibration mounts and brackets; include for all accessories; all in strict accordance with the Mechanical Equipment Schedule, Schedule Nr.1						
A	Air Conditioning Unit & controller; Ref: AC14; Location: Office; External unit: roof mounted	1	nr			
Air Conditioning Units & controller; supply and installation; complete; Specification Indoor Unit: "MSZ-AY -R32" Wall Mounted Inverter Heat Pump, MSZ-AY35VGK2 R32 Split unit or equivalent; Number of Internal Units: 1 number (AC/15); Heating Load (UK): 3.3kW; Cooling Load (UK): 3.47kW; Dimensions: 798mm x 245mm x 299mm; Controller: Wired Controller - PAR 42 MAAB; Specification Outdoor Unit: "MSZ-AY R32" Standard Inverter Heat Pump, MUZ-AY35VG2 or equivalent; Dimensions: 800mm x 285mm x 550mm high; Number of Units: 1 number (AC/15); Electrical supply: 240-volt, 50 Hz Single Phase; Refrigerant: R32 Refrigerant; Remarks: 1nr internal wall mounted Air Conditioning Unit and controller; c/w 1nr External Unit, associated refrigeration pipework, condensate drains, condensate lift pump, control wiring, anti-vibration mounts and brackets; include for all accessories; all in strict accordance with the Mechanical Equipment Schedule, Schedule Nr.1						
B	Air Conditioning Unit & controller; Ref: AC15; Location: Office; External unit: roof mounted	1	nr			
Air Conditioning Units & controller; supply and installation; complete; Specification Indoor Unit: "MSZ-AY -R32" Wall Mounted Inverter Heat Pump, MSZ-AY35VGK2 R32 Split unit or equivalent; Number of Internal Units: 1 number (AC/17); Heating Load (UK): 3.3kW; Cooling Load (UK): 3.47kW; Dimensions: 798mm x 245mm x 299mm; Controller: Wired Controller - PAR 42 MAAB; Specification Outdoor Unit: "MSZ-AY R32" Standard Inverter Heat Pump, MUZ-AY35VG2 or equivalent; Dimensions: 800mm x 285mm x 550mm high; Number of Units: 1 number (AC/17); Electrical supply: 240-volt, 50 Hz Single Phase; Refrigerant: R32 Refrigerant; Remarks: 1nr internal wall mounted Air Conditioning Unit and controller; c/w 1nr External Unit, associated refrigeration pipework, condensate drains, condensate lift pump, control wiring, anti-vibration mounts and brackets; include for all accessories; all in strict accordance with the Mechanical Equipment Schedule, Schedule Nr.1						
C	Air Conditioning Unit & controller; Ref: AC17; Location: Office; External unit: roof mounted	1	nr			

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<u>(5-) MECHANICAL INSTALLATION (Cont)</u>						
Air Conditioning Units & controller; supply and installation; complete; Specification Indoor Unit: "PLA- ZM R32" ceiling recessed Power Invertor Heat Pump, PLA-ZM100 EA3 R32 Split unit or equivalent; Number of Internal Units: 1 number (AC/18); Heating Load (UK): 7.95kW; Cooling Load (UK): 9.03kW; Dimensions: 840mm x 840mm x 258mm; Controller: Wired Controller - PAR 41 MAA; Specification Outdoor Unit: "PLA- ZM R32" Power Invertor Heat Pump, PUZ-ZM100VDA2 or equivalent; Dimensions: 1100mm x 505mm x 870mm high; Number of Units: 1 number (AC/18); Electrical supply: 240-volt, 50 Hz Single Phase; Refrigerant: R32 Refrigerant; Remarks: 1nr internal ceiling recessed Air Conditioning Unit, c/w 1nr External Unit, associated refrigeration pipework, condensate drains, condensate lift pump, control wiring, anti-vibration mounts and brackets; include for all accessories; all in strict accordance with the Mechanical Equipment Schedule, Schedule Nr.1						
A	Air Conditioning Unit & controller; Ref: AC18; Location: Computer room 1093; External unit: roof mounted	1	nr			
Air Conditioning Units & controller; supply and installation; complete; Specification Indoor Unit: "PLA- ZM R32" ceiling recessed Power Invertor Heat Pump, PLA-ZM125 EA3 R32 Split unit or equivalent; Number of Internal Units: 1 number (AC/19); Heating Load (UK): 10.08kW; Cooling Load (UK): 11.5kW; Dimensions: 840mm x 840mm x 298mm; Controller: Wired Controller - PAR 41 MAA; Specification Outdoor Unit: "PLA- ZM R32" Power Invertor Heat Pump, PUZ-ZM125VDA2 or equivalent; Dimensions: 1100mm x 505mm x 870mm high; Number of Units: 1 number (AC/19); Electrical supply: 240-volt, 50 Hz Single Phase; Refrigerant: R32 Refrigerant; Remarks: 1nr internal ceiling recessed Air Conditioning Unit, c/w 1nr External Unit, associated refrigeration pipework, condensate drains, condensate lift pump, control wiring, anti-vibration mounts and brackets; include for all accessories; all in strict accordance with the Mechanical Equipment Schedule, Schedule Nr.1						
B	Air Conditioning Unit & controller; Ref: AC19; Location: Computer room 1093; External unit: roof mounted	1	nr			
Air Conditioning Units & controller; supply and installation; complete; Specification Indoor Unit: "PEAD- M R32" ceiling concealed ducted Power Invertor Heat Pump, PEAD-M100 JA3 R32 Split unit or equivalent; Number of Internal Units: 1 number (AC/20); Heating Load (UK): 8.06kW; Cooling Load (UK): 8.74kW; Dimensions: 1400mm x 732mm x 250mm; Controller: Wired Controller - PAR 42 MAAB; Specification Outdoor Unit: "PEAD-M R32" Power Invertor Heat Pump,PUZ-ZM100VDA2 or equivalent; Dimensions: 1100mm x 505mm x 870mm high; Number of Units: 1 number (AC/20); Electrical supply: 240-volt, 50 Hz Single Phase; Refrigerant: R32 Refrigerant; Remarks: 1nr internal above ceiling concealed ducted Air Conditioning Unit, c/w 1nr External Unit, associated refrigeration pipework, condensate drains, condensate lift pump, control wiring, anti-vibration mounts and brackets; include for all accessories; all in strict accordance with the Mechanical Equipment Schedule, Schedule Nr.1						
C	Air Conditioning Unit & controller; Ref: AC20; Location: CAD/CNC milling & turning workshop 1045; External unit: roof mounted	1	nr			

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<u>(5-) MECHANICAL INSTALLATION (Cont)</u>						
Air Conditioning Units & controller; supply and installation; complete; Specification Indoor Unit: "PLA- ZM R32" ceiling recessed Power Invertor Heat Pump, PLA-ZM 60EA3 R32 Split unit or equivalent; Number of Internal Units: 2 number (AC/23A,AC/23B); Heating Load (UK): 6.0kW; Cooling Load (UK): 5.6kW; Dimensions: 840mm x 840mm x 258mm; Controller: Wired Controller - PAR 41 MAA; Specification Outdoor Unit: "PLA- ZM R32" Power Invertor Heat Pump, PUZ-ZM125VDA2 or equivalent; Dimensions: 1100mm x 505mm x 870mm high; Number of Units: 1 number (AC/23); Electrical supply: 240-volt, 50 Hz Single Phase; Refrigerant: R32 Refrigerant; Remarks: 2nr internal ceiling recessed Air Conditioning Units, c/w 1nr External Unit, associated refrigeration pipework, condensate drains, condensate lift pump, control wiring, anti-vibration mounts and brackets; include for all accessories; all in strict accordance with the Mechanical Equipment Schedule, Schedule Nr.1						
A	Air Conditioning Unit & controller; Ref: AC23A, AC23B; Location: Canteen; External unit: roof mounted	1	nr			
Air Conditioning Units & controller; supply and installation; complete; Specification Indoor Unit: "PCA-M-HA R32" Stainless Steel Ceiling Suspended Power Invertor Heat Pump, PCA-M71HA R32 Split unit or equivalent; Number of Internal Units: 1 number (AC/24); Heating Load (UK): 6.8kW; Cooling Load (UK): 6.55kW; Dimensions: 1136mm x 650mm x 280mm; Controller: Wired Controller - PAR 40 MAA; Specification Outdoor Unit: "PCA-M-HA R32" Power Invertor Heat Pump, PUZ-ZM71VHAR1 or equivalent; Dimensions: 950mm x 360mm x 943mm high; Number of Units: 1 number (AC/24); Electrical supply: 240-volt, 50 Hz Single Phase; Refrigerant: R32 Refrigerant; Remarks: 1nr internal stainless steel ceiling suspended Air Conditioning Unit, c/w 1nr External Unit, associated refrigeration pipework, condensate drains, condensate lift pump, control wiring, anti-vibration mounts and brackets; include for all accessories; all in strict accordance with the Mechanical Equipment Schedule, Schedule Nr.1						
B	Air Conditioning Unit & controller; Ref: AC24; Location: Kitchen; External unit: roof mounted	1	nr			
Air Conditioning Units & controller; supply and installation; complete; Specification Indoor Unit: "MSZ-AY -R32" Wall Mounted Invertor Heat Pump, MSZ-AY35VGK2 R32 Split unit or equivalent; Number of Internal Units: 1 number (AC/25); Heating Load (UK): 3.3kW; Cooling Load (UK): 3.47kW; Dimensions: 798mm x 245mm x 299mm; Controller: Wired Controller - PAR 42 MAAB; Specification Outdoor Unit:"MSZ-AY R32" Standard Invertor Heat Pump, MUZ-AY35VG2 or equivalent; Dimensions: 800mm x 285mm x 550mm high; Number of Units: 1 number (AC/25); Electrical supply: 240-volt, 50 Hz Single Phase; Refrigerant: R32 Refrigerant; Remarks: 1nr internal wall mounted Air Conditioning Unit, c/w 1nr External Unit, associated refrigeration pipework, condensate drains, condensate lift pump, control wiring, anti-vibration mounts and brackets; include for all accessories; all in strict accordance with the Mechanical Equipment Schedule, Schedule Nr.1						
C	Air Conditioning Unit & controller; Ref: AC25; Location: Store 1118; External unit: roof mounted	1	nr			

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<u>(5-) MECHANICAL INSTALLATION (Cont)</u>						
<u>Accessories Associated with Primary Equipment</u>						
Condensate Pump; supply and installation; complete; Manufacturer: "Little Giant" Model: VCMA-15 series or equivalent; Performance specification: Capacity: 65 gph @ 1'; Shut Off: 15' (4.6 m); Max. Liquid Temp.: 140 °F (60 °C); Discharge: 3/8" barbed (9.5 mm); Impeller: Glass-filled Polypropylene; Electrical: 115 V, 60 Hz, 1A; Operation: Automatic; c/w antivibration mounts; include for all accessories; all in accordance with the Mechanical Engineers Specification A.2.3.1.2, Section 55.8						
A	Condensate Pump	20	nr			
Touch Screen Central Controller; supply and installation; complete; Description: 12.1" Capacitive Touch Screen Controller & IoT gateway; Connet to: M-NET Network; Max number of units: 50 and 4 Pulse Meters or Modbus Meters (Modbus meters not for energy apportioning); Compatibility: M Series, Mr Slim, City Multi, Lossnay, e-Series; Power supply: 220-240v, 50Hz; Dimensions: 306mm x 71.8mm x 211mm (WxDxH); include for all accessories; all in accordance with the Mechanical specification						
B	Touch Screen Central Controller	1	nr			
<u>Distribution System</u>						
Cable tray installation, testing and commissioning; complete; The Contractor shall supply and install a complete cable support system using cable tray, conduit and support steelwork as shown on the drawings and as detailed in the specification; The Contractor shall include for all incidental cable containment which may not be shown on the drawings but which may be required to effect cable routes to individual items of equipment; include for all bends, tees, crossovers, couplers, offsets, fixing brackets and supports; all in accordance with the Mechanical Engineers Specification A.2.3.1.2, Section 55.7						
C	Cable Tray; heavy duty galvanised steel; size 200mm wide c/w matching lid	1	Item			
D	Cable Tray; heavy duty galvanised steel; size 250mm wide c/w matching lid	1	Item			
E	Cable Tray; heavy duty galvanised steel; size 300mm wide c/w matching lid	1	Item			
Refrigerant pipework and fittings; soft drawn 99.85% copper tubing to IS EN12449: 2023; include for all fixing brackets, hangers and supports; include for all elbows, expansion bellows; unions and tees necessary to complete the work, all joints shall be brazed socket fittings using brazing filler metals; all in strict accordance with the Mechanical Engineers Specification A.2.3.1.2, Section 55.4 - 55.6						
F	9.52mm diameter pipework	1	Item			
G	15.88mm diameter pipework	1	Item			

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<u>(5-) MECHANICAL INSTALLATION (Cont)</u>						
Flexible hose pipework and fittings; installation from the new condensate pump and rise up to roof level and turn down on the roof; include for all fixings and supports; all in strict accordance with the Mechanical Engineers Specification A.2.3.1.2, Section 55.9						
A	15mm diameter pipework	1	Item			
<u>Insulation</u>						
Insulation; to pipework and fittings; AP/Armaflex or equivalent pipe tube insulation applied in the un-slit condition; 19mm thick; Class A (Class 1): FSI (0-25) and SDI (0-450) material in accordance with ASTM E84 standardized fire test procedure; applied strictly in accordance with the manufacturers instructions; solvent weld joints, taped and sealed; all in strict accordance with the Mechanical Engineers Specification A.2.3.1.2, Section 55.10						
B	Insulation; 9.52mm diameter pipework	1	Item			
C	Insulation; 15.88mm diameter pipework	1	Item			
<u>General</u>						
Testing and commissioning; all in accordance with Engineers Specification						
D	Testing and commissioning	1	Item			
Operating and maintenance manuals; all in accordance with Engineers Specification						
E	Operating and maintenance manuals	1	Item			
Working drawings; all in accordance with Engineers Specification						
F	Working drawings	1	Item			
Co-ordination drawings; all in accordance with Engineers Specification						
G	Co-ordination drawings	1	Item			
As built drawings; all in accordance with Engineers Specification						
H	As built drawings	1	Item			
Identification plates, labels and the like; all in accordance with Engineers Specification						
J	Identification plates, labels and the like	1	Item			

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<u>(5-) MECHANICAL INSTALLATION (Cont)</u>						
(57) VENTILATION SERVICES						
<u>System</u>						
Ventilation installation, testing and commissioning; complete; The contractor shall supply and install all ventilation ductwork, terminals and plant within the building; all in strict accordance with the Mechanical Specification Section 57 and Drawings 6917-4/M57/01 - 6917-4/M57/06						
<u>Primary Equipment</u>						
Extract Fan; supply and installation; complete; Fan Model: Vent Axia Acoustic In-line Twin fan Unit, Ref: ATQ12512D or equivalent; Duty: 0.054m ³ / s at 175 Pa, Electrical supply: 240 Volt single phase; Controller: ITC-DS 12/24 Hr Auto change over controller or equivalent; Serving: Rooms 1112 to 1118; c/w sound attenuator, backdraught dampers, flexible connections and av mounts; include for all fittings and accessories; all in accordance with the Mechanical Equipment Schedule, Schedule nr.2						
A	Extract Fan; Ref: EF 01; Location: False ceiling to Comms room 1111	1	nr			
Extract Fan; supply and installation; complete; Fan Model: Vent Axia Acoustic In-line Twin fan Unit, Ref: ATQ20012D or equivalent; Duty: 0.102m ³ / s at 200 Pa; Electrical supply: 240 Volt single phase; Controller: ITC-DS 12/24 Hr Auto change over controller or equivalent; Serving: Rooms 1010 to 1024; c/w sound attenuator, backdraught dampers, flexible connections and av mounts; include for all fittings and accessories; all in accordance with the Mechanical Equipment Schedule, Schedule nr.2						
B	Extract Fan; Ref: EF 02; Location: False ceiling to Store 1024	1	nr			
Extract Fan; supply and installation; complete; Fan Model: Vent Axia LO-Carbon Revive 7 or equivalent; Duty: between 9 and 60 L/s, Controller: over-run timer and PIR sensor, (Continuous running on Low trickle speed and run on Speed 2 bathroom boost when activated by the PIR Sensor); Electrical supply: 240 Volt single phase; Serving: Comms Room 1111; c/w sound attenuator, backdraught dampers, flexible connections and av mounts; include for all fittings and accessories; all in accordance with the Mechanical Equipment Schedule, Schedule nr.2						
C	Extract Fan; Ref: EF 03; Location: Ceiling mounted Comms room 1111	1	nr			
Extract Fan; supply and installation; complete; Fan Model: Vent Axia LO-Carbon Revive 7 or equivalent; Duty: between 9 and 60 L/s; Controller: over-run timer and PIR sensor, (Continuous running on Low trickle speed and run on Speed 2 bathroom boost when activated by the PIR Sensor); Electrical supply: 240 Volt single phase; Serving: Office 1113A; c/w sound attenuator, backdraught dampers, flexible connections and av mounts; include for all fittings and accessories; all in accordance with the Mechanical Equipment Schedule, Schedule nr.2						
D	Extract Fan; Ref: EF 04; Location: Ceiling mounted Office 1113A	1	nr			

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<u>(5-) MECHANICAL INSTALLATION (Cont)</u>					
Extract Fan; supply and installation; complete; Fan Model: Vent Axia LO-Carbon Revive 7 or equivalent; Duty: between 9 and 60 L/s, Controller: over-run timer and PIR sensor, (Continuous running on Low trickle speed and run on Speed 2 bathroom boost when activated by the PIR Sensor); Electrical supply: 240 Volt single phase; Serving: Office 1011F; c/w sound attenuator, backdraught dampers, flexible connections and av mounts; include for all fittings and accessories; all in accordance with the Mechanical Equipment Schedule, Schedule nr.2					
A	Extract Fan; Ref: EF 05; Location: Ceiling mounted Office 1011F	1	nr		
Extract Fan; supply and installation; complete; Fan Model: NUAIRE Terminator Extract Centrifugal Flow Fan with Shutters Unit, Ref: TRCS400-41 or equivalent; Duty: 3500m3/hr at 50 Pa; Electrical supply: 240 Volt single phase; Controller: matching Autotransformer speed controller, Ref: SPCON7.5 or equivalent; Serving: Electrical Workshop 02 109; c/w galvanised steel bird guard, 240 V galvanised steel motorised damper, sound attenuator, backdraught dampers, flexible connections and av mounts; include for all fittings and accessories; all in accordance with the Mechanical Equipment Schedule, Schedule nr.2					
B	Extract Fan; Ref: EF 06; Location: External roof mounted	1	nr		
Extract Fan; supply and installation; complete; Fan Model: NUAIRE Terminator Extract Centrifugal Flow Fan with Shutters Unit, Ref: TRCS560-43ES or equivalent; Duty: 1750m3/hr at 50 Pa; Electrical supply: 240 Volt single phase; Controller: matching Autotransformer speed controller, Ref: SPCON7.5 or equivalent; Serving: Electrical Workshop 01/02 1092; c/w galvanised steel bird guard, 240 V galvanised steel motorised damper, sound attenuator, backdraught dampers, flexible connections and av mounts; include for all fittings and accessories; all in accordance with the Mechanical Equipment Schedule, Schedule nr.2					
C	Extract Fan; Ref: EF 07; Location: External roof mounted	1	nr		
D	Extract Fan; Ref: EF 08; Location: External roof mounted	1	nr		
Extract Fan; supply and installation; complete; Fan Model: NUAIRE Terminator Extract Centrifugal Flow Fan with Shutters Unit, Ref: TRCS400-41 or equivalent; Duty: 2930m3/hr at 50 Pa; Electrical supply: 240 Volt single phase; Controller: matching Autotransformer speed controller Ref: SPCON7.5 or equivalent; Serving: Plumbing Workshop 1048; c/w galvanised steel bird guard, 240 V galvanised steel motorised damper, sound attenuator, backdraught dampers, flexible connections and av mounts; include for all fittings and accessories; all in accordance with the Mechanical Equipment Schedule, Schedule nr.2					
E	Extract Fan; Ref: EF 09; Location: External roof mounted	1	nr		
F	Extract Fan; Ref: EF 10; Location: External roof mounted	1	nr		

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<u>(5-) MECHANICAL INSTALLATION (Cont)</u>		
Extract Fan; supply and installation; complete; Fan Model: Vent Axia BIFA 453210 or equivalent; Duty: 4536 m3 / hr @ 350 PA; Electrical supply: 240 Volt single phase; Controller: Vent Axia eDamaD 3 phase frequency inverter controller or equivalent; Serving: Kitchen Extract Fan; Remarks: Bifurcated Cased Axial Extract Fan connected to a 650 mm x 450 mm galvanised steel insulated duct, c/w sound attenuator, backdraught dampers, flexible connections and av mounts; include for all fittings and accessories; all in accordance with the Mechanical Equipment Schedule, Schedule nr.2		
Extract Fan; Ref: EF 11; Location: External roof mounted	1	nr
<u>Terminal equipment and fittings</u>		
Volume Control Damper; supply and installation; complete; Manufacturer: Messrs Lindab, Ref: Model A Series 900 or equivalent; Low profile aerofoil blades dampers with concealed linkage outside of the airstream; include for all accessories; all in strict accordance with the Mechanical Engineers Specification A.2.3.1.2, Section 57.7 & Equipment schedule Nr.5		
Volume Control Damper; to 100mm duct; Ref: VCD1 - VCD 12, VCD14 - VCD22	21	nr
Volume Control Damper; to 150mm duct; Ref: VCD13	1	nr
Attenuator; supply and installation; complete; Manufacturer: Messrs Lindab, Model: DLDR or equivalent; Construction: trapezoidal corrugated galvanised steel sheet metal; c/w low air resistant baffle combinations that attenuate low frequency noise; include for all accessories; all in strict accordance with the Mechanical Engineers Specification A.2.3.1.2, Section 57.8 & Equipment schedule Nr.6		
Attenuator; Function: Extract air; Length: 600mm; Duct size: 150mm; Ref: ATT1 - ATT2	2	nr
Attenuator; Function: Extract air; Length: 600mm; Duct size: 200mm; Ref: ATT3 - ATT4	3	nr
Roof Termination Units; supply and installation; complete; Manufacturer: Messrs fresh air supplies, Model ref: FG-RC-350 or equivalent; low-profile UV stabilised GRP Roof Cowls, suitable for Natural and Mechanical Ventilation applications; c/w integrated galvanised steel bird mesh and stainless-steel support legs; include for all accessories; all in strict accordance with the Mechanical Engineers Specification A.2.3.1.2, Section 57.9 & Equipment schedule Nr.3		
Roof Termination Units; size 680 x 680mm; Ref: RT/01 - RT/05	5	nr
Roof Termination Units; size 680 x 680mm; Ref: RT/16 - RT/17	2	nr
Roof Termination Units; size 680 x 680mm; Ref: RT/20 - RT/23	4	nr
Roof Termination Units; size 680 x 680mm; Ref: RT/28 - RT/31	4	nr
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<u>(5-) MECHANICAL INSTALLATION (Cont)</u>			
Roof Termination Units; supply and installation; complete; Manufacturer: Messrs fresh air supplies, Model ref: FG-RC-500/560 or equivalent; low-profile UV stabilised GRP Roof Cows, suitable for Natural and Mechanical Ventilation applications; c/w integrated galvanised steel bird mesh and stainless-steel support legs; include for all accessories; all in strict accordance with the Mechanical Engineers Specification A.2.3.1.2, Section 57.9 & Equipment schedule Nr.3			
Roof Termination Units; size 910 x 910mm; Ref: RT/06 - RT/15	10	nr	
Roof Termination Units; size 910 x 910mm; Ref: RT/18 - RT/19	2	nr	
Roof Termination Units; size 910 x 910mm; Ref: RT/24 - RT/27	4	nr	
Roof Termination Units; size 910 x 910mm; Ref: RT/32	1	nr	
Extract Valve; supply and installation; complete; Manufacturer: Messrs Lindab, Ref: CRL100-100 or equivalent; Anodised aluminium extract grilles c/w 12 swg galvanised steel plenum boxes, opposed blade volume control dampers, sheet metal spigot boxes, connecting collar, flexible connections and sealing strip; RAL colours to be confirmed with the Architect; include for all accessories; all in strict accordance with the Mechanical Engineers Specification A.2.3.1.2, Section 57.5 & Equipment schedule Nr.4			
Extract Valve; size 100mm diameter; Ref: G01 - G20	20	nr	
<u>Distribution System</u>			
Galvanised Sheet Steel Ductwork; supply and installation; complete; Type: circular ductwork; Standards: IS EN 10143:2006 and HVCA DW144 - Low pressure Class A; include all bends, tees, reducers, branches, spigots, joints and seals; Internal ductwork supported at 1.5mm centres (maximum) using brackets, treaded drop rods and rubber inserts; External roof ductwork shall be supported at 1.5m centres (maximum) using Unistrut H-Frames on Big Foot 450 supports, complete with rubber inserts and anti-vibration brackets; include for all access hatches, test points, non combustible sleeves, accessories and fixings; all in strict accordance with the Mechanical Engineers Specification A.2.3.1.2, Section 57.2 - 57.3			
Ductwork; size 100mm diameter	1	Item	
Ductwork; size 150mm diameter	1	Item	
Ductwork; size 200mm diameter	1	Item	
Ductwork; size 250mm diameter	1	Item	
Ductwork; size 300mm diameter	1	Item	
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<u>(5-) MECHANICAL INSTALLATION (Cont)</u>					
Galvanised Sheet Steel Ductwork; supply and installation; complete; Type: circular ductwork; Standards: IS EN 10143:2006 and HVCA DW144 - High pressure Class C; include all bends, tees, reducers, branches, spigots, joints and seals; Internal ductwork supported at 1.5m centres (maximum) using brackets, treaded drop rods and rubber inserts; External roof ductwork shall be supported at 1.5m centres (maximum) using Unistrut H-Frames on Big Foot 450 supports, complete with rubber inserts and anti-vibration brackets; include for all access hatches, test points, non combustible sleeves, accessories and fixings; all in strict accordance with the Mechanical Engineers Specification A.2.3.1.2, Section 57.2 - 57.3					
A	Ductwork; size 100mm diameter	1	Item		
B	Ductwork; size 150mm diameter	1	Item		
C	Ductwork; size 200mm diameter	1	Item		
D	Ductwork; size 250mm diameter	1	Item		
E	Ductwork; size 300mm diameter	1	Item		
<u>Insulation</u>					
Foil faced mineral wool duct insulation; Manufacturer: Rockwool or equivalent; 25mm thick; c/w Integral reinforced aluminium covering and vapour barrier; Standards: EN 14303: 2016-08 and IS EN 13501-1:2018 TC fire classification; applied using approved adhesive; butt joints, taped and sealed; include for all insulation hangers and accessories; all in strict accordance with the Mechanical Engineers Specification A.2.3.1.2, Section 57.10					
F	Insulation; 100mm diameter ducts	1	Item		
G	Insulation; 150mm diameter ducts	1	Item		
H	Insulation; 200mm diameter ducts	1	Item		
J	Insulation; 250mm diameter ducts	1	Item		
K	Insulation; 300mm diameter ducts	1	Item		
Metalclad Aluminium cladding; to plantroom and external ductwork; include for all accessories; all in accordance with the Mechanical Engineers Specification Section 57					
L	Metalclad; 100mm diameter ducts	1	Item		
M	Metalclad; 150mm diameter ducts	1	Item		
N	Metalclad; 200mm diameter ducts	1	Item		
P	Metalclad; 250mm diameter ducts	1	Item		
Q	Metalclad; 300mm diameter ducts	1	Item		

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<u>(5-) MECHANICAL INSTALLATION (Cont)</u>						
<u>General</u>						
Testing and commissioning; all in accordance with Engineers Specification						
A	Testing and commissioning	1	Item			
Operating and maintenance manuals; all in accordance with Engineers Specification						
B	Operating and maintenance manuals	1	Item			
Working drawings; all in accordance with Engineers Specification						
C	Working drawings	1	Item			
Co-ordination drawings; all in accordance with Engineers Specification						
D	Co-ordination drawings	1	Item			
As built drawings; all in accordance with Engineers Specification						
E	As built drawings	1	Item			
Identification plates, labels and the like; all in accordance with Engineers Specification						
F	Identification plates, labels and the like	1	Item			
<u>MECHANICAL INSTALLATIONS</u>						
Sundries & Builders Work						
<u>General Attendances</u>						
G	Provide all general attendances in accordance with Arm 4 .	1	Item			
H	Provide use of the Main Contractors temporary roads and hardstandings.	1	Item			
J	Provide use of the Main Contractors scaffolding.	1	Item			
K	Provide use of the Main Contractors standing power operated hoisting plant.	1	Item			
L	Provide accommodation for the subcontractors staff for eating, site lavatories, site washing facilities and cloakroom facilities.	1	Item			
M	Each sub-contractor shall be permitted the free use, in common with other trades engaged on the site, of any available water supply, temporary plumbing and electrical services.	1	Item			

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<u>(5-) MECHANICAL INSTALLATION (Cont)</u>						
A	Provide temporary distribution systems for lighting, power, water and fuel for the execution of the Mechanical services works, including testing and commissioning , and pay all ongoing operation charges.	1	Item			
B	Provide safe and dry storage accommodation for the sub-contractors materials, plant and tools.	1	Item			
C	Provide space for the provision by the sub-contractors of their own site offices.	1	Item			
D	Provide temporary telephone services to the Mechanical Contractors temporary office and pay all charges associated with installation and operation.	1	Item			
E	Include for unloading, hoisting/cranage and placing into position all items of heavy plant and site offices supplied by the sub-contractors.	1	Item			
F	Allow for maintaining all ducts, chases, trenches, trunking, etc., clean and free of all water, debris and rodents at all times.	1	Item			
G	Allow for making good and fire sealing of all builders work opes with proprietary sealant to Architects details, where services penetrate fire zones.	1	Item			
H	Fire proofing (material) around ducts and pipework shall be the responsibility of the Main Contractor	1	Item			
J	Timber grounds shall be provided within stud partitions to facilitate fixing of wall mounted accessories	1	Item			
<u>Special Attendances</u>						
K	Provide all special attendances in accordance with Arm 4 Clause 3.1	1	Item			
L	Provide tempory roads and hardstandings in connection with heavy items of plant and the like.	1	Item			
M	Provide accommodation for the sub-contractor's staff for eating, site lavatories, site washing facilities, and cloaks.	1	Item			
N	Provide safe and dry storage accommodation for the sub-contractors materials, plant and tools.	1	Item			
P	Provide space for the provision by the sub-contractors of their own site offices.	1	Item			
Q	Provide temporary distribution systems for lighting, power, water for the execution of the electrical services works, including testing and commissioning, and pay all ongoing operation charges	1	Item			
R	Provide the free use, in common with other trades engaged on the site, of any available water supply, temporary plumbing and electrical services	1	Item			
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<u>(5-) MECHANICAL INSTALLATION (Cont)</u>						
A	Protection of the works the Main Contractor is responsible for providing adequate protection at all times for the Mechanical services installation	1	Item			
B	Protection/Maintenance, provide covers for placing on live equipment/fittings in areas under construction at the start of each work day and removing the covers at the end of each work day	1	Item			
C	Provide external access to high level on building facade to permit the installation of any external equipment/fittings and for the removal of existing services as required	1	Item			
D	Provide Mobile Elevated Working Platforms (MEWP) or scaffolding for Mechanical sub-contractors working at high level	1	Item			
E	Provide for weathering & sleeving around all penetrations through the external structure of the building and to allow for sealing to fabric to maintain air tightness	1	Item			
F	Allow for maintaining all ducts, chases, trenches, trunking etc, clean and free of all water, debris and rodents at all times	1	Item			
G	Allow for making good and fire sealing of all builders work opes with proprietary sealant to architects details, where services penetrate fire zones	1	Item			
H	Allow for coordination with local authorities and utility providers in respect of application for connections, providing excavation of roads and full coordination with various utility companies	1	Item			
J	Coordinate with Mechanical Contractor to facilitate fitting of all sanitary ware	1	Item			
K	Allow for patrices behind ceiling tiles and ceilings for the support of light fittings, grilles, smoke detectors, sensors etc	1	Item			
L	Allow for weathering details on all services passing through external envelope	1	Item			
M	Allow for all service / utility entries into building	1	Item			
N	Allow for clearing away and disposal of any rubbish		Item			
P	Provide safe access to roofspace to facilitate Mechanical installation work	1	Item			
Q	Making good of opes for fire smoke dampers	1	Item			
R	Provide and maintain the specific temperatures and humidity levels	1	Item			
S	Contractor to provide for the construction of a walkway within the Attic space for service and maintenance of water and ventilation services	1	Item			
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<u>(5-) MECHANICAL INSTALLATION (Cont)</u>						
Unload, hoist distribute, and place in position the following items of plant and equipment:						
A	AC units	1	Item			
B	Extract Fans	1	Item			
C	Pumps	1	Item			
D	Ductwork	1	Item			
Sundries & Builders Work						
<u>General</u>						
E	Marking positions of holes, mortices and chases	1	Item			
F	Testing & Commissioning	1	Item			
G	Preparing drawings of "as completed" installations	1	Item			
H	Identification plates, labels and the like; Provide and fit colour identification markers to ceiling hatches to mark the location of isolating devices within ceiling voids	1	Item			
J	Keys, tools and spares	1	Item			
<u>Equipment supports; provide supports for the installation of the following fittings; making good structure and finishes; in strict accordance with the Architects/ Services Engineers drawings, schedule and specifications</u>						
Equipment supports						
K	AC Units; internal ceiling mounted; unistrut support system c/w anti-vibration mounting; complete	10	nr			
L	AC Units; internal wall mounted; wall brackets c/w anti-vibration mounting; complete	7	nr			
M	AC Units; roof mounted; big foot support system c/w anti-vibration mounting; complete	17	nr			
N	Condensate pump; mounting brackets/ unistrut supports c/w anti-vibration mounting; complete	17	nr			
P	Cable trays; roof mounting; big foot support system; complete	1	nr			
Q	Extract fans; ceiling mounted; mounting brackets/ unistrut supports c/w anti-vibration mounting; complete	5	nr			
R	Extract fans; roof mounted; proprietary upstands, unistrut support frame c/w anti-vibration mounting; complete	5	nr			
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<u>(5-) MECHANICAL INSTALLATION (Cont)</u>						
A	Kitchen extract fan and ductwork; roof mounted; big foot support system c/w anti-vibration mounting; complete	1	nr			
<u>Forming or cutting holes; including sleeves/plates, intumescent collars to give 1 hour fire resistance; making good structure and finishes; include for a fully completed installation where nothing must remain to be done to the installation by others; in strict accordance with the Architects/ Services Engineers drawings, schedule and specifications</u>						
B	cutting or forming holes is deemed to include all finishes and decorations both sides of the structure		note			
C	cutting or forming opes is deemed to include the making good and sealing of the ope around the pipe or duct		note			
<u>For ducts/pipes through ceilings; include for building in sleeves; firestopping making good all finishes on completion</u>						
D	Size 100mm opes	20	nr			
<u>For ducts/pipes through roof finishes; include for building in sleeves; weather proofing, firestopping making good all finishes on completion</u>						
E	Size 150mm diameter opes	18	nr			
F	Size 300mm diameter opes	3	nr			
G	Size 350mm diameter opes	2	nr			
H	Size 700mm diameter opes	2	nr			
J	Size 800mm diameter opes	1	nr			
K	Size 560mm x 560mm opes	3	nr			
L	Size 680mm x 680mm opes	14	nr			
M	Size 700mm x 700mm opes	2	nr			
N	Size 910mm x 910mm opes	17	nr			
<u>Fire stopping system to multiple and single service penetrations; including intumescent boards, fire stop laminate; intumescent foams and mastic; intumescent pillows; intumescent putty; mineral wool rigid batts; intumescent collars and sealants to achieve 1 hour fire resistance; all in accordance with the Architects specification and Drawings</u>						
<u>Special works were services pass through structures; ceiling finishes, making good all finishes on completion</u>						
P	Size 100mm opes	20	nr			

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<u>(5-) MECHANICAL INSTALLATION (Cont)</u>					
Special works were services pass through structures; roof finishes, making good all finishes on completion					
Size 150mm diameter opes	18	nr			
Size 300mm diameter opes	3	nr			
Size 350mm diameter opes	2	nr			
Size 700mm diameter opes	2	nr			
Size 800mm diameter opes	1	nr			
Size 560mm x 560mm opes	3	nr			
Size 680mm x 680mm opes	14	nr			
Size 700mm x 700mm opes	2	nr			
Size 910mm x 910mm opes	17	nr			
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				To Collection €	

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<u>(5-) MECHANICAL INSTALLATION (Cont)</u>						
COLLECTION						
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					€	c
<u>(52) RAINWATER AND DISPOSALS</u>						
<u>DRAINAGE</u>						
Disposal above Ground - Rainwater Installation						
<u>Provide and install a high-capacity ogee gutter system to storage shed area roof with a minimum 1:600 fall to five 80mm round downpipes along the mono-pitch fascia. Installation in compliance with TGD Part H. Bracket fixings to be installed at maximum 1.0m centres. All gutters, hoppers, downpipes, bends, brackets and associated fixings etc. to be powder-coated hot-dip galvanized steel in a client-selected RAL color. Allow for new connection into existing surface water sewer; as per Architect's Drawings 114 & 115 and Detail 19 on Drawing 129 and Specification</u>						
Gutters						
A	Generally	42	m			
<u>Provide and install 125x100mm box gutter system to Finance Room roof area roof with a minimum 1:600 fall to 2 No. 100mm round downpipes along the mono-pitch fascia. Installation in compliance with TGD Part H. Bracket fixings to be installed at maximum 1.0m centres. All gutters, hoppers, downpipes, bends, brackets and associated fixings etc. to be powder-coated hot-dip galvanized steel in a client-selected RAL color. Allow for new connection into existing surface water sewer; as per Architect's Drawings 114 & 115 and Specification</u>						
Gutters						
B	Generally	11	m			
<u>Powder-coated hot-dip galvanized steel rainwater downpipes, complete with all necessary joints, bends, brackets, supports and associated fixings; finish in client-selected RAL colour; complete in accordance with manufacturer's recommendations and Architects' drawings 114 & 115 and Specification</u>						
80mm dia round rainwater downpipes; complete with brackets and associated fixings						
C	Surface fixed; vertical	15	m			
<u>Extra over</u> on pipework for						
D	Bends	3	nr			
100mm dia round rainwater downpipes; complete with brackets and associated fixings						
E	Surface fixed; vertical	53	m			
<u>Extra over</u> on pipework for						
F	Bends	4	nr			
G	Rodding eyes at base of downpipes	13	nr			

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<u>(52) RAINWATER AND DISPOSALS (Cont)</u>						
Roof Drainage Outlets: Product name: Selected manufacturer Bitumen Vertical Outlet. Material: Cast polyurethane body with integral bituminous connection flange. Product size/ reference: Selected manufacturer Compact Vertical Outlet DN 100, with vertical spigot designed to connect to standard 110mm pipework. Flow rate: Refer to the appropriate Technical Data Sheet and project specific drainage calculation. Pipe connection: Selected manufacturer High Capacity Vertical Outlet are suitable for connection to: uPVC O ring socketed soil grade pipe to BS 4514: 1983; Socketed and socket-less cast-iron pipework to BS 416:1973 and EN 887. Socketed pipework will require cold caulking or PVC to cast iron adaptors. Socket-less pipework can be connection using an appropriate SML mechanical coupling; HDPE pipework with appropriate SML mechanical coupling. Type of grate/ fittings: supplied with a tough polyamide Dome Grate leaf guard. Alternative: Selected manufacturer Locking Leaf Guard Long Leg: Additional component where higher durability or security is required. Selected manufacturer Extension/Compact Extension Unit - Warm roofs only: When the outlet is used as part of a warm roof build-up and the insulation thickness exceeds 60 mm, an additional extension component must be used. The Selected manufacturer Extension Unit is suitable for use with Insulation: 60mm - 220 mm. If the insulation is below 60mm a timber frame must be built to accommodate the outlet. Extension Unit Housing Polyurethane housing board 500 x 500 x 60mm with pre-moulded opening to receive the Selected manufacturer Extension Unit. Thermal Conductivity 0.025 W/Mk. Compressive Strength 200 kPa and a Density of 50 kg/m³. Material: Cast polyurethane body with integral bituminous connection flange. Fixing: The extension unit must be mechanically fixed through the PUR rim to the structural deck. Type of grate/ fittings: When required the Dome Grate leaf guard is transferred from the Selected manufacturer Compact Vertical Outlet. Selected manufacturer Vertical Outlet - Installation requirements: These components that form part of the Selected manufacturer waterproofing system and for guarantee reasons, should only be installed by Selected manufacturer Approved installers. Connectivity to below deck drainage pipework to be the responsibility of the plumbing contractor. Fixing: The outlet is to be secured through the rim to the structural deck by a minimum of four fasteners appropriate to obtain an adequate attachment to the deck substrate material; as per Architect's Drawings 114 & 115 & 122 and Specification 784A Rainwater Outlets						
A	Compact Vertical Outlet DN 100	64	nr			

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<u>(52) RAINWATER AND DISPOSALS (Cont)</u>						
<u>Roof Drainage Outlets: Product name: Selected manufacturer Bitumen Letterbox Parapet Outlet DN 205 including stainless steel leaf guard. Material: 600mm Stainless steel rectangular spigot with integral bituminous connection flange. Product size/ reference: 205 mm width and 65mm height nominal opening, 210mm width and 70mm height horizontal spigot designed to connect to external hopper head. Angle of spigot: 3ø. Flow rate: Refer to the appropriate Technical Data Sheet and project specific drainage calculation. Suitability: These outlets are designed to be used as a through chute to external parapet walls kerbs in either warm, un-insulated or inverted warm roof applications, feeding to an external hopper-head and downpipe leading to a ground level open gully or soak-away. They are not suitable or intended for connection to internal pipework that is within a wall construction or boxed in and is inaccessible after construction. Type of grate/ fittings: supplied with a 345mm wide stainless steel leaf guard. Installation requirements: These outlets are components that form part of the Selected manufacturer waterproofing system and for guarantee reasons, should only be installed by Selected manufacturer Approved installers. Fixing: The deck or wall structure may require preparatory works before the outlets can be installed: - Concrete decks # the opening for the outlet to be either pre-cast or core-drilled. The outlet body is designed to have a slight fall, so the penetration should be cut/ formed to reflect this. The outlet is to be secured to the structural deck/ upstand by a minimum of four fasteners through the outlet base plate to obtain an adequate attachment to the deck substrate material; as per Architect's Drawings 114 & 115 and Specification 784B</u> Rainwater Outlets						
A	Bitumen Letterbox Parapet Outlet DN 205	11	nr			
<u>Hopper Heads; Provide and install new external hopper heads to receive discharge from the Selected manufacturer Bitumen Letterbox Parapet Outlet DN 205, complete with all necessary brackets, supports and associated fixings. All hopper heads, brackets and associated fixings to be powder-coated hot-dip galvanized steel in a client-selected RAL color. Hopper heads to connect to associated 100mm dia rainwater downpipes; complete as per Architect's Drawings 114 & 115 and Specification</u> Hopper Heads						
B	Generally	13	nr			

€ c					
(52) RAINWATER AND DISPOSALS (Cont) COLLECTION Page No. Building 1 /73 Page No. Building 1 /74 Page No. Building 1 /75 (52) RAINWATER AND DISPOSALS Carried to Summary					

					€	c
<u>(6-) ELECTRICAL INSTALLATION</u>						
<u>(10) DEMOLITION & ALTERATIONS</u>						
<u>DEMOLITION & ALTERATIONS</u>						
GENERAL						
A	1. THE ONUS IS ON THE CONTRACTOR TO VISIT THE SITE OF THE WORKS AND TO SATISFY HIMSELF AS TO THE NATURE AND EXTENT OF THE WORKS AND ALL OTHER MATTERS THAT MIGHT INFLUENCE HIS PRICE OR TIME FOR COMPLETION OF THE WORKS (ARRANGEMENTS TO VISIT THE SITE SHOULD BE MADE WITH THE EMPLOYERS REPRESENTATIVE). THE CONTRACTOR MUST INCLUDE WITHIN HIS PRICE FOR ALL WORKS IN CONNECTION WITH THE DEMOLITION WORKS AND WORKS TO THE EXISTING BUILDINGS, WHICH COULD BE REASONABLY FORESEEN OR IMPLIED BY THE TENDER DOCUMENTS. NO CLAIMS ON THE GROUNDS OF WANT OF KNOWLEDGE IN RESPECT OF THE ABOVE WILL BE ENTERTAINED WHATSOEVER.		Note			
<u>Removing</u>						
Plumbing and Engineering Installations						
B	Temporary removal and reinstatement of all existing electrical services fixed to the underside of the existing metal roof; to facilitate roof replacement works; safely isolate, disconnect, label, remove, protect and securely store all affected light fittings, emergency light fittings, lighting controls, fire alarm devices, cabling, containment and associated accessories as required; subsequently reinstate, reconnect, test and commission upon completion of roof replacement works; include all new fixings, supports, terminations, minor ancillary materials and re-wiring as required, Lighting circuits: 1 x 1.5mm2 PVC 6491 B OHLS cable, Fire alarm loops: 2 core 1.5mm2 "FP Plus" fire alarm cable; make good all affected finishes; all in accordance with the Electrical Engineers Specification and Drawing 6917-4/E/09	1	nr			
C	Temporary removal and reinstatement of all existing electrical services within Store 1118, Room 1117, Female WC 1116, Access WC 1114, Post room 1112, Comms room 1111; located within or fixed to the existing plasterboard ceilings; to facilitate ceiling replacement works; safely isolate, disconnect, label, remove, protect and securely store all affected light fittings, emergency light fittings, lighting controls, fire alarm devices, cabling, containment and associated accessories as required; subsequently reinstate, reconnect, test and commission upon completion of ceiling works; include all new fixings, supports, terminations, minor ancillary materials and re-wiring as required, Lighting circuits: 1 x 1.5mm2 PVC 6491 B OHLS cable, Fire alarm loops: 2 core 1.5mm2 "FP Plus" fire alarm cable; make good all affected finishes; all in accordance with the Electrical Engineers Specification and Drawing 6917-4/E/09	1	nr			

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(6-) ELECTRICAL INSTALLATION (Cont)						
A	Temporary removal and reinstatement of all existing electrical services within Female WC 1014, Staff WC 1010, Male WC 1020, Access WC 1023, Store 1024; located within or fixed to the existing plasterboard ceilings; to facilitate ceiling replacement works; safely isolate, disconnect, label, remove, protect and securely store all affected light fittings, emergency light fittings, lighting controls, fire alarm devices, cabling, containment and associated accessories as required; subsequently reinstate, reconnect, test and commission upon completion of ceiling works; include all new fixings, supports, terminations, minor ancillary materials and re-wiring as required, Lighting circuits: 1 x 1.5mm ² PVC 6491 B OHLS cable, Fire alarm loops: 2 core 1.5mm ² "FP Plus" fire alarm cable; make good all affected finishes; all in accordance with the Electrical Engineers Specification and Drawing 6917-4/E/09	1	nr			
B	Temporary removal and reinstatement of all existing electrical services within Office 1011F; located within or fixed to the existing plasterboard ceilings; to facilitate ceiling replacement works; safely isolate, disconnect, label, remove, protect and securely store all affected light fittings, emergency light fittings, lighting controls, fire alarm devices, cabling, containment and associated accessories as required; subsequently reinstate, reconnect, test and commission upon completion of ceiling works; include all new fixings, supports, terminations, minor ancillary materials and re-wiring as required, Lighting circuits: 1 x 1.5mm ² PVC 6491 B OHLS cable, Fire alarm loops: 2 core 1.5mm ² "FP Plus" fire alarm cable; make good all affected finishes; all in accordance with the Electrical Engineers Specification and Drawing 6917-4/E/09	1	nr			
C	Temporary removal and reinstatement of all existing electrical services within Canteen; located within or fixed to the existing plasterboard ceilings; to facilitate ceiling replacement works; safely isolate, disconnect, label, remove, protect and securely store all affected light fittings, emergency light fittings, lighting controls, fire alarm devices, cabling, containment and associated accessories as required; subsequently reinstate, reconnect, test and commission upon completion of ceiling works; include all new fixings, supports, terminations, minor ancillary materials and re-wiring as required, Lighting circuits: 1 x 1.5mm ² PVC 6491 B OHLS cable, Fire alarm loops: 2 core 1.5mm ² "FP Plus" fire alarm cable; make good all affected finishes; all in accordance with the Electrical Engineers Specification and Drawing 6917-4/E/09	1	nr			
D	Temporary removal and reinstatement of all existing electrical services within CAD/CNC Milling & Turning room 1045; located within or fixed to the existing plasterboard ceilings; to facilitate ceiling replacement works; safely isolate, disconnect, label, remove, protect and securely store all affected light fittings, emergency light fittings, lighting controls, fire alarm devices, cabling, containment and associated accessories as required; subsequently reinstate, reconnect, test and commission upon completion of ceiling works; include all new fixings, supports, terminations, minor ancillary materials and re-wiring as required, Lighting circuits: 1 x 1.5mm ² PVC 6491 B OHLS cable, Fire alarm loops: 2 core 1.5mm ² "FP Plus" fire alarm cable; make good all affected finishes; all in accordance with the Electrical Engineers Specification and Drawing 6917-4/E/09	1	nr			
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<u>(6-) ELECTRICAL INSTALLATION (Cont)</u>						
A	Temporary removal and reinstatement of all existing electrical services within 2nr Offices, Store room & circulation area (between Grid lines 6-9/A-C); located within or fixed to the existing plasterboard ceilings; to facilitate ceiling replacement works; safely isolate, disconnect, label, remove, protect and securely store all affected light fittings, emergency light fittings, lighting controls, fire alarm devices, cabling, containment and associated accessories as required; subsequently reinstate, reconnect, test and commission upon completion of ceiling works; include all new fixings, supports, terminations, minor ancillary materials and re-wiring as required, Lighting circuits: 1 x 1.5mm ² PVC 6491 B OHLS cable, Fire alarm loops: 2 core 1.5mm ² "FP Plus" fire alarm cable; make good all affected finishes; all in accordance with the Electrical Engineers Specification and Drawing 6917-4/E/09	1	nr			
B	Removal of 15 No. existing redundant roof mounted extract fans; safely isolate and disconnect existing electrical supplies and control connections; remove and dispose of off-site existing local isolators, associated wiring and redundant cable tray/supports; make safe all redundant electrical services; include all necessary terminations and disconnections; make good existing openings and affected finishes; all in accordance with the Electrical Engineers Specification and Drawing 6917-4/E/02	1	nr			
C	Removal of 6 No. redundant internal and external air-conditioning units; safely isolate and disconnect existing electrical supplies and control connections; remove and dispose of off-site existing local isolators, associated wiring and redundant cable tray/supports; make safe all redundant electrical services; include all necessary terminations and disconnections; make good existing openings and affected finishes; all in accordance with the Electrical Engineers Specification and Drawing 6917-4/E/02	1	nr			
D	Temporary removal of 5 No. existing roof-mounted air-conditioning units; safely isolate and disconnect existing electrical supplies and control connections; remove and dispose of existing local isolators and associated redundant wiring; make safe all existing electrical services; reconnect units to new local isolators and cabling (measured elsewhere); include all terminations, connections, identification and ancillary electrical accessories; test and commissioning upon reinstatement; all in accordance with the Electrical Engineers Specification and Drawing 6917-4/E/02	1	nr			
E	Removal of existing redundant kitchen extract fan located on roof; safely isolate and disconnect existing electrical supplies and control connections; remove and dispose of off-site existing local isolators, associated wiring and redundant cable tray/supports; make safe all redundant electrical services; include all necessary terminations and disconnections; make good existing openings and affected finishes; all in accordance with the Electrical Engineers Specification and Drawing 6917-4/E/02	1	nr			
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<u>(6-) ELECTRICAL INSTALLATION (Cont)</u>						
A	Removal of 3 No. existing redundant roof mounted extract fans; safely isolate and disconnect existing electrical supplies and control connections; remove and dispose of off-site existing local isolators, associated wiring and redundant cable tray/supports; make safe all redundant electrical services; include all necessary terminations and disconnections; make good existing openings and affected finishes; all in accordance with the Electrical Engineers Specification and Drawing 6917-4/E/04	1	nr			
B	Removal of 4 No. redundant internal and external air-conditioning units; safely isolate and disconnect existing electrical supplies and control connections; remove and dispose of off-site existing local isolators, associated wiring and redundant cable tray/supports; make safe all redundant electrical services; include all necessary terminations and disconnections; make good existing openings and affected finishes; all in accordance with the Electrical Engineers Specification and Drawing 6917-4/E/04	1	nr			
C	Removal of 2 No. redundant roof mounted fume extraction fans; safely isolate and disconnect existing electrical supplies and control connections; remove and dispose of off-site existing local isolators, associated wiring and redundant cable tray/supports; make safe all redundant electrical services; include all necessary terminations and disconnections; make good existing openings and affected finishes; all in accordance with the Electrical Engineers Specification and Drawing 6917-4/E/04	1	nr			
D	Removal of 1 No. existing wall mounted internal and external air-conditioning units; safely isolate and disconnect existing electrical supplies and control connections; remove and dispose of existing local isolators and associated redundant wiring; make safe all existing electrical services; reconnect units to new local isolators and cabling (measured elsewhere); include all terminations, connections, identification and ancillary electrical accessories; test and commissioning upon reinstatement; all in accordance with the Electrical Engineers Specification and Drawing 6917-4/E/04	1	nr			
E	Removal of 1 No. existing wall mounted internal and external air-conditioning units; safely isolate and disconnect existing electrical supplies and control connections; remove and dispose of existing local isolators and associated redundant wiring; make safe all existing electrical services; reconnect units to new local isolators and cabling (measured elsewhere); include all terminations, connections, identification and ancillary electrical accessories; test and commissioning upon reinstatement; all in accordance with the Electrical Engineers Specification and Drawing 6917-4/E/05	1	nr			
F	Removal of existing solar PV panel at roof level; safely isolate, disconnect, remove and disposal off site; works shall include all associated electrical connections, cabling, supports, brackets and ancillary components necessary to facilitate complete removal; make good and weatherproof all affected roof finishes and penetrations; all in accordance with the Mechanical Engineers Specification and Drawings 6917-4/BLD/01	1	nr			
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<u>(6-) ELECTRICAL INSTALLATION (Cont)</u>					
A	Temporary removal of existing roof mounted fume extraction fan serving the Welding workshop; safely isolate and disconnect existing electrical supplies and control connections; label and make safe all existing electrical services during the works; subsequently reconnect all electrical supplies and controls upon reinstatement of the fans; include all terminations, connections, identification and ancillary electrical accessories; test and commission upon reinstatement and prove satisfactory operation; all in accordance with the Electrical Engineers Specification and Drawing M57-04	1	nr		
B	Temporary removal of 3nr existing roof mounted LEV fume extraction fans; safely isolate and disconnect existing electrical supplies and control connections; label and make safe all existing electrical services during the works; subsequently reconnect all electrical supplies and controls upon reinstatement of the fans; include all terminations, connections, identification and ancillary electrical accessories; test and commission upon reinstatement and prove satisfactory operation; all in accordance with the Electrical Engineers Specification and Drawing M57-06 M57-06	1	nr		
C	Modifications to existing switchboards; to facilitate new electrical installations and additional MCBs (MCBs measured elsewhere); include coordination of shutdowns, safe isolation, internal alterations to busbars, DIN rails, neutral/earth bars, wiring, terminals and gland plates; provide all labels, blanking plates, shrouds, fixings and ancillary components; update circuit schedules; testing and commissioning; all in accordance with the Electrical Engineers Specification	1	nr		
(61) ELECTRICITY CENTRE & MAIN DISTRIBUTION					
<u>System</u>					
LV installation, testing and commissioning; complete; The existing factory-built metal clad electrical distribution centres throughout Building No 1 shall be retained and provided with replacement /additional MCBs in the existing local sub-distribution centres (as listed in the attached Appendix A), to serve the proposed alterations and additions to the existing air conditioning installation and existing mechanical ventilation services in both Building No 1, including the new power and control wiring required to serve the new electrically operated roof lights/ smoke vents, as indicated on the drawings; all in accordance with the Electrical Engineers Specifications A.2.3.2.1, A.2.3.2.2, Section 61 and Drawings 6917-4/E/01, 6917-4/E/05					
D	Sub-distribution boards upgrades	1	Item		

					€	c
<u>(6-) ELECTRICAL INSTALLATION (Cont)</u>						
<u>Fittings</u>						
Miniture circuit breaker (MCB); supply and installation; complete; 230/400 V AC; DIN rail mounted; complete with all terminals, connections, identification and accessories; all in accordance with the Electrical Engineers Specification A.2.3.2.2, Section 61.2 & Appendix A						
A	10amp Type C MCB	97	nr			
B	16amp Type C MCB	27	nr			
<u>General Earthing and Bonding</u>						
General Earthing and bonding in accordance with the - National Rules for Electrical Installation I.S. 10101 Current edition; all in accordance with Engineers Specificiacion						
C	General Earthing & Bonding; Complete	1	Item			
<u>General</u>						
Testing and commissioning; all in accordance with the Electrical Engineers Specification Documents						
D	Testing and commissioning; complete	1	Item			
Operating and maintenance manuals; all in accordance with the Electrical Engineers Specification Documents						
E	Operating and maintenance manuals; complete	1	Item			
Working drawings; all in accordance with the Electrical Engineers Specification Documents						
F	Working drawings; complete	1	Item			
Co- ordination drawings; all in accordance with the Electrical Engineers Specification Documents						
G	Co- ordination drawings;complete	1	Item			
As built drawings; all in accordance with the Electrical Engineers Specification Documents						
H	As built drawings; complete	1	Item			
Identification plates, labels and the like; all in accordance with the Electrical Engineers Specification Documents						
J	Identification plates, labels and the like; complete	1	Item			

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<u>(6-) ELECTRICAL INSTALLATION (Cont)</u>						
(62) POWER DISTRIBUTION SERVICES - CONTAINMENT						
<u>System</u>						
Cable ladder/ tray/ trunking installation, testing and commissioning; complete; The Contractor shall supply and install a complete cable support system using cable tray, trunking, conduit and support steelwork as shown on the drawings and as detailed in the specification. The Contractor shall include for all incidental cable containment which may not be shown on the drawings but which may be required to effect cable routes to individual items of equipment, luminaires etc; include for all joints, fixing brackets and supports; The Contractor shall include for all proposed containment to connect to existing in locations as indicated on drawing; all in accordance with the Electrical Engineers Specification A.2.3.2.1, A.2.3.2.2, Section 61 and Drawings 6917-4/E/01, 6917-4/E/05						
A	Conduit; Class 4 heavy gauge hot dipped galvanised welded steel; size 20mm diameter; complete	1	Item			
B	Conduit; Class 4 heavy gauge hot dipped galvanised welded steel; size 25mm diameter; complete	1	Item			
C	Conduit; Class 4 heavy gauge hot dipped galvanised welded steel; size 30mm diameter; complete	1	Item			
D	Flexible Conduits; galvanised steel flexible core, thermoplastic cover; size in compliance with I.S10101; complete	1	Item			
<u>General Earthing and Bonding</u>						
General Earthing and bonding in accordance with the - National Rules for Electrical Installation I.S. 10101 Current edition; all in accordance with Engineers Specifiication						
E	Generally	1	Item			
<u>General</u>						
Testing and commissioning; all in accordance with the Electrical Engineers Specification Documents						
F	Testing and commissioning; complete	1	Item			
Operating and maintenance manuals; all in accordance with the Electrical Engineers Specification Documents						
G	Operating and maintenance manuals; complete	1	Item			
Working drawings; all in accordance with the Electrical Engineers Specification Documents						
H	Working drawings; complete	1	Item			

					€	c
<u>(6-) ELECTRICAL INSTALLATION (Cont)</u>						
Co- ordination drawings; all in accordance with the Electrical Engineers Specification Documents						
A	Co- ordination drawings;complete	1	Item			
As built drawings; all in accordance with the Electrical Engineers Specification Documents						
B	As built drawings; complete	1	Item			
Identification plates, labels and the like; all in accordance with the Electrical Engineers Specification Documents						
C	Identification plates, labels and the like; complete	1	Item			
(62) POWER - GENERAL POWER SERVICES						
<u>System</u>						
General Services and small power installation, testing and commissioning; complete; The provision of new power and control wiring to serve the proposed alterations and additions to the existing air conditioning installation and existing mechanical ventilation services in both Building No 1; all in accordance with the Electrical Engineers Specification A.2.3.2.1, A.2.3.2.2, Section 62 and Drawings 6917-4/E69/01 to 6917-4/E69/05						
D	General Services Installation	1	Item			
<u>Accessories associated with terminal equipment</u>						
Fuse Spur Outlet; 16amp; supply and installation; complete; Manufacturer: MK metalclad Plus, Ref: K972D6 ALM or equivalent c/w galvanised steel back boxes; wired from local distribution board using 3 x 2.5mm ² "PVC 6491 B OHLS" cable; Final connections in 3 core flex PVC cable; include all terminations, earthing, identification, containment, accessories, fixings and connections necessary for a complete installation; all in accordance with the Electrical Engineers Specification A.2.3.2.2, Section 65.6						
E	Fuse Spur Outlet; switched, neon; motorised vent	32	nr			
F	Fuse Spur Outlet; switched, neon; condensate lift pump	9	nr			

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<u>(6-) ELECTRICAL INSTALLATION (Cont)</u>						
Fuse Spur Outlet; 16amp; supply and installation; complete; Manufacturer: MK metalclad Plus, Ref: K972D6 ALM or equivalent c/w galvanised steel back boxes; wired from local distribution board using 3 x 2.5mm ² "PVC 6491 B OHLS" cable; Final connections in 3 x 2.5mm ² "PVC 6491 B OHLS" cable; include all terminations, earthing, identification, containment, accessories, fixings and connections necessary for a complete installation; all in accordance with the Electrical Engineers Specification A.2.3.2.2, Section 65.6						
A	Fuse Spur Outlet; switched, neon; motorised smoke vent	51	nr			
Three Pole Fan Isolation Switch; supply and installation; complete; Manufacturer: MK metalclad Plus, Ref: K2857 ALM or equivalent c/w galvanised steel back boxes; wired from local distribution board using 3 x 1.5mm ² PVC cable; include all terminations, earthing, identification, containment, accessories, fixings and connections necessary for a complete installation; all in accordance with the Electrical Engineers Specification A.2.3.2.2, Section 62.6						
B	10amp 3-Pole Isolation Switch; Extract fans	11	nr			
Three Pole Fan Isolation Switch; supply and installation; complete; Manufacturer: MK metalclad Plus, Ref: K2857 ALM or equivalent c/w galvanised steel back boxes; wired from local distribution board using 5 x 1.5mm ² PVC cable; include all terminations, earthing, identification, containment, accessories, fixings and connections necessary for a complete installation; all in accordance with the Electrical Engineers Specification A.2.3.2.2, Section 62.6						
C	10amp 3-Pole Isolation Switch; IP65; Bifurcated kitchen extract fan	1	nr			
Isolation Switch; c/w galvanised steel back boxes; wired from local distribution board using "PVC 6491 B OHLS" or equivalent, Internal Units: 3 x 2.5mm ² , External Units: 3 x 4mm ² ; Final connections: re-enforced flexible cable, Internal units 3 x 2.5 mm ² , External units: 3 x 4mm ² ; include all terminations, earthing, identification, containment, accessories, fixings and connections necessary for a complete installation; all in accordance with the Electrical Engineers Specification A.2.3.2.2, Section 62.6						
D	Isolator; 20amp; SP; AC internal nits	34	nr			
E	Isolator; 20amp; SP; IP65; AC external units	34	nr			
Junction Box; supply and installations complete; wired from local Smoke vent control panel using 4 x 1.5mm ² loop "PVC 6491 B OHLS" or equivalent cable; include all terminations, earthing, identification, containment, accessories, fixings and connections necessary for a complete installation; all in accordance with the Electrical Engineers A.2.3.2.2, Section 65.8						
F	Junction Box; complete	52	nr			

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<u>(6-) ELECTRICAL INSTALLATION (Cont)</u>						
Motorised Vent; wiring installation and final connections ONLY; complete; wired from local smoke vent control panel using "PVC 6491 B OHLS" or equivalent cable; Motorised vent: 4 core 1.5mm2 cable; Breakglass unit: 4 core 1.5mm2 cable; Rain sensor: 3 core 0.8mm2; include all terminations, earthing, identification, containment, accessories, fixings and connections necessary for a complete installation; all in accordance with the Electrical Engineers Specification A.2.3.2.2, Section 65.8 & Architects Specification						
A	Control Panel	32	nr			
B	Motorised Vents	52	nr			
C	Rain Sensors	18	nr			
D	Break glass	18	nr			
<u>General Earthing and Bonding</u>						
General Earthing and bonding in accordance with the - National Rules for Electrical Installation I.S. 10101 Current edition; all in accordance with Engineers Specifiication						
E	Generally	1	Item			
<u>General</u>						
Testing and commissioning; all in accordance with the Electrical Engineers Specification Documents						
F	Testing and commissioning; complete	1	Item			
Operating and maintenance manuals; all in accordance with the Electrical Engineers Specification Documents						
G	Operating and maintenance manuals; complete	1	Item			
Working drawings; all in accordance with the Electrical Engineers Specification Documents						
H	Working drawings; complete	1	Item			
Co- ordination drawings; all in accordance with the Electrical Engineers Specification Documents						
J	Co- ordination drawings;complete	1	Item			
As built drawings; all in accordance with the Electrical Engineers Specification Documents						
K	As built drawings; complete	1	Item			

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<u>(6-) ELECTRICAL INSTALLATION (Cont)</u>						
Identification plates, labels and the like; all in accordance with the Electrical Engineers Specification Documents						
A	Identification plates, labels and the like; complete	1	Item			
(65) PROTECTIVE SERVICES - FIRE ALARM						
<u>System</u>						
Fire Alarm installation; testing and commissioning complete; The specialist Contractor shall extend/ alter the existing analogue addressable fire alarm systems in Building 1; New fire alarm interface units and manual call points/ override switches are to be provided for the new motorised smoke vents; Fire alarm equipment is to comply with the current BS EN 54 standards and be installed in accordance with I.S. 3218:2024; New "Apollo" XP open-protocol analogue addressable loop interface units compatible with the existing system are to be installed; One interface unit is to be located adjacent to each Smoke Vent Control Panel; Interface units are to be connected into the existing fire alarm loop using 2-core 1.5mm2 Prysmian FP Plus fire alarm cable; Cable is to be 120-minute fire rated in accordance with I.S. EN 50200 and BS 8434-2; Cable is to be installed in 25 mm diameter continuous rewireable dedicated steel conduit/ trunking; On operation of the relevant existing smoke detector, the fire alarm interface is to signal the smoke vent control panel to open the motorised smoke vent; The Contractor and his Electrical Contractor shall include in their tender for the complete testing, pre-commissioning and re-commissioning and handover of the fire alarm installation throughout the Building No 1 by the specialist equipment suppliers and shall include also for attendance on the suppliers during the commissioning and testing as necessary; all in accordance with the Electrical Engineers Specification A.2.3.2.1, A.2.3.2.2, Section 65 and Drawings 6917-4/E/01, 6917-4/E/5						
B	Fire Alarm System Alterations	1	Item			
<u>Accessories Associated with Terminal Equipment</u>						
Interface units; supply and installations complete; Manufacturer: Messurs Siemens, Ref: 55000-847 or equivalent; wired from local fire alarm control panel using 2 x 1.5mm2 loop "Prysmian FP Plus" or equivalent fire alarm cable; include all terminations, earthing, identification, containment, accessories, fixings and connections necessary for a complete installation; all in accordance with the Electrical Engineers Specification A.2.3.2.2, Section 65.2						
C	Interface Unit; complete; Ref: IFU	46	nr			

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<u>(6-) ELECTRICAL INSTALLATION (Cont)</u>						
Junction Box; supply and installations complete; wired from local Smoke vent control panel using 4 x 1.5mm2 loop "Prysmian FP Plus" or equivalent fire alarm cable; include all terminations, earthing, identification, containment, accessories, fixings and connections necessary for a complete installation; all in accordance with the Electrical Engineers A.2.3.2.2, Section 65.2						
A	Junction Box; complete	91	nr			
Smoke Vent; wiring installation and final connections ONLY; complete; wired from local smoke vent control panel using "Prysmian FP Plus" or equivalent fire alarm cable; Smoke vent: 4 core 1.5mm2 cable; Breakglass unit: 4 core 1.5mm2 cable; Rain sensor: 3 core 0.8mm2; include all terminations, earthing, identification, containment, accessories, fixings and connections necessary for a complete installation; all in accordance with the Electrical Engineers Specification A.2.3.2.2, Section 65.2 & Architects Specification						
B	Control Panel	51	nr			
C	Smoke Vents	91	nr			
D	Rain Sensors	27	nr			
E	Break glass	27	nr			
<u>General Earthing and Bonding</u>						
General Earthing and bonding in accordance with the - National Rules for Electrical Installation I.S. 10101 Current edition; all in accordance with Engineers Specifiication						
F	General Earthing & Bonding; Complete	1	Item			
<u>General</u>						
Testing and commissioning; all in accordance with the Electrical Engineers Specification Documents						
G	Testing and commissioning; complete	1	Item			
Operating and maintenance manuals; all in accordance with the Electrical Engineers Specification Documents						
H	Operating and maintenance manuals; complete	1	Item			
Working drawings; all in accordance with the Electrical Engineers Specification Documents						
J	Working drawings; complete	1	Item			

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<u>(6-) ELECTRICAL INSTALLATION (Cont)</u>						
Co- ordination drawings; all in accordance with the Electrical Engineers Specification Documents						
A	Co- ordination drawings;complete	1	Item			
As built drawings; all in accordance with the Electrical Engineers Specification Documents						
B	As built drawings; complete	1	Item			
Identification plates, labels and the like; all in accordance with the Electrical Engineers Specification Documents						
C	Identification plates, labels and the like; complete	1	Item			
(65) SECURITY & PROTECTION - LIGHTNING PROTECTION						
<u>System</u>						
Lightning Protection Installation; installation; testing and commissioning; complete; The lightning protection system shall be installed in accordance with IS EN 62305: 2024; The system shall consist of a series of 25x3mm aluminium lightning conductor tapes bonded to the aluminium rooftop, which will act as the air termination network, and terminated at earth pits at various ground level locations. all in strict accordance with the Electrical Engineers Specification A.2.3.2.1, A.2.3.2.2, Section 69 and Drawing 6917-4/E69/01, 6917-4/E69/02						
D	Lightning Protection System	1	Item			
<u>Fittings</u>						
Strike pads; installed on the apex of the pitched roof areas; c/w saddle supports; complete; as per Engineers Specifications A.2.3.2.2, Section 69.3						
E	Strike pads	1	Item			
Air termination tape; supply and installation; complete; Bare aluminium conductor tape fitted at roof level; fitted with non matalic clips suitable for earth tape; include for square tape clamps as required; complete; as per Engineers Specifications A.2.3.2.2, Section 69.3						
F	25mm x 3mm Air termination network tape	1	Item			
Lightning protection bond from the air termination network to items of plant, roof lights, guttering etc; complete; as per Engineers Specifications A.2.3.2.2, Section 69.3						
G	Lightning Protection bond - Roof lights	1	Item			
H	Lightning Protection bond - Handrails	1	Item			

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<u>(6-) ELECTRICAL INSTALLATION (Cont)</u>						
A	Lightning Protection bond - Ductwork					
B	Lightning Protection bond - Flues	1	Item			
C	Lightning Protection bond - Roof covering to structural Steel	1	Item			
D	Lightning Protection bond - Steel Columns	1	Item			
E	Lightning Protection bond - PV Panels	1	Item			
F	Lightning Protection bond - Access Hatch	1	Item			
Down Conductors and Earthing points; 25 x 3 mm PVC coated aluminium earth tapes; bonded to the air termination network and drop externally down the outside of the building at 10m intervals around the outside perimeter; The down conductors shall be fixed to the external facade of the building at 1m centres using standard D/C clips; A bi-metallic clamp shall be fitted to each down conductor); complete; as per Engineers Specifications A.2.3.2.2, Section 69.4						
G	Down Conductors	19	nr			
Earthing points; 25x3mm down conductors from building terminating at ground level within inspection pit; 70 CSA PVC earth copper cable from main earth bar terminating at ground level in a set of earth rods size 17.2mm diameter x 1200mm long; ERBO earth rod coupling; connection of earth conductor to electrode by ERA 1631 clamp; complete; all in strict accordance with the Electrical Engineers A.2.3.2.2, Section 69.5						
H	Earthing Points	19	nr			
<u>General Earthing and Bonding</u>						
General Earthing and Bonding; Design parameters as defined within I.S 10101: 2020 regulations; all in strict accordance with the Electrical Engineers Specification						
J	General Earthing and Bonding; complete	1	Item			
<u>General</u>						
Testing and commissioning; all in accordance with the Electrical Engineers Specification Documents						
K	Testing and commissioning; complete	1	Item			
Operating and maintenance manuals; all in accordance with the Electrical Engineers Specification Documents						
L	Operating and maintenance manuals; complete	1	Item			

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<u>(6-) ELECTRICAL INSTALLATION (Cont)</u>						
Working drawings; all in accordance with the Electrical Engineers Specification Documents						
A	Working drawings; complete	1	Item			
Co-ordination drawings; all in accordance with the Electrical Engineers Specification Documents						
B	Co-ordination drawings;complete	1	Item			
As built drawings; all in accordance with the Electrical Engineers Specification Documents						
C	As built drawings; complete	1	Item			
Identification plates, labels and the like; all in accordance with the Electrical Engineers Specification Documents						
D	Identification plates, labels and the like; complete	1	Item			
<u>(65) EARTHING AND BONDING</u>						
<u>System</u>						
Earthing and Bonding; installation; testing and commissioning; The Electrical Contractor shall supply, install, test and commission a complete earthing and bonding system in accordance with the Electricity Supply Company requirements, current best practice, I.S. 10101, this Specification and Drawings. The Electrical Contractor shall form an equipotential zone in the building to provide protection against indirect contact, by bonding all extraneous and exposed conductive parts to the main earth terminal; all in accordance with the Electrical Engineers Specification A.2.3.2.1, A.2.3.2.2, Section 68 and Drawings 6917-4/E/01, 6917-4/E/5						
E	Earthing and Bonding	1	Item			
<u>Fittings</u>						
Equipotential earth bonding; Cable: 4mm ² insulated standard copper conductor; shall be carried out on extraneous metal parts at the following locations; all in accordance with the Electrical Engineers Specification 68.7						
F	Metallic Wireways and Containment	1	nr			
G	Suspended Ceiling Grids	1	nr			
H	Wash Hand Basins	1	nr			
J	Showers	1	nr			
K	Sinks	1	nr			

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<u>(6-) ELECTRICAL INSTALLATION (Cont)</u>						
A	WC's	1	nr			
B	Cleaners Sinks	1	nr			
C	Catering equipment	1	nr			
D	Metal worktops	1	nr			
E	Plantroom Pipework	1	nr			
<u>General Earthing and Bonding</u>						
General Earthing and bonding in accordance with the - National Rules for Electrical Installation I.S. 10101 Current edition; all in accordance with Engineers Specification						
F	Generally	1	Item			
<u>General</u>						
Testing and commissioning; all in accordance with the Electrical Engineers Specification						
G	Testing and commissioning	1	Item			
Operating and maintenance manuals; all in accordance with the Electrical Engineers Specification						
H	Operating and maintenance manuals	1	Item			
Working drawings; all in accordance with the Electrical Engineers Specification						
J	Working drawings	1	Item			
Co-ordination drawings; all in accordance with the Electrical Engineers Specification						
K	Co-ordination drawings	1	Item			
As built drawings; all in accordance with the Electrical Engineers Specification						
L	As built drawings	1	Item			
Identification plates, labels and the like; all in accordance with the Electrical Engineers Specification						
M	Identification plates, labels and the like	1	Item			

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(6-) ELECTRICAL INSTALLATION (Cont)						
(68) MECHANICAL WIRING INSTALLATIONS						
<u>Mechanical wiring installation, testing and commissioning; complete; The electrical contractor shall include for the supply and installation of all LV and ELV / control cabling, containment, isolators and terminations supplied as part of the mechanical contract; Refer to the mechanical series drawings, controls points lists, schematic layouts and also the main mechanical plant room schematic for details of the wiring required. The electrical contractor shall also confirm all wiring requirements with the mechanical specialist prior to ordering any cabling or terminations; all in accordance with the Electrical Engineers Specification and Drawings 6917-4/E/01 to 6917-4/E/05</u>						
A	Mechanical Wiring Installation	1	Item			
<u>Fittings</u> Air Conditioning; wiring installation and final connections only; complete; The Electrical Specialist shall include for the supply and installation of all LV/ ELV / control wiring cables; terminations at both ends; cables shall be drawn in trunking/ cable trays; all in accordance with the Electrical Engineers Specifications						
B	AC Unit, internal	19	nr			
C	AC Unit, external	17	nr			
D	AC condensate pump	20	nr			
E	AC central controller	1	nr			
F	AC local controller	19	nr			
Ventilation; wiring installation and final connections only; complete; The Electrical Specialist shall include for the supply and installation of all LV/ ELV / control wiring cables; terminations at both ends; cables shall be drawn in trunking/ cable trays; all in accordance with the Electrical Engineers Specifications						
G	Extract fans	11	nr			
H	Extract fan controllers	11	nr			
<u>General Earthing and Bonding</u> General Earthing; to be provided to the parameters of the ETCI National Rules for Electrical Installations; all in accordance with Engineers specification and drawings						
J	Generally	1	Item			

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<u>(6-) ELECTRICAL INSTALLATION (Cont)</u>					
COLLECTION					
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Page No. Building 1 /94					
(6-) ELECTRICAL INSTALLATION					
Carried to Summary					
26405 - GRETB Mervue Roof Upgrade					
August 2026					
SFR115/Issue1/190207					
Building 1 /95					

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BUILDING - 2

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<u>(10) DEMOLITIONS AND ALTERATIONS</u>						
<u>DEMOLITION & ALTERATIONS</u>						
GENERAL						
A	1. THE ONUS IS ON THE CONTRACTOR TO VISIT THE SITE OF THE WORKS AND TO SATISFY HIMSELF AS TO THE NATURE AND EXTENT OF THE WORKS AND ALL OTHER MATTERS THAT MIGHT INFLUENCE HIS PRICE OR TIME FOR COMPLETION OF THE WORKS (ARRANGEMENTS TO VISIT THE SITE SHOULD BE MADE WITH THE EMPLOYER'S REPRESENTATIVE). THE CONTRACTOR MUST INCLUDE WITHIN HIS PRICE FOR ALL WORKS IN CONNECTION WITH THE DEMOLITION WORKS AND WORKS TO THE EXISTING BUILDINGS, WHICH COULD BE REASONABLY FORESEEN OR IMPLIED BY THE TENDER DOCUMENTS. NO CLAIMS ON THE GROUNDS OF WANT OF KNOWLEDGE IN RESPECT OF THE ABOVE WILL BE ENTERTAINED WHATSOEVER.		note			
B	2. All demolition work is to be carried out in accordance with the appropriate Health and Safety Executive Guidance Notes; All operatives must be appropriately skilled and experienced for the type of work and must hold or be training to obtain relevant CITB Certificates of Competence; All site staff responsible for supervision and control of work are to be experienced in the assessment of the risks involved and in the methods of demolition to be used.		note			
C	3. No demolition shall proceed in advance of consultation and sign off by relevant consultants. All conservation reports must be taken into account with respect to demolition works; The Contractor must include herein for all costs associated with same.		note			
D	4. Demolition work is to be entrusted only to workmen with experience in this type of work, and all precautions must be taken to avoid accidents and to safeguard persons and property.		note			
E	5. All excess builders rubble, topsoil, demolished materials etc, that is to be disposed off site, must be disposed in a licensed landfill site approved by the local authority.		note			
F	6. The Contractor is to include for all necessary scaffolding, hoisting and other facilities required for carrying out the works. Contractor also to make provisions for adequately supporting all structures if required.		note			
G	7. The Contractor should include herein for all costs associated with obtaining the appropriate licences, as these must be undertaken prior to any works being carried out		note			
H	8. The Contractors attention is drawn to the presence of existing services; due care must be taken when excavating in the proximity of existing buildings and boundaries		note			
J	9. When pricing the following items, the Contractor's attention is drawn to the information contained in the Works Requirements & Appendices of this Pricing Document. The Contractor's rates are to include for all items specifically referred to or implied therein. No claims on the grounds of want of knowledge in respect of the above will be entertained whatsoever.		note			
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Building 2 /1						

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<u>(10) DEMOLITIONS AND ALTERATIONS (Cont)</u>						
A	10. The Contractor must provide a method statement to the Architect for approval, outlining in detail the manner in which he proposes to carry out the removal of the demolition materials contained within the site.		note			
B	11. The Contractor should include herein for all costs associated with the removal of contaminated earth arising from the demolition of existing buildings; the contractor shall include for disinfecting the material as required by the Local Authority.		note			
C	12. The Contractor shall report to the Employer's Representative any bench marks or other survey information found on any structures that are to be demolished; any bench marks or information found must not be removed or destroyed unless instructed by the Employer's Representative		note			
D	13. The Contractor must note that any work carried out to or which affects new or existing services must be in accordance with the byelaws or regulations of the relevant statutory authority		note			
E	14. The Contractor should include herein for all costs associated with the locating and marking the positions of services affected by the demolition work; Contractor shall arrange with the appropriate authorities for the locating and marking of the positions of the mains services		note			
F	15. The Contractor must arrange with the appropriate authorities, before demolition is commenced, for the disconnection of services and removal of fixtures, fittings, furniture and equipment		note			
G	16. The Contractor must take adequate precautions to prevent fire or explosion caused by gas or vapour		note			
H	17. The Contractor must reduce dust by periodically spraying general demolition works with water during any alteration works to masonry etc.		note			
J	18. The Contractor must take adequate precautions to protect site operatives and the general public from health hazards associated with dangerous fumes and dust arising during the course of the works		note			
K	19. The Contractor must illuminate and protect and dangerous openings as necessary		note			
L	20. The Contractor should include herein for all costs associated with the removal of timber infected by fungal/insect attack; the timber must be removed from the building and destroyed as soon as possible		note			
M	21. The demolition shall be carried out without damage to adjoining properties. If such damage should occur, the Contractor shall reinstate and make good at his own expense.		note			
N	22. The Contractor shall ensure the safety of works and public during demolition works. Demolition work should be carried out so as to cause minimum inconvenience to the public and to adjoining owners.		note			
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Building 2 / 2						

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<u>(10) DEMOLITIONS AND ALTERATIONS (Cont)</u>						
A	23. The Contractor shall include herein for clearly indicating, in writing, the manner of demolition i.e. machine, mechanical tools, piece by piece hand method etc. for each area		note			
B	24. The Contractor must note that no method of demolition which will transmit vibration into adjoining properties shall be permitted.		note			
C	25. The contractor must peruse the Architects and Engineers drawings and check all dimensions on site. No claim on the grounds of discrepancies between on site dimensions and drawings, in regards to demolition and associated works, will be entertained whatsoever.		note			
D	26. The contractor must include herein for ensuring that all services, electricity, gas, telecommunications, water, sewage, etc., are made safe prior to demolition		note			
E	27. The contractor is to report to the Architect / Engineer details of any underground chambers, vaults, walls, etc., discovered during demolition work.		note			
F	28. The contractor must prevent access to unauthorised persons to partly demolished structures and must leave the site safe at close of each days work.		note			
G	29. Care must be taken to prevent debris from overloading any part of the structure		note			
H	30. The Contractor shall ensure that the impact of the works on the surroundings are in accordance with the set maximum levels for vibration and noise as defined in the guidelines presented in the relevant codes of practice.		note			
<u>DEMOLITION & ALTERATIONS</u>						
Alterations						
<u>Removing</u>						
Fittings and Fixtures						
J	Existing 100mm diameter rainwater inlets, complete; include all fittings, flashings etc; disposal off site and making good existing structure to receive new; refer to Architects Drawing 210	64	nr			
K	Existing wall fixed roof safety railings, complete; include all fittings and brackets; disposal off site and making good existing structure, make good and waterproof redundant bolt hole penetrations; ensure careful removal; refer to Architects Drawings 210	150	m			
L	Existing roof hop overs complete; include all fittings etc; store at a location agreed with the client and making good existing structure to receive new; refer to Architects Drawing 210	8	nr			
M	Existing counterbalanced roof railings, complete; include all fittings and brackets; store at a location agreed with the client, making good existing structure; ensure careful removal; refer to Architects Drawings 210	26	m			
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Building 2 /3						

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<u>(10) DEMOLITIONS AND ALTERATIONS (Cont)</u>						
A	Existing Northlight Glazing Panels, complete; Approx size 10520mm x 2250mm overall; include all fittings, flashings, glazing bars, louvres, vents, perimeter seals, soakers etc; disposal off site and making good existing structure to receive new; refer to Architects Drawing 210	4	nr			
B	Existing Northlight Glazing Panels, complete; Approx size 10670mm x 1600mm overall; include all fittings, flashings, glazing bars, louvres, vents, perimeter seals, soakers etc; disposal off site and making good existing structure to receive new; refer to Architects Drawing 210	20	nr			
C	Existing Roof Access Ladder, complete; include all fittings, frames etc; disposal off site and making good existing structure to receive new; refer to Architects Drawing 210	1	nr			
D	Existing fixings only to aluminium deck flat roof structure; horizontal; to certain locations within existing building; disposal of all materials off site; prepare roof to receive new fixings (Measured elsewhere); refer to Architects Drawings 210 and 212	310	m2			
E	Existing fixings only to aluminium deck flat roof structure; raking; to certain locations within existing building; disposal of all materials off site; prepare roof to receive new fixings (Measured elsewhere); refer to Architects Drawings 210 and 212	672	m2			
F	Existing fixings only to galvanised deck flat roof structure; horizontal; to certain locations within existing building; disposal of all materials off site; prepare roof to receive new fixings (Measured elsewhere); refer to Architects Drawings 210 and 212	599	m2			
G	Existing fixings only to galvanised deck flat roof structure; raking; to certain locations within existing building; disposal of all materials off site; prepare roof to receive new fixings (Measured elsewhere); refer to Architects Drawings 210 and 212	388	m2			
H	Miscellaneous fixtures and fittings not measured above to certain locations within existing building; (Tendering Contractor to visit site); disposal of all materials off site; prepare roof to receive new finishes (elsewhere measured)	1	item			
J	Miscellaneous fixtures and fittings not measured above to certain locations within existing building; (Tendering Contractor to visit site) store on site and re-fit upon completion; prepare roof to receive new finishes (elsewhere measured)	1	item			
<u>Removal; Plumbing and Engineering Installations</u>						
K	Existing Mechanical Services	1	item			
L	Existing Electrical Services	1	item			

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<u>(10) DEMOLITIONS AND ALTERATIONS (Cont)</u>			
Finishes			
Existing corner flashing, trims, fixings etc down to exposed brickwork, weatherproof all redundant fixing holes; Vertical; including all associated flashings, capping pieces, perimeter trims, fixings etc complete, to certain locations within existing building; disposal of all materials off site; prepare walls to receive new finishes; refer to Architects Drawings 210 and 211	22	m2	
Existing external face cladding panels; Vertical; including all associated flashings, capping pieces, perimeter trims, fixings, coping flashtrim, base flashings and secondary support framing etc complete, to certain locations within existing building; disposal of all materials off site; prepare walls to receive new finishes; refer to Architects Drawings 110 and 112	62	m2	
Existing flat roof structure; (Composite Metal Deck) horizontal; back to existing purlins including all associated flashings, capping pieces, perimeter trims, fixings etc complete, to certain locations within existing building; disposal of all materials off site; prepare roof to receive new finishes; refer to Architects Drawings 110 and 112	120	m2	
Existing flat roof finish to certain locations within existing building; horizontal; existing finish is an ABP modified built-up bituminous membrane system. Mineral faced cap sheet installed on top of mineral faced cap sheet with rigid PIR flatboard 120mm; include for removing roof finish, flashings, capping pieces, perimeter trims, fixings, insulation; complete; disposal of all materials off site; prepare roof to receive new finishes; refer to Architects Drawing 210	377	m2	
Existing flat roof finish to certain locations within existing building; horizontal; existing finish is an ABP modified built-up bituminous membrane system with rigid PIR flatboard 70mm and 12 mm bitumen impregnated recovery board; include for removing roof finish, flashings, capping pieces, perimeter trims, fixings, insulation; complete; disposal of all materials off site; prepare roof to receive new finishes; refer to Architects Drawing 210	392	m2	
Existing flat roof finish to certain locations within existing building; raking; existing finish is an ABP modified built-up bituminous membrane system with rigid PIR flatboard 70mm and 12 mm bitumen impregnated recovery board; include for removing roof finish, flashings, capping pieces, perimeter trims, fixings, insulation; complete; disposal of all materials off site; prepare roof to receive new finishes; refer to Architects Drawing 210	840	m2	
Existing flat roof finish to certain locations within existing building; horizontal; existing finish is an ABP modified built-up bituminous membrane system with rigid PIR flatboard 70mm and 12 mm bitumen impregnated recovery board and 50mm cork; include for removing roof finish, flashings, capping pieces, perimeter trims, fixings, insulation; complete; disposal of all materials off site; prepare roof to receive new finishes; refer to Architects Drawing 210	261	m2	
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<u>(10) DEMOLITIONS AND ALTERATIONS (Cont)</u>						
A	Existing flat roof finish to certain locations within existing building; raking; existing finish is an ABP modified built-up bituminous membrane system with rigid PIR flatboard 70mm and 12 mm bitumen impregnated recovery board and 50mm cork; include for removing roof finish, flashings, capping pieces, perimeter trims, fixings, insulation; complete; disposal of all materials off site; prepare roof to receive new finishes; refer to Architects Drawing 210	220	m2			
B	Existing finish to parapets - strip overlay right down to exposed brick/block; horizontal ; include for removing roof finish, flashings, capping pieces, perimeter trims, fixings, insulation; complete; disposal of all materials off site; prepare roof to receive new finishes; refer to Architects Drawing 210	173	m			
<u>Build up existing ope in Northlight Roof with new 0.9 mm thick structural galvanised steel roof decking, trapezoidal profile 60 mm deep, steel grade S320GD, with Z275 galvanised finish, to existing/new structural steel supports; including cutting, trimming, notching, drilling, laps, closures, waste and all associated accessories; Provide primary structural fixings to 4 mm thick steel support angles using 5.5 mm diameter x 38 mm heavy-section self-drilling Tek screws (Tek 5 Point), carbon steel with minimum 1,000-hour organic salt-spray coating, at the following maximum centres: Field zones / internal roof areas: fix through every second trough at approximately 400-500 mm centres; Perimeter / parapet zones within 2.0 m of roof edges: fix through every trough at approximately 200-250 mm centres; Provide side-lap stitching to sheet-to-sheet longitudinal overlaps using 4.8 mm diameter x 20 mm carbon steel self-drilling stitching screws, at the following maximum centres: Field zones / internal roof areas: 600 mm centres; Perimeter / parapet zones within 2.0 m of roof edges: 300 mm centres; Include all drilling, fixings, stitching, washers where required, alignment and securing of sheets necessary to provide a complete structural roof deck installation in accordance with the Structural Engineer's Roof Deck Fixing Guide, manufacturer's recommendations and Drawing 112</u>						
Building up; Openings or recesses in existing structures						
C	Build up existing ope in Northlight Roof; Raking; approx 2250mm wide x 10520mm long to include openings for 2no. 3m x 1m rooflights (measured elsewhere); to include tying into existing complete; make good all surrounding areas; as per Architects Drawing 212 & 219	4	nr			
D	Build up existing ope in Northlight Roof; Raking; approx 1600mm wide x 10670mm long to include openings for 2no. 3m x 1m rooflights (measured elsewhere); to include tying into existing complete; make good all surrounding areas; as per Architects Drawing 212 & 219	18	nr			
E	Build up existing ope in Northlight Roof; Raking; approx 1600mm wide x 10670mm long to include openings for 2no. 3m x 1m rooflights (measured elsewhere); to include tying into existing complete; make good all surrounding areas; as per Architects Drawing 212 & 219	2	nr			
F	Build up existing ope in Northlight Roof; Horizontal; approx 1100mm wide x 11200mm long; to include tying into existing complete; make good all surrounding areas; as per Architects Drawing 212 & 219	76	nr			

				€	c
<u>(10) DEMOLITIONS AND ALTERATIONS (Cont)</u>					
A	Abutment of new structural roof decking to existing roof decking; Form junction at perimeter of isolated areas of new 0.9 mm thick, 60 mm deep trapezoidal galvanised steel structural roof decking with existing roof decking; including accurately cutting and trimming existing decking to suitable lines, preparation of cut edges, matching and aligning profiles, drilling, forming laps or abutments, closures and all associated work necessary to provide a secure and continuous junction; Include additional primary structural fixings at junctions to steel support angles using 5.5 mm diameter x 38 mm heavy-section self-drilling Tek screws (Tek 5 Point), carbon steel with minimum 1,000-hour organic salt-spray coating, and sheet-to-sheet stitching where applicable using 4.8 mm diameter x 20 mm carbon steel self-drilling stitching screws; Fixings to comply with the specified roof-zone requirements, including fixing through every second trough at approximately 400-500 mm centres in field zones and every trough at approximately 200-250 mm centres within 2.0 m of perimeter/parapet edges, with side-lap stitching at 600 mm and 300 mm centres respectively; Include local trimming, making good, supplementary fixings, closures and all ancillary work necessary to securely integrate the new decking with the retained existing decking; all in accordance with the Structural Engineer's details, Roof Deck Fixing Guide and Drawing 112	700	m		
B	Additional support at junctions of new and existing roof decking; Provide and fix 4 mm thick galvanised steel support angles at cut edges and junctions between new and retained existing roof decking, including fabrication, cutting, drilling, connections to existing structure, bolts, screws, cleats, brackets, protective treatment and all associated fixings; complete; Include fixing of new structural decking to support angles using 5.5 mm diameter x 38 mm heavy-section self-drilling Tek screws (Tek 5 Point), carbon steel with minimum 1,000-hour organic salt-spray coating, at centres appropriate to the applicable roof zone.	700	m		
Treatment / Repairs					
<u>Powerwash existing counterbalanced roof railings; complete; all as per Architect Drawing 210</u>					
C	Generally	26	m		
<u>Powerwash existing roof hop overs; complete; all as per Architect Drawing 210</u>					
D	Generally	8	m		
<u>Supply and install new fixings only to aluminium deck flat roof structure; horizontal; to certain locations within existing building) complete; refer to Architects Drawings 210 and 212</u>					
Metal repair					
E	Exceeding 300mm wide; Horizontal	310	m2		
F	Exceeding 300mm wide; Raking	672	m2		

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<u>(10) DEMOLITIONS AND ALTERATIONS (Cont)</u>						
Supply and install new fixings only to galvanised deck flat roof structure; horizontal; to certain locations within existing building) complete; refer to Architects Drawings 210 and 212						
Metal repair						
A	Exceeding 300mm wide; Horizontal	599	m2			
B	Exceeding 300mm wide; Raking	388	m2			
<u>ASBESTOS REMOVAL</u>						
General						
C	The following items are not measured in strict accordance with ARM.		note			
D	The Contractor is referred to the Pre Refurbishment & Demolition Asbestos Survey		note			
E	The Contractor must ensure that any risk of exposure to asbestos is completely eliminated. Contractor to consult with Employer's Representative before any work commences on site.	1	item			
F	The Contractor is advised that there is a notification form to be used for any work involving asbestos. This form must be submitted 14 days prior to the start of such work.	1	item			
G	The Main Contractor / PSCS must appoint a specialist asbestos removal contractor to carry out the asbestos removal & disposal works	1	item			
H	Prior to commencing any demolition or construction works on site all asbestos must be removed from site; in accordance with the Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations 2006 & 2010	1	item			
J	The Main Contractor / PSCS must appoint a competent independent analyst / accredited laboratory for the purpose of undertaking air sampling, project monitoring and issuing site clearance for reoccupation certification; in conformance with ISO 17025 General Requirements for the Competence of Testing and Calibration Laboratories	1	item			
K	Prior to commencing the asbestos removal works the specialist contractor shall submit (to the PSDP & Employer's Representative) their Plan of Work (risk assessment / method statement), Design Risk Assessment, and temporary works certificates for the Asbestos Removal works	1	item			
L	Prior to commencing the asbestos removal works the specialist contractor shall submit their Plan of Work (risk assessment / method statement), and notify, to the HSA (at least 14 days in advance of commencing the asbestos removal works). The PSCS must also ensure that copies of the notifications are forwarded to the PSDP, Client & Project Manager	1	item			
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<u>(10) DEMOLITIONS AND ALTERATIONS (Cont)</u>						
A	No works may take place on site until the Plan of Work has been drawn up and approved by the Main Contractor / PSCS	1	item			
B	No deviations shall be permitted from the plan of work submitted to the HSA	1	item			
C	Should the Plan of Work require amending / updating (for whatever reason) it must be issued to the PSDP & Project Manager in the first instance, and then the HSA, prior to proceeding with any proposed changes	1	item			
D	No asbestos removal works may take place in areas occupied by normal construction / project personnel and / or third parties	1	item			
E	An asbestos site clearance for reoccupation certificate(s) must be supplied (by the competent independent analyst / accredited laboratory) to the PSDP & Project Manager prior to commencing any demolition or construction works on site (other than the asbestos removal works); the certificate(s) must include (1) Visual inspection, (2) Air monitoring and (3) The decontamination unit	1	item			
F	After completing Asbestos Removal works the PSCS must ensure that asbestos site clearance for reoccupation certificates are issued to the Project Manager, PSDP, and Client PRIOR to allowing those areas to be opened up to persons (other than those persons directly involved in the asbestos removal works)	1	item			
G	NO Asbestos Containing Waste Material may be removed from the site unless a Waste Transfer Form (removal of Hazardous Waste Material from Site) has been completed and issued to the PSCS / Main Contractor, the PSDP & Project Manager	1	item			
H	The PSCS / Main Contractor must forward copies of final disposal certificates (i.e. completed Waste Transfer Form (final disposal of Hazardous Waste Material)) to the PSDP & Project Manager	1	item			
J	The PSCS / Main Contractor must forward, the following information (as applicable) to the PSDP, for inclusion in the Safety File; Bulk sample results, Amended Asbestos Register, Preliminary Safety & Health Plan and Specification, Specialist asbestos removal contractor Plan of Work, Notification to the Health and Safety Authority, Air monitoring results prior to removal works commencing, Air monitoring results during removal works, site clearance for reoccupation certificates, Completed Waste Transfer Form for the final disposal of all asbestos / hazardous waste.	1	item			
K	All asbestos works must be carried out in accordance with; The HSA 2010 Code of Practice for Safety, Health and Welfare at Work (Chemical Agents) Regulations 2001, The Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006 & 2010, The HSA Guidelines on Working with Materials Containing Asbestos Cement (and any subsequent amendments updates to HSA Guidelines and / or Codes of Practice)	1	item			
L	Contractor to include here (Unless included in rates elsewhere) for protection of all fixtures, fittings and finishes to all areas in which asbestos removal occurs	1	item			

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(21) EXTERNAL WALLS					
<u>BRICKWORK AND BLOCKWORK</u>					
Brickwork					
Brickwork to match existing; Bricks to BE EN 771-01, Product Reference : <u>Bradgate Buff or equivalent; all as per Architects Drawing 214</u>					
Walls					
A	100mm thick	28	m2		
Labours					
B	On brickwork	1	item		
CONCRETE SOLID COMMON BLOCKWORK, Product reference: N/A. Compressive strength: <u>13 N/mm2. Characteristic value: Not applicable. Category: II. Freeze/ Thaw</u> <u>resistance: Frost resistant. Thermal properties: Thermal conductivity: 1.63 W/</u> <u>mK. Recycled content: Contractor's choice. Work sizes (length x width x height):</u> <u>440 x 100 x 215mm. Special shapes: None. Additional requirements: Generally air</u> <u>leakage at 50 Pascals less than 3.1 CM/hr/SQM. Mortar: As section Z21. Mix: 1:5</u> <u>masonry cement:sand. Additional requirements: Generally air leakage at 50</u> <u>Pascals less than 3.1 CM/hr/SQM. Bond: Half lap stretcher; all as per Architects</u> <u>Drawing 214</u>					
Walls					
C	100mm thick	33	m2		
D	215mm thick	6	m2		
Labours					
E	On blockwork	1	item		
<u>WOODWORK</u>					
Ironmongery, Accessories and Sundries					
Partial fill cavity insulation - Insulation: Kingspan Kooltherm K8 Cavity Board <u>(or equivalent) 150mm to BS EN ISO 9002 : 1994/ 9001 : 2000 - Or equivalent</u> <u>approved by Architect; Product certification: British Board of Agreement (BBA);</u> <u>Manufacturer: to be confirmed; Product reference: to be confirmed; Recycled</u> <u>content: Not applicable; Face size (length x width): 1200 x 600 mm; Thickness</u> <u>(nominal): 150mm; Thermal conductivity: 0.13W/m2K; Reaction to fire class: to be</u> <u>confirmed; Additional requirements: Note: 50mm cavity; Placement: Secure against</u> <u>face of inner leaf; Joints between boards, at closures and penetrations: No gaps</u> <u>and free from mortar and debris; as per Architect's Drawing 214</u>					
Cavity Wall Insulation					
F	Exceeding 300mm wide	33	m2		

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(27) ROOF						
ROOFING, CLADDING AND WATERPROOFING						
Rigid Sheet Coverings and Decking						
Supply and fix new 0.9 mm thick structural galvanised steel roof decking, trapezoidal profile 60 mm deep, steel grade S320GD, with Z275 galvanised finish, to existing/new structural steel supports; including cutting, trimming, notching, drilling, laps, closures, waste and all associated accessories; all as Drawing 112; Provide primary structural fixings to 4 mm thick steel support angles using 5.5 mm diameter x 38 mm heavy-section self-drilling Tek screws (Tek 5 Point), carbon steel with minimum 1,000-hour organic salt-spray coating, at the following maximum centres: Field zones / internal roof areas: fix through every second trough at approximately 400-500 mm centres; Perimeter / parapet zones within 2.0 m of roof edges: fix through every trough at approximately 200-250 mm centres; Provide side-lap stitching to sheet-to-sheet longitudinal overlaps using 4.8 mm diameter x 20 mm carbon steel self-drilling stitching screws, at the following maximum centres: Field zones / internal roof areas: 600 mm centres; Perimeter / parapet zones within 2.0 m of roof edges: 300 mm centres; Include all drilling, fixings, stitching, washers where required, alignment and securing of sheets necessary to provide a complete structural roof deck installation in accordance with the Structural Engineer's Roof Deck Fixing Guide, manufacturer's recommendations and Drawing 112						
Decking						
A	Exceeding 300mm; Horizontal	45	m2			
B	Decking to Horizontal Infill sections Northlight Roofs measured within Element (10) Demolitions & Alterations	1	Note			
C	Decking to Raking section of Northlight Roof measured within Element (10) Demolitions & Alterations	1	Note			
WOODWORK						
Structural & First Fixings						
Softwood; sawn; C24 Grade; unplaned; vac-vac pressure treated with approved colour preservative; as per Drawing 124						
Carcassing; to rooflights						
D	100 x 100mm C24 timber	238	m			
E	150 x 100mm C24 timber	142	m			

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(27) ROOF (Cont)						
Ironmongery, Accessories and Sundries						
<u>3mm thick high-density, closed-cell EPDM isolation tape required at junctions where aluminium deck and galvanised deck meet to prevent bimetallic corrosion, to be used at all aluminium-galvanised deck interfaces.</u>						
Insulation; Isolation Tape						
A	Generally	727	m			
<u>STEELWORK</u>						
Structural Steelwork						
<u>Fabricated, weldable steel, to S275 / S355 JO in accordance with EN 10025 part Z and CE marked; all welding to be in accordance with Engineers Specification; all as per Engineers Drawings and Specification</u>						
Fabricated Members; Beams						
B	EA; less than 25Kg/m	4.65	t			
Fittings						
C	General; including caps, bases, haunches, gussets, end plates, splice plates, cleats, brackets, stiffeners, distance pieces and the like	0.93	t			
<u>Bolts; M10 8.8 Structural Bolts; all to Engineer's Drawing 115</u>						
Bolts						
D	Generally	860	nr			
<u>Surface treatments off site; Blast primer preparation apply by airless spray approved hot dip galvanised to 140 microns; all as per Drawing 115</u>						
Protective coatings						
E	General surfaces	5.58	t			

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(37) ROOF COMPLETIONS (Cont)						
METALWORK						
Non-Structural						
VELUX Glazing Panels (formerly Vitral A74) or equivalent; double-glazed mono-pitch rooflight system for commercial and public buildings; comprising prefabricated modular panels incorporating profiles and panes, with actuators and controls where required; manufacturer: VELUX Commercial; roof pitch, rooflight pitch, arrangement and module/panel sizes as indicated on drawings; timber kerb set in line with the glazing pitch by Main Contractor; skylight units screwed directly to sub-structure; external frame polyester powder coated to RAL 7016 gloss 30, internal frame finish as external or wet-applied paint to RAL 9010; double glazing with low-E coating, centre pane U-value 1.1 W/m²K and glazed module U-value 1.8 W/m²K, light transmittance / g-value 80% / 62%; pane make-up comprising 6mm toughened glass, 16mm argon-filled cavity and 4+4mm laminated float glass with 4 No. 0.38mm PVB interlayers; extruded aluminium frame thermally broken by integrated PUR core; operation comprising a combination of fixed, naturally ventilated and smoke-ventilated units; chain actuators for natural and smoke ventilation connected to Building Management System; technical performance to achieve air permeability Class 4, reaction to fire Class B-s1,d0, watertightness E1200, resistance to wind load NPD and fragility CWCT TN67 Class 2; complete as per Architect's Drawing 115 & Specification L10 460 Composite Item; Rooflights						
A	Type B; Overall size 2000mm x 1000mm	2	nr			
VELUX Modular Rooflight - Monolight or equivalent; fixed / vented for flat roof installation to commercial and public buildings; comprising prefabricated insulated timber upstand complete with aluminium frame and insulated glazed unit, including optional actuators and controls where required; manufacturer: VELUX Commercial; roof pitch as drawing, between 0° and 15°; clear opening as drawn; structural opening to be clear opening width + 30mm x clear opening length + 30mm; external dimensions to be clear opening width + 200mm x clear opening length + 200mm; insulated timber upstand 150-600mm high with internal finish RAL 9010; frame formed from 5mm extruded aluminium profile with seam-welded corner joints, finish RAL 7043, gloss 30; double glazed (20V) unit for areas not exceeding 2m², low-E coated, centre pane U-value 1.1 W/m²K and glazed module U-value 1.7 W/m²K, light transmittance / g-value 79% / 61%; pane make-up comprising 8mm toughened glass, 14mm argon-filled cavity and 5+5mm laminated float glass with 2 No. 0.38mm PVB interlayers, all glazed units incorporating 115mm black silk-screen print around perimeter; operation fixed or naturally ventilated as applicable; factory-fitted concealed chain actuator / actuators connected to WindowMaster control gear where required; technical performance to achieve air permeability Class 4, fire rating Class B-s1,d0, watertightness Class E1200 and wind load resistance Class C5; complete as per Architect's Drawing 115 and Specification L10 460 Composite Item; Rooflights						
B	Type G; Overall size 3000mm x 1000mm	46	nr			

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(37) ROOF COMPLETIONS (Cont)					
A	<u>Extra over</u> for motorised vent/smoke vent control panel	26	nr		
B	<u>Extra over</u> for rain sensors	17	nr		
C	<u>Extra over</u> for break glass	15	nr		
<u>Roof Safety Edge Protection; All new non-penetrative, counterweighted roof safety edge protection. All railing sections, posts, elbows, and wall-mounting brackets to be hot-dip galvanized steel with a factory polyester powder-coated finish in a client-selected RAL color. The manufacturer shall provide all relevant compliance certification, along with site-specific structural wind load calculations prior to installation; as per Architect's Drawing 217 and Specification</u>					
Roof Safety Edge Protection					
D	Generally; fixed to Flat Roof	99	m		
<u>Safety Railing; Supply and install a new wall-mounted safety railing system. All railing sections, posts, elbows, and wall-mounting brackets to be hot-dip galvanized steel with a factory polyester powder-coated finish in a client-selected RAL color. The manufacturer shall provide all relevant compliance certification, structural fixing design details, and site-specific load calculations prior to installation; as per Architect's Drawing 217 and Specification</u>					
Safety Railing					
E	Generally	32	m		
<u>Safety Railing; supply and install a new top-mounted safety railing system fixed directly to the top of the parapet substrate beneath all copings, roof coverings, and flashings. all railing sections, posts, elbows, base fixing flanges, and brackets to be hot-dip galvanized steel with a factory polyester powder-coated finish in a client-selected ral color. the manufacturer shall provide all relevant compliance certification, structural fixing design details, site-specific load calculations, and waterproofing or flashing interface details to ensure the integrity of the parapet coverings prior to installation; as per Architect's Drawing 217 and Specification</u>					
Safety Railing					
F	Generally	155	m		
<u>Access Ladder/Stairs; New hot-dip galvanized steel access ladder/stairs, powder-coated in client-selected RAL color. Contractor to supply structural calcs and certification; as per Architect's Drawing 217 and Specification</u>					
Access Ladder					
G	400mm high	4	nr		
H	600mm high	1	nr		

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<u>(37) ROOF COMPLETIONS (Cont)</u>						
A	750mm high	1	nr			
B	1100mm high	2	nr			
Roof Access Stairs and Security Gate; New roof access stairs and 2.0m high lockable security gate. Hot dip galvanized steel with a factory polyester powder-coat finish in client-selected RAL color. Specialist contractor to submit structural calculations, compliance certification, and fixing details prior to fabrication; as per Architect's Drawing 217 and Specification						
Access Ladder						
C	5500mm high	1	nr			
<u>MISCELLANEOUS</u>						
Warranties / Guarantees						
D	20-year Insurance Supported Company Guarantee - Provide 20-year Insurance Supported Company Guarantee for the rooflights, commencing from the date of final inspection of the completed rooflight installation	1	Item			
E	Guarantee # remedial works and consequential loss - Guarantee to cover the full cost of remedial works, including all materials and labour, together with consequential loss resulting from water penetration arising from defective workmanship or defective products forming part of the rooflight system.	1	Item			
F	Approved Installer insolvency protection - Guarantee to provide that, in the event of insolvency of the Manufacturer's Approved Installer during the guarantee period, responsibility for the workmanship and installation of the waterproofing system shall transfer to and remain with the selected rooflight system manufacturer for the remainder of the guarantee period, at no additional cost to the Client.	1	Item			
G	Guarantee claims # no excess - Guarantee to provide for no excess or deductible on claims made during the full guarantee period.	1	Item			
H	Guarantee and insurance documentation - Submit with the tender full details and evidence of the proposed guarantee, including all terms and conditions and relevant supporting insurance documentation, demonstrating that the guarantee offered will remain valid and undiluted for the full duration of the guarantee period.	1	Item			
J	Single-source rooflight system guarantee - Provide guarantee from a single-source selected manufacturer covering the complete rooflight system as one entity, including workmanship and installation.	1	Item			
K	Transferability of guarantee - Guarantee to be fully transferable to any subsequent building owner for the remainder of the guarantee period without additional cost.	1	Item			
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(37) ROOF COMPLETIONS (Cont)					
COLLECTION					
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(37) ROOF COMPLETIONS Carried to Summary					
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<u>(41) EXTERNAL WALL FINISHES</u>						
<u>STEELWORK</u>						
Purlins and Cladding Rails						
<u>M145065150 purlins / side rails spaced at maximum 0.75m centres off blockwork using minimum 5mm galvanized steel angle cleats secured with M12 structural anchors into solid block; complete with all necessary connections and associated fixings; as per Architect's Drawing 114</u>						
Purlins/Cladding Rails						
A	M145065150 purlins	0.64	t			
<u>ROOFING, CLADDING & WATERPROOFING</u>						
Rigid Sheet Coverings and Decking						
<u>External Wall Cladding: Kingspan QuadCore KS1000 RW insulated cladding panels or equivalent; mounted vertically; fixed to M145065150 purlins/side rails in accordance with manufacturer's instructions; primary fixings to be self-drilling self-tapping fixings with minimum 16mm diameter non-ferrous EPDM backed washers; include drip trays, flashings, trims and all associated fixings; all in strict accordance with the Architect's Drawings 214 and Specification</u>						
Coverings						
B	Exceeding 300mm wide	63	m2			
<u>FLOOR, WALL AND CEILING FINISHES</u>						
In-situ Finishes						
<u>External Render; Location: refer to architects drawings, Background: Concrete Block; Render Coats: 3; Scud/Scurry Coat to be 3-5mm and Scratched undercoat to be max 12mm; Final coat to be 5-8mm applied with wooden trowel with napped finish; Colour: grey; all fixed in strict accordance with the Architect's Drawing 214</u>						
Walls						
C	Exceeding 300mm wide	6	m2			
<u>Beads/Stops for External Use: Material: pvc stop bead by SAS probead or Renderplas or equivalent. beads/stops at all external angles and stop ends except where specified otherwise. Cut neatly, form mitres at return angles and remove sharp edges; fixed in strict accordance with the Architect's Drawings</u>						
Sundries						
D	External Corner Beads at corners	1	m			
E	Stop Bead fixed to top of render below parapet capping; Horizontal	20	m			

				€	c
(41) EXTERNAL WALL FINISHES (Cont)					
Stop Bead to at ends; vertical	1	m			
<u>PAINTING AND DECORATING</u>					
Painting					
<u>Exterior paint to external walls; Manufacturer: Dulux Trade or equivalent.</u> <u>Product reference: Dulux Weathershield or equivalent. Surfaces: external</u> <u>plaster, Preparation materials: Types recommended by their manufacturers and the</u> <u>coating manufacturer for the situation and surfaces being prepared. Substrates:</u> <u>Sufficiently dry in depth to suit coating. Initial coats: As recommended by</u> <u>manufacturer. Number of coats: 2, Undercoats: As recommended by manufacturer,</u> <u>colour to match existing building; all as per Architects Drawing 214</u>					
Walls; to render					
Exceeding 300mm wide	6	m2			
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(41) EXTERNAL WALL FINISHES (Cont) COLLECTION Page No. Building 2 /24 Page No. Building 2 /25 (41) EXTERNAL WALL FINISHES Carried to Summary					
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<u>(35) & (45) CEILING FINISHES</u>						
<u>WOODWORK</u>						
Boarding and Second Fixings						
<u>Medium-Density Fibreboard (MDF); Description: MDF board to upstands and inner rooflight lightwells; Manufacturer: to be confirmed; Thickness: to be confirmed; including cutting, fitting, jointing and fixing complete; Finish: one coat primer and three top coats of sealing paint; all in accordance with Architect's Drawing 124 and Specification</u>						
Boarding and Sheeting; MDF Architraves						
Not exceeding 300mm					380	m
Exceeding 300mm					190	m2
<u>PAINTING AND DECORATING</u>						
Painting						
<u>Background surfaces to be prepared in accordance with specification M60; preparation in accordance with Clause M60; Preparation: prepare and prime; areas of damaged primer to be made good; one coat primer/undercoat; Finishing coats: three top coats of sealing paint; Manufacturer: Dulux Trade or equivalent; Colour: White; and all in strict accordance with the Architects Drawings and Specification</u>						
Ceilings						
Exceeding 300mm; exposed ceilings					2,041	m2
Isolated Beams, Trusses, Bracing Members, Pipework, Pipe Supports, Electrical Conduits						
Exceeding 300mm					511	m2
<u>Background surfaces to be prepared in accordance with specification M60; preparation in accordance with Clause M60; Preparation: prepare and prime; areas of damaged primer to be made good; one coat primer/undercoat; Finishing coats: three top coats of sealing paint; Manufacturer: Dulux Trade or equivalent; Colour: White; and all in strict accordance with the Architects Drawings and Specification</u>						
Ceilings; MDF Architraves						
Not exceeding 300mm					380	m
Exceeding 300mm					190	m2

					€	c
(47) ROOF FINISHES						
Notes						
A	1. The Tenderer is referred to the drawings and specifications which accompany this document. All descriptions shall be read in conjunction with this information.		note			
B	2. The Tenderer is to provide all fittings, support etc. which may be necessary to complete the works. The Contractor is required to liaise and coordinate with other trades to provide and fix all such fixings as may be necessary for his installation.		note			
C	3. The Tenderer shall examine all surfaces which are to come in contact with his installation and insure their suitability prior to installing roof coverings.		note			
ROOFING, CLADDING & WATERPROOFING						
Mastic Asphalt, Waterproof and Gas proof & Non-Metal Flexible Sheet Coverings						
<u>Northlight sloping roofs # reinforced bitumen warm roof system. Prepare existing metal deck and provide complete built-up reinforced bitumen warm roof covering to 46° slope, comprising primer, KSD FBS 2.5mm self-adhesive AVCL, 140mm PIR FATE rigid insulation, primer to insulation, TEC Sprint DUO 2mm self-adhesive reinforced bitumen underlayer and FLEX K4E 4.2mm torch-applied charcoal grey mineral-finished capping sheet, including associated flashings and detailing, complete to manufacturer's specification; as per Architects Specification J41 110A</u>						
D	sloping					
E	Exceeding 300mm; Raking	1,354	m2			
<u>Built-up reinforced bitumen membrane warm roof covering system; comprising 2.5mm KSD FBS self-adhesive air and vapour control layer, PIR Thermotech MG tapered insulation 120mm to 220mm (Measured elsewhere) to achieve minimum finished fall 1:60 and required U-value of 0.15 W/m²K, APR01-Black Activator-Primer, 2mm TEC Sprint DUO self-adhesive reinforced bitumen underlayer and 4.2mm FLEX K4E polyester-reinforced torch-applied elastomeric bitumen capping sheet with charcoal grey mineral finish; including associated fixings and detailing; complete in accordance with Architect's Drawings and Specification J41 110B</u>						
Roofing; laid to falls						
F	Exceeding 300mm; Horizontal	710	m2			

				€	c
(47) ROOF FINISHES (Cont)					
Built-up reinforced bitumen membrane warm roof covering system; comprising 2.5mm KSD FBS self-adhesive air and vapour control layer, PIR Thermotech MG tapered insulation 220mm to 330mm (Measured elsewhere) to achieve minimum finished fall 1:60 and required U-value of 0.15 W/m#K, APR01-Black Activator-Primer, 2mm TEC Sprint DUO self-adhesive reinforced bitumen underlayer and 4.2mm FLEX K4E polyester-reinforced torch-applied elastomeric bitumen capping sheet with charcoal grey mineral finish; including associated fixings and detailing; complete in accordance with Architect's Drawings and Specification J41 110B					
A	Exceeding 300mm; Horizontal	202	m2		
Built-up reinforced bitumen membrane warm roof covering system; comprising 2.5mm KSD FBS self-adhesive air and vapour control layer, PIR Thermotech MG tapered insulation 180mm to 260mm (Measured elsewhere) to achieve minimum finished fall 1:60 and required U-value of 0.15 W/m#K, APR01-Black Activator-Primer, 2mm TEC Sprint DUO self-adhesive reinforced bitumen underlayer and 4.2mm FLEX K4E polyester-reinforced torch-applied elastomeric bitumen capping sheet with charcoal grey mineral finish; including associated fixings and detailing; complete in accordance with Architect's Drawings and Specification J41 110B					
B	Exceeding 300mm; Horizontal	139	m2		
Powder Coated Aluminium Trim; mechanically fixed; as per Drawing 120					
Flashings; as per Detail 1					
C	Girth: 150 - 300mm	12	m		
1.6mm thick pre-formed metal angle; mechanically fixed to roof structure; as per Drawing 120					
Flashings; as per Detail 1					
D	Girth: 150 - 300mm; bent once	12	m		
E	Girth: 600 - 750mm; bent once	12	m		
Upstand; including 50mm PIR insulation; 2.5mm vapour barrier; 2mm self adhesive underlay; 4.2mm capsheet; as per Drawing 120					
Upstand; as per Detail 1					
F	Girth: 450 - 600mm	12	m		
Powder Coated Aluminium Trim; mechanically fixed; include for 2nr 75 x 100mm treated timber batten; as per Drawing 122					
Flashings; as per Detail 4A					
G	Girth: 150 - 300mm	112	m		

				€	c
(47) ROOF FINISHES (Cont)					
Aluminium fascia; 2mm PPC fixed to timber batten; as per Drawing 122					
Flashings; as per Detail 4A					
A	Girth: 150 - 300mm	112	m		
1.6mm thick pre-formed metal angle; mechanically fixed to roof structure; as per Drawing 122					
Flashings; as per Detail 4A					
B	Girth: 300 - 450mm; bent once	334	m		
Upstand; including 80mm mineral wool insulation; 2.5mm vapour barrier; 2mm self adhesive underlay; 4.2mm capsheet, 75 x 75mm triangle insulated angle fillets at upstands; as per Drawing 122					
Upstand; as per Detail 4A					
C	Girth: 450 - 600mm	112	m		
80mm PIR insulation laid horizontally to top of wall; 2.5mm vapour barrier; 2mm self adhesive underlay; 4.2mm capsheet, 75 x 75mm triangle insulated angle fillets at edge trim; as per Drawing 122					
Wall Capping; as per Detail 4A					
D	Girth: 450 - 600mm	112	m		
Details to Flat roof gutter; Minimum 160mm boulder PIR insulation; include for Minimum two layer warm deck roof covering; 4.2mm cap sheet; 2mm self adhesive underlayer; 2.5mm vapour barrier; 2nr 75 x 75mm triangle insulated angle fillets at upstands in accordance with manufactures recommendations; as per Drawing 122					
Gutters; as per Detail 4A					
E	Girth: 1050 - 1200mm	112	m		
F	Extra over for forming rainwater outlets	64	nr		
300mm Deep PIR insulation angle fillets laid horizontally to side of upstand; as per Drawing 321					
Wall Capping; as per Detail 14 (Packer to one side only)					
G	Generally	16	m		

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(47) ROOF FINISHES (Cont)						
<u>Galvanised pre-formed metal angle; mechanically fixed to roof structure; as per Drawing 124 & 125</u>						
Flashings; as per Detail 6A & 6B						
A	Girth: 450 - 600mm; bent once	2,026	m			
B	Girth: 600 - 750mm; bent once	471	m			
<u>Upstand; including 80mm PIR insulation; 2.5mm vapour barrier; 2mm self adhesive underlay; 4.2mm capsheet; 75 x 75mm triangle insulated angle fillets at upstands; as per Drawing 124</u>						
Upstand; as per Detail 6A						
C	Girth: 450 - 600mm	380	m			
<u>Rooflight Kerb Upstand; including 80mm PIR insulation; 2.5mm vapour barrier; 2mm self adhesive underlay; 4.2mm capsheet; 75 x 75mm triangle insulated angle fillets at upstands; as per Drawing 124</u>						
Kerbs; as per Detail 6A						
D	Girth: 450 - 600mm	380	m			
<u>Galvanised pre-formed metal angle; mechanically fixed to roof structure; as per Drawing 126</u>						
Flashings; as per Detail 6C						
E	Girth: 150 - 300mm; bent once	29	m			
<u>1.6mm thick pre-formed metal angle; mechanically fixed to roof structure; as per Drawing 127</u>						
Flashings; as per Detail 8A						
F	Girth: not exceeding 150mm; bent once	14	m			
G	Girth: 150 - 300mm; bent once	14	m			
H	Girth: 300 - 450mm; bent twice	14	m			
<u>Upstand; including 30mm PIR insulation; 2.5mm vapour barrier; 2mm self adhesive underlay; 4.2mm capsheet; 75 x 75mm triangle insulated angle fillets at upstands; as per Drawing 127</u>						
Upstand; as per Detail 8A						
J	Girth: 150 - 300mm	14	m			

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(47) ROOF FINISHES (Cont)						
<u>80mm PIR insulation laid horizontally to top of wall; 2.5mm vapour barrier; 2mm self adhesive underlay; 4.2mm capsheet; extra layer of walkway membrane - brown mineral finish as per Drawing 127</u> Wall Capping; as per Detail 8A A Girth: 300 - 450mm					7	m
<u>Powder Coated Aluminium Trim; mechanically fixed; include for 2no. 75 x 100mm treated timber batten; as per Drawing 127</u> Flashings; as per Detail 9A B Girth: 150 - 300mm					51	m
<u>Aluminium fascia; 2mm PPC fixed to timber batten; as per Drawing 127</u> Flashings; as per Detail 9A C Girth: 150 - 300mm					51	m
<u>1.6mm thick pre-formed metal angle; mechanically fixed to roof structure; as per Drawing 127</u> Flashings; as per Detail 9A D Girth: not exceeding 150mm; bent once					51	m
E Girth: 150 - 300mm; bent once					51	m
F Girth: 300 - 450mm; bent once					101	m
<u>Upstand; including 210mm PIR insulation; 2.5mm vapour barrier; 2mm self adhesive underlay; 4.2mm capsheet; 75 x 75mm triangle insulated angle fillets at upstands; as per Drawing 127</u> Upstand; as per Detail 9A G Girth: 450 - 600mm					51	m
<u>80mm PIR insulation laid horizontally to top of wall; 2.5mm vapour barrier; 2mm self adhesive underlay; 4.2mm capsheet; as per Drawing 127</u> Wall Capping; as per Detail 9A H Girth: 450 - 600mm					51	m

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(47) ROOF FINISHES (Cont)					
<u>1.6mm thick pre-formed metal angle; mechanically fixed to roof structure; as per Drawing 127</u>					
Flashings; as per Detail 9B					
A	Girth: 300 - 450mm	51	m		
<u>Upstand; including 210mm PIR insulation; 2.5mm vapour barrier; 2mm self adhesive underlay; 4.2mm capsheet; 75 x 75mm triangle insulated angle fillets at upstands; as per Drawing 127</u>					
Upstand; as per Detail 9B					
B	Girth: 300 - 450mm; bent once	51	m		
<u>Insulated Upstand Support Bracket; as per Drawing 127</u>					
Upstand; as per Detail 9B					
C	Girth: 150 - 300mm	51	m		
<u>1.6mm thick pre-formed metal angle; mechanically fixed to roof structure; as per Drawing 319</u>					
Flashings; as per Detail 12					
D	Girth: not exceeding 150mm; bent once	45	m		
E	Girth: 300 - 450mm; bent once	67	m		
F	Girth: 450 - 600mm; bent once	23	m		
<u>Upstand; including 80mm PIR insulation; 2.5mm vapour barrier; 2mm self adhesive underlay; 4.2mm capsheet; 75 x 75mm triangle insulated angle fillets at upstands; as per Drawing 319</u>					
Upstand; as per Detail 12					
G	Girth: 300 - 450mm	23	m		
H	Girth: 600 - 750mm	23	m		
<u>130mm PIR insulation laid horizontally to top of wall; 2.5mm vapour barrier; 2mm self adhesive underlay; 4.2mm capsheet; as per Drawing 319</u>					
Wall Capping; as per Detail 12					
J	Girth: 450 - 600mm	23	m		

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(47) ROOF FINISHES (Cont)					
<u>1.6mm thick pre-formed metal angle; mechanically fixed to roof structure; as per Drawing 320</u>					
Flashings; as per Detail 13					
A	Girth: not exceeding 150mm; bent once	39	m		
B	Girth: 300 - 450mm; bent once	77	m		
C	Girth: 600 - 750mm; bent twice	77	m		
<u>Upstand; including 80mm PIR insulation; 2.5mm vapour barrier; 2mm self adhesive underlay; 4.2mm capsheet; 75 x 75mm triangle insulated angle fillets at upstands; as per Drawing 320</u>					
Upstand; as per Detail 13					
D	Girth: 300 - 450mm	39	m		
E	Girth: 600 - 750mm	39	m		
<u>130mm PIR insulation laid horizontally to top of wall; 2.5mm vapour barrier; 2mm self adhesive underlay; 4.2mm capsheet; as per Drawing 320</u>					
Wall Capping; as per Detail 13					
F	Girth: 450 - 600mm	39	m		
<u>300mm Deep PIR insulation angle fillets laid horizontally to side of upstand; as per Drawing 320</u>					
Wall Capping; as per Detail 13					
G	Generally	39	m		
<u>650mm Deep PIR insulation angle fillets laid horizontally to side of upstand; as per Drawing 320</u>					
Wall Capping; as per Detail 13					
H	Generally	39	m		
<u>1.6mm thick pre-formed metal angle; mechanically fixed to roof structure; as per Drawing 321</u>					
Flashings; as per Detail 14					
J	Girth: not exceeding 150mm; bent once	47	m		
K	Girth: 600 - 750mm; three times bent	47	m		

				€	c
(47) ROOF FINISHES (Cont)					
<u>Upstand; including 80mm PIR insulation; 2.5mm vapour barrier; 2mm self adhesive underlay; 4.2mm capsheet; 75 x 75mm triangle insulated angle fillets at upstands; as per Drawing 321</u>					
Upstand; as per Detail 14					
A	Girth: 300 - 450mm	47	m		
<u>130mm PIR insulation laid horizontally to top of wall; 2.5mm vapour barrier; 2mm self adhesive underlay; 4.2mm capsheet; as per Drawing 321</u>					
Wall Capping; as per Detail 14					
B	Girth: 450 - 600mm	24	m		
<u>300mm Deep PIR insulation angle fillets laid horizontally to side of upstand; as per Drawing 321</u>					
Wall Capping; as per Detail 14					
C	Generally	47	m		
<u>PROPRIETARY RAINWATER OUTLETS; Include for Bauder or equivalent insulated outlet extension; Bituminous connection flange; 1.6mm thick pre-formed metal angle; include for Bauder sealing ring; Bauder insulated outlet bowl; Bauder 60mm thick insulation extension unit housing; all in strict accordance with Architect's specification & Drawings</u>					
Like Items; Outlets					
D	Generally	64	nr		
E	<u>Extra over</u> for Bauder leaf Grille	64	nr		
<u>SVP pipes penetrating the roof; insulation thickness reduced at lowest point of roof to form channel; proprietary cast metal rainwater outlet with membrane clamping collar and bolt on raised leaf guard; cap & base sheets dressed into 110mm diameter rainwater outlet and fixed with clamping ring; vapour control layer dressed up sides of outlet and bonded in place; include galvanised steel bearing pan and raising tube to suit insulation depth; 150mm min vapour control tape continually taped and sealed from pipe with sealant to form an airtight seal; bonded insulation jacket or canister applied expanding insulation to fill void between outlet and roof insulation; height of collar 300mm; pipe not exceeding 250mm; including all flashings, weatherings, coverings etc; as specified with the roofing system; all to Manufacturer's and Architect's instructions</u>					
Collars around pipes, standards and the like					
F	Generally	10	nr		

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(47) ROOF FINISHES (Cont)					
<u>RWDP pipes penetrating the roof; selected proprietary weather collar to RWDP fitted to Manufacturer's Specifications over top of skirt and soaker; liquid applied waterproof coating consisting of reinforced base coat and protection top coat; single piece profiled metal skirt fitting tight to pipe welded to main roof forming a water tight seal additional compressible filler fitted prior to welding to act as a secondary water stop; pipe penetrations to avoid panel seams where possible; gun-canister applied foam to panle manufacturer's specification; 150mm min Pro Clima Tescon Vana vapour control tape to specification section P10 continuously taped and sealed from pipe with Pro Clima Orcon F sealant to form an air tight seal; height of collar 250mm; pipe not exceeding 250mm; including all flashings, weatherings, coverings etc; as specified with the roofing system; all to Manufacturer's and Architect's instructions and Drawing</u>					
Collars around pipes, standards and the like					
A	Generally	64	nr		
<u>Holes</u>					
Forming holes for SVP					
B	Girth not exceeding 0.5m	10	nr		
Forming holes for RWDP					
C	Girth not exceeding 500mm	64	nr		
<u>WOODWORK</u>					
Ironmongery, Accessories and Sundries					
<u>Northlight sloping roofs # 140mm PIR FATE or equivalent rigid insulation, primer to insulation; as per Architects Specification J41 110A</u>					
Insulation; laid to falls					
D	Exceeding 300mm; Raking	1,354	m2		
<u>Main roof and Northlight valleys # tapered 120mm to 220mm PIR Thermotech MG or equivalent insulation designed to achieve minimum finished falls of 1:60, tapered PIR insulation, primer, complete to manufacturer's tapered insulation scheme and specification; as per Architects Specification J41 110B</u>					
Insulation; laid to falls					
E	Exceeding 300mm	710	m2		

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<u>(47) ROOF FINISHES (Cont)</u>						
<u>Rear Roof # tapered 220mm to 330mm PIR Thermotech MG or equivalent insulation designed to achieve minimum finished falls of 1:60, tapered PIR insulation, primer, complete to manufacturer's tapered insulation scheme and specification; as per Architects Specification J41 110B</u> Insulation; laid to falls A Exceeding 300mm					202	m2
<u>Rear Roof # tapered 180mm to 260mm PIR Thermotech MG or equivalent insulation designed to achieve minimum finished falls of 1:60, tapered PIR insulation, primer, complete to manufacturer's tapered insulation scheme and specification; as per Architects Specification J41 110B</u> Insulation; laid to falls B Exceeding 300mm					139	m2
<u>MISCELLANEOUS</u>						
Warranties / Guarantees						
C 20-year Insurance Supported Company Guarantee - Provide 20-year Insurance Supported Company Guarantee for the roofing works, commencing from the date of final inspection of the completed roofing installation by the selected roofing system manufacturer.					1	Item
D Guarantee # remedial works and consequential loss - Guarantee to cover the full cost of remedial works, including all materials and labour, together with consequential loss resulting from water penetration arising from defective workmanship or defective products forming part of the roofing system.					1	Item
E Approved Installer insolvency protection - Guarantee to provide that, in the event of insolvency of the Manufacturer's Approved Installer during the guarantee period, responsibility for the workmanship and installation of the waterproofing system shall transfer to and remain with the selected roofing system manufacturer for the remainder of the guarantee period, at no additional cost to the Client.					1	Item
F Guarantee claims # no excess - Guarantee to provide for no excess or deductible on claims made during the full guarantee period.					1	Item
G Guarantee and insurance documentation - Submit with the tender full details and evidence of the proposed guarantee, including all terms and conditions and relevant supporting insurance documentation, demonstrating that the guarantee offered will remain valid and undiluted for the full duration of the guarantee period.					1	Item
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<u>(47) ROOF FINISHES (Cont)</u>					
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(47) ROOF FINISHES					
Carried to Summary					
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(5-) MECHANICAL INSTALLATION			
(10) DEMOLITION & ALTERATIONS			
DEMOLITION & ALTERATIONS			
GENERAL			
1. THE ONUS IS ON THE CONTRACTOR TO VISIT THE SITE OF THE WORKS AND TO SATISFY HIMSELF AS TO THE NATURE AND EXTENT OF THE WORKS AND ALL OTHER MATTERS THAT MIGHT INFLUENCE HIS PRICE OR TIME FOR COMPLETION OF THE WORKS (ARRANGEMENTS TO VISIT THE SITE SHOULD BE MADE WITH THE EMPLOYERS REPRESENTATIVE). THE CONTRACTOR MUST INCLUDE WITHIN HIS PRICE FOR ALL WORKS IN CONNECTION WITH THE DEMOLITION WORKS AND WORKS TO THE EXISTING BUILDINGS, WHICH COULD BE REASONABLY FORESEEN OR IMPLIED BY THE TENDER DOCUMENTS. NO CLAIMS ON THE GROUNDS OF WANT OF KNOWLEDGE IN RESPECT OF THE ABOVE WILL BE ENTERTAINED WHATSOEVER. <u>Removing</u> Plumbing and Engineering Installations Temporary removal of existing ductwork upstands; 3nr Locations; disconnect, dismantle, label, protect and store securely on-site; reinstate upon completion of works; works shall include all associated mechanical disconnections & reconnections, supports, brackets, ductwork connections and ancillary components; reinstatement of insulation/cladding where applicable; testing of ductwork; making good all affected penetrations, weatherproofing and finishes; all in accordance with the Mechanical Engineers Specification and Drawings M57-07 Temporary removal of 2 No. existing roof mounted fume extraction fan and associated ductwork; safely isolate, disconnect, dismantle, label, protect and store securely on-site; works shall include all associated electrical and mechanical disconnections & reconnections, controls, cabling, supports, brackets, fixings, vibration isolation, ductwork connections and ancillary components; temporary weatherproofing of openings; reinstatement of insulation/cladding where applicable; testing and commissioning of the reinstated fan and ductwork system; making good all affected penetrations, weatherproofing and finishes; all in accordance with the Mechanical Engineers Specification and Drawing M57-07 Temporary removal of existing ductwork upstands; 90mm serving roof terminal RT28; disconnect, dismantle, label, protect and store securely on-site; reinstate upon completion of works; works shall include all associated mechanical disconnections & reconnections, supports, brackets, ductwork connections and ancillary components; reinstatement of insulation/cladding where applicable; testing of ductwork; making good all affected penetrations, weatherproofing and finishes; all in accordance with the Mechanical Engineers Specification and Drawings M57-07		Note	
1	nr		
1	nr		
1	nr		

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<u>(5-) MECHANICAL INSTALLATION (Cont)</u>						
A	Temporary removal of existing ductwork upstands; 160mm serving roof terminal RT30; disconnect, dismantle, label, protect and store securely on-site; reinstate upon completion of works; works shall include all associated mechanical disconnections & reconnections, supports, brackets, ductwork connections and ancillary components; reinstatement of insulation/cladding where applicable; testing of ductwork; making good all affected penetrations, weatherproofing and finishes; all in accordance with the Mechanical Engineers Specification and Drawings M57-07	1	nr			
B	Temporary removal of existing ductwork upstands; 300mm serving roof terminal RT31; disconnect, dismantle, label, protect and store securely on-site; reinstate upon completion of works; works shall include all associated mechanical disconnections & reconnections, supports, brackets, ductwork connections and ancillary components; reinstatement of insulation/cladding where applicable; testing of ductwork; making good all affected penetrations, weatherproofing and finishes; all in accordance with the Mechanical Engineers Specification and Drawings M57-07	1	nr			
C	Temporary removal of existing soil vent pipe exiting through gable end of roof; disconnect, dismantle, label, protect and store securely on-site; reinstate upon completion of works; works shall include all associated disconnections & reconnections, supports, brackets, pipework connections, fittings and ancillary components; reinstatement of insulation/cladding where applicable; testing of pipework and connections; making good all affected penetrations, weatherproofing and finishes; all in accordance with the Mechanical Engineers Specification and Drawings M57-07	1	nr			
D	Removal of existing boiler flues; safely isolate, disconnect, remove and dispose off-site; works shall include all associated mechanical connections, supports, brackets, flue sections, fittings, flashings and ancillary components necessary to facilitate complete removal; making good all affected roof/wall penetrations, weatherproofing and finishes; all in accordance with the Mechanical Engineers Specification and Drawings M57-07	1	nr			
E	Removal of existing external solar tube collectors and associated pipework; 2nr Locations; decommission, safely isolate, disconnect, dismantle, remove and dispose off-site; works shall include all associated mechanical connections, valves, fittings, supports, brackets, insulation, controls and ancillary components necessary to facilitate complete removal; drain down and make safe existing system as required; cap off and make good all remaining services and affected roof/wall penetrations, including weatherproofing and finishes; all in accordance with the Mechanical Engineers Specification and Drawings 6917-4_BLD-03	1	nr			
F	Removal of existing redundant roof vent; safely disconnect, dismantle, remove and dispose off-site; works shall include removal of all associated connections, fittings, supports, brackets, flashings and ancillary components necessary to facilitate complete removal; make good affected roof opening including roofing materials, insulation, membranes, weatherproofing and finishes to match existing; all in accordance with the Mechanical Engineers Specification and Drawings BLD-03	1	nr			
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<u>(5-) MECHANICAL INSTALLATION (Cont)</u>						
(57) VENTILATION SERVICES						
<u>System</u>						
Ventilation installation, testing and commissioning; complete; The contractor shall supply and install all ventilation ductwork, terminals and plant within the building; all in strict accordance with the Mechanical Specification Section 57 and Drawings 6917-4/M57/07						
<u>Terminal equipment and fittings</u>						
Roof Termination Units; supply and installation; complete; Manufacturer: Messrs fresh air supplies, Model ref: FG-RC-350 or equivalent; low-profile UV stabilised GRP Roof Cowls, suitable for Natural and Mechanical Ventilation applications; c/w integrated galvanised steel bird mesh and stainless-steel support legs; include for all accessories; all in strict accordance with the Mechanical Engineers Specification A.2.3.1.2, Section 57.9 & Equipment schedule Nr.3						
A	Roof Termination Units; size 680 x 680mm; Ref: RT/28 - RT/31	4	nr			
Roof Termination Units; supply and installation; complete; Manufacturer: Messrs fresh air supplies, Model ref: FG-RC-500/560 or equivalent; low-profile UV stabilised GRP Roof Cowls, suitable for Natural and Mechanical Ventilation applications; c/w integrated galvanised steel bird mesh and stainless-steel support legs; include for all accessories; all in strict accordance with the Mechanical Engineers Specification A.2.3.1.2, Section 57.9 & Equipment schedule Nr.3						
B	Roof Termination Units; size 910 x 910mm; Ref: RT/26 - RT/27	2	nr			
<u>Distribution System</u>						
Twin Wall Stainless Steel Flues; supply and installation; complete; CE Marked and HETAS approved and meet ISO 9001: 2000 Quality Management System; Inner Wall in AISI 316L grade Stainless Steel (1.44 mm) complying with EN 1856-1 T600 N1 W V2 L50040 G60; Outer Wall in AISI 304 grade Stainless Steel (1.43 mm); Min 30 mm thick Rockwool insulation; Suitable for a min 200 Pa overpressure and 40 Pa negative pressure; Suitable for a continuous working operation temperature of up to 6000C ; all in strict accordance with the Mechanical Engineers Specification A.2.3.1.2, Section 57.13						
C	Twin Wall Stainless Steel Flues: Approx 900mm Long	2	Item			

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<u>(5-) MECHANICAL INSTALLATION (Cont)</u>						
Galvanised Sheet Steel Ductwork; supply and installation; complete; Type: circular ductwork; Standards: IS EN 10143:2006 and HVCA DW144 - Low pressure Class A; include all bends, tees, reducers, branches, spigots, joints and seals; Internal ductwork supported at 1.5m centres (maximum) using brackets, treaded drop rods and rubber inserts; External roof ductwork shall be supported at 1.5m centres (maximum) using Unistrut H-Frames on Big Foot 450 supports, complete with rubber inserts and anti-vibration brackets; include for all access hatches, test points, non combustible sleeves, accessories and fixings; all in strict accordance with the Mechanical Engineers Specification A.2.3.1.2, Section 57.2 - 57.3						
A	Ductwork; size 160mm diameter	1	Item			
B	Ductwork; size 300mm diameter	1	Item			
Galvanised Sheet Steel Ductwork; supply and installation; complete; Type: circular ductwork; Standards: IS EN 10143:2006 and HVCA DW144 - High pressure Class C; include all bends, tees, reducers, branches, spigots, joints and seals; Internal ductwork supported at 1.5m centres (maximum) using brackets, treaded drop rods and rubber inserts; External roof ductwork shall be supported at 1.5m centres (maximum) using Unistrut H-Frames on Big Foot 450 supports, complete with rubber inserts and anti-vibration brackets; include for all access hatches, test points, non combustible sleeves, accessories and fixings; all in strict accordance with the Mechanical Engineers Specification A.2.3.1.2, Section 57.2 - 57.3						
C	Ductwork; size 160mm diameter	1	Item			
D	Ductwork; size 300mm diameter	1	Item			
<u>Insulation</u>						
Foil faced mineral wool duct insulation; Manufacturer: Rockwool or equivalent; 25mm thick; c/w Integral reinforced aluminium covering and vapour barrier; Standards: EN 14303: 2016-08 and IS EN 13501-1:2018 TC fire classification; applied using approved adhesive; butt joints, taped and sealed; include for all insulation hangers and accessories; all in strict accordance with the Mechanical Engineers Specification A.2.3.1.2, Section 57.10						
E	Insulation; 160mm diameter ducts	1	Item			
F	Insulation; 300mm diameter ducts	1	Item			
Metalclad Aluminium cladding; to plantroom and external ductwork; include for all accessories; all in accordance with the Mechanical Engineers Specification Section 57						
G	Metalclad; 160mm diameter ducts	1	Item			
H	Metalclad; 300mm diameter ducts	1	Item			

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<u>(5-) MECHANICAL INSTALLATION (Cont)</u>						
<u>General</u>						
Testing and commissioning; all in accordance with Engineers Specification						
A	Testing and commissioning	1	Item			
Operating and maintenance manuals; all in accordance with Engineers Specification						
B	Operating and maintenance manuals	1	Item			
Working drawings; all in accordance with Engineers Specification						
C	Working drawings	1	Item			
Co-ordination drawings; all in accordance with Engineers Specification						
D	Co-ordination drawings	1	Item			
As built drawings; all in accordance with Engineers Specification						
E	As built drawings	1	Item			
Identification plates, labels and the like; all in accordance with Engineers Specification						
F	Identification plates, labels and the like	1	Item			
<u>MECHANICAL INSTALLATIONS</u>						
Sundries & Builders Work						
<u>General Attendances</u>						
G	Provide all general attendances in accordance with Arm 4 .	1	Item			
H	Provide use of the Main Contractors temporary roads and hardstandings.	1	Item			
J	Provide use of the Main Contractors scaffolding.	1	Item			
K	Provide use of the Main Contractors standing power operated hoisting plant.	1	Item			
L	Provide accommodation for the subcontractors staff for eating, site lavatories, site washing facilities and cloakroom facilities.	1	Item			
M	Each sub-contractor shall be permitted the free use, in common with other trades engaged on the site, of any available water supply, temporary plumbing and electrical services.	1	Item			
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<u>(5-) MECHANICAL INSTALLATION (Cont)</u>						
A	Provide temporary distribution systems for lighting, power, water and fuel for the execution of the Mechanical services works, including testing and commissioning , and pay all ongoing operation charges.	1	Item			
B	Provide safe and dry storage accommodation for the sub-contractors materials, plant and tools.	1	Item			
C	Provide space for the provision by the sub-contractors of their own site offices.	1	Item			
D	Provide temporary telephone services to the Mechanical Contractors temporary office and pay all charges associated with installation and operation.	1	Item			
E	Include for unloading, hoisting/cranage and placing into position all items of heavy plant and site offices supplied by the sub-contractors.	1	Item			
F	Allow for maintaining all ducts, chases, trenches, trunking, etc., clean and free of all water, debris and rodents at all times.	1	Item			
G	Allow for making good and fire sealing of all builders work opes with proprietary sealant to Architects details, where services penetrate fire zones.	1	Item			
H	Fire proofing (material) around ducts and pipework shall be the responsibility of the Main Contractor	1	Item			
J	Timber grounds shall be provided within stud partitions to facilitate fixing of wall mounted accessories	1	Item			
<u>Special Attendances</u>						
K	Provide all special attendances in accordance with Arm 4 Clause 3.1	1	Item			
L	Provide tempory roads and hardstandings in connection with heavy items of plant and the like.	1	Item			
M	Provide accommodation for the sub-contractor's staff for eating, site lavatories, site washing facilities, and cloaks.	1	Item			
N	Provide safe and dry storage accommodation for the sub-contractors materials, plant and tools.	1	Item			
P	Provide space for the provision by the sub-contractors of their own site offices.	1	Item			
Q	Provide temporary distribution systems for lighting, power, water for the execution of the electrical services works, including testing and commissioning, and pay all ongoing operation charges	1	Item			
R	Provide the free use, in common with other trades engaged on the site, of any available water supply, temporary plumbing and electrical services	1	Item			
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<u>(5-) MECHANICAL INSTALLATION (Cont)</u>						
A	Protection of the works the Main Contractor is responsible for providing adequate protection at all times for the Mechanical services installation	1	Item			
B	Protection/Maintenance, provide covers for placing on live equipment/fittings in areas under construction at the start of each work day and removing the covers at the end of each work day	1	Item			
C	Provide external access to high level on building facade to permit the installation of any external equipment/fittings and for the removal of existing services as required	1	Item			
D	Provide Mobile Elevated Working Platforms (MEWP) or scaffolding for Mechanical sub-contractors working at high level	1	Item			
E	Provide for weathering & sleeving around all penetrations through the external structure of the building and to allow for sealing to fabric to maintain air tightness	1	Item			
F	Allow for maintaining all ducts, chases, trenches, trunking etc, clean and free of all water, debris and rodents at all times	1	Item			
G	Allow for making good and fire sealing of all builders work opes with proprietary sealant to architects details, where services penetrate fire zones	1	Item			
H	Allow for coordination with local authorities and utility providers in respect of application for connections, providing excavation of roads and full coordination with various utility companies	1	Item			
J	Coordinate with Mechanical Contractor to facilitate fitting of all sanitary ware	1	Item			
K	Allow for patrices behind ceiling tiles and ceilings for the support of light fittings, grilles, smoke detectors, sensors etc	1	Item			
L	Allow for weathering details on all services passing through external envelope	1	Item			
M	Allow for all service / utility entries into building	1	Item			
N	Allow for clearing away and disposal of any rubbish		Item			
P	Provide safe access to roofspace to facilitate Mechanical installation work	1	Item			
Q	Making good of opes for fire smoke dampers	1	Item			
R	Provide and maintain the specific temperatures and humidity levels	1	Item			
S	Contractor to provide for the construction of a walkway within the Attic space for service and maintenance of water and ventilation services	1	Item			

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<u>(5-) MECHANICAL INSTALLATION (Cont)</u>						
Unload, hoist distribute, and place in position the following items of plant and equipment:						
A	AC units	1	Item			
B	Extract Fans	1	Item			
C	Pumps	1	Item			
D	Ductwork	1	Item			
Sundries & Builders Work						
<u>General</u>						
E	Marking positions of holes, mortices and chases	1	Item			
F	Testing & Commissioning	1	Item			
G	Preparing drawings of "as completed" installations	1	Item			
H	Identification plates, labels and the like; Provide and fit colour identification markers to ceiling hatches to mark the location of isolating devices within ceiling voids	1	Item			
J	Keys, tools and spares	1	Item			
<u>Forming or cutting holes; including sleeves/plates, intumescent collars to give 1 hour fire resistance; making good structure and finishes; include for a fully completed installation where nothing must remain to be done to the installation by others; in strict accordance with the Architects/ Services Engineers drawings, schedule and specifications</u>						
K	cutting or forming holes is deemed to include all finishes and decorations both sides of the structure		note			
L	cutting or forming opes is deemed to include the making good and sealing of the ope around the pipe or duct		note			
For ducts/pipes through roof finishes; include for building in sleeves; weather proofing, firestopping making good all finishes on completion						
M	Size 150mm diameter opes	2	nr			
N	Size 300mm diameter opes	2	nr			
P	Size 350mm diameter opes	2	nr			
Q	Size 680mm x 680mm opes	4	nr			
R	Size 910mm x 910mm opes	2	nr			

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<u>(52) RAINWATER AND DISPOSALS</u>						
<u>DRAINAGE</u>						
Roof Drainage Outlets: Product name: Selected manufacturer Bitumen Vertical Outlet. Material: Cast polyurethane body with integral bituminous connection flange. Product size/ reference: Selected manufacturer Compact Vertical Outlet DN 100, with vertical spigot designed to connect to standard 110mm pipework. Flow rate: Refer to the appropriate Technical Data Sheet and project specific drainage calculation. Pipe connection: Selected manufacturer High Capacity Vertical Outlet are suitable for connection to: uPVC O ring socketed soil grade pipe to BS 4514: 1983; Socketed and socket-less cast-iron pipework to BS 416:1973 and EN 887. Socketed pipework will require cold caulking or PVC to cast iron adaptors. Socket-less pipework can be connection using an appropriate SML mechanical coupling; HDPE pipework with appropriate SML mechanical coupling. Type of grate/ fittings: supplied with a tough polyamide Dome Grate leaf guard. Alternative: Selected manufacturer Locking Leaf Guard Long Leg: Additional component where higher durability or security is required. Selected manufacturer Extension/Compact Extension Unit - Warm roofs only: When the outlet is used as part of a warm roof build-up and the insulation thickness exceeds 60 mm, an additional extension component must be used. The Selected manufacturer Extension Unit is suitable for use with Insulation: 60mm - 220 mm. If the insulation is below 60mm a timber frame must be built to accommodate the outlet. Extension Unit Housing - Polyurethane housing board 500 x 500 x 60mm with pre-moulded opening to receive the Selected manufacturer Extension Unit. Thermal Conductivity 0.025 W/Mk. Compressive Strength 200 kPa and a Density of 50 kg/m3. Material: Cast polyurethane body with integral bituminous connection flange. Fixing: The extension unit must be mechanically fixed through the PUR rim to the structural deck. Type of grate/ fittings: When required the Dome Grate leaf guard is transferred from the Selected manufacturer Compact Vertical Outlet. Selected manufacturer Vertical Outlet - Installation requirements: These components that form part of the Selected manufacturer waterproofing system and for guarantee reasons, should only be installed by Selected manufacturer Approved installers. Connectivity to below deck drainage pipework to be the responsibility of the plumbing contractor. Fixing: The outlet is to be secured through the rim to the structural deck by a minimum of four fasteners appropriate to obtain an adequate attachment to the deck substrate material; as per Architect's Drawing 215 and Specification 784A Rainwater Outlets						
A	Compact Vertical Outlet DN 100	64	nr			

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<u>(6-) ELECTRICAL INSTALLATION</u>						
<u>(10) DEMOLITION & ALTERATIONS</u>						
<u>DEMOLITION & ALTERATIONS</u>						
GENERAL						
A	1. THE ONUS IS ON THE CONTRACTOR TO VISIT THE SITE OF THE WORKS AND TO SATISFY HIMSELF AS TO THE NATURE AND EXTENT OF THE WORKS AND ALL OTHER MATTERS THAT MIGHT INFLUENCE HIS PRICE OR TIME FOR COMPLETION OF THE WORKS (ARRANGEMENTS TO VISIT THE SITE SHOULD BE MADE WITH THE EMPLOYERS REPRESENTATIVE). THE CONTRACTOR MUST INCLUDE WITHIN HIS PRICE FOR ALL WORKS IN CONNECTION WITH THE DEMOLITION WORKS AND WORKS TO THE EXISTING BUILDINGS, WHICH COULD BE REASONABLY FORESEEN OR IMPLIED BY THE TENDER DOCUMENTS. NO CLAIMS ON THE GROUNDS OF WANT OF KNOWLEDGE IN RESPECT OF THE ABOVE WILL BE ENTERTAINED WHATSOEVER.		Note			
<u>Removing</u>						
Plumbing and Engineering Installations						
B	Temporary removal of 2nr existing roof mounted fume extraction fans; safely isolate and disconnect existing electrical supplies and control connections; remove and dispose of existing local isolators and associated redundant wiring; make safe all existing electrical services; reconnect units to new local isolators and cabling (measured elsewhere); include all terminations, connections, identification and ancillary electrical accessories; test and commissioning upon reinstatement; all in accordance with the Electrical Engineers Specification and Drawing E-08	1	nr			
C	Removal of existing external solar tube collectors and associated pipework; 2nr Locations; safely isolate, disconnect existing electrical supplies, controls, sensors and BMS connections; remove and dispose of redundant local isolators, control devices, cabling and associated containment/supports where applicable; make safe all remaining electrical services; include all necessary disconnections, terminations, identification and ancillary electrical accessories; all in accordance with the Electrical Engineers Specification and Drawing BLD-03	1	nr			
D	Modifications to existing switchboards; to facilitate new electrical installations and additional MCBs (MCBs measured elsewhere); include coordination of shutdowns, safe isolation, internal alterations to busbars, DIN rails, neutral/earth bars, wiring, terminals and gland plates; provide all labels, blanking plates, shrouds, fixings and ancillary components; update circuit schedules; testing and commissioning; all in accordance with the Electrical Engineers Specification	1	nr			

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<u>(6-) ELECTRICAL INSTALLATION (Cont)</u>						
(61) ELECTRICITY CENTRE & MAIN DISTRIBUTION						
<u>System</u>						
LV installation, testing and commissioning; complete; The existing factory-built metal clad electrical distribution centres throughout Building No 2 shall be retained and provided with replacement /additional MCBs in the existing local sub-distribution centres (as listed in the attached Appendix A), to serve the proposed alterations and additions to the existing air conditioning installation and existing mechanical ventilation services in both Building No 2, including the new power and control wiring required to serve the new electrically operated roof lights/ smoke vents, as indicated on the drawings; all in accordance with the Electrical Engineers Specification A.2.3.2.1, A.2.3.2.2, Section 61 and Drawings 6917-4/E/06, 6917-4/E/08						
A	Sub-distribution boards upgrades	1	Item			
<u>Fittings</u>						
Miniture circuit breaker (MCB); supply and installation; complete; 230/400 V AC; DIN rail mounted; complete with all terminals, connections, identification and accessories; all in accordance with the Electrical Engineers Specification A.2.3.2.2, Section 61.2 & Appendix A						
B	10amp Type C MCB	26	nr			
C	16amp Type C MCB	2	nr			
<u>General Earthing and Bonding</u>						
General Earthing and bonding in accordance with the - National Rules for Electrical Installation I.S. 10101 Current edition; all in accordance with Engineers Specificiacion						
D	General Earthing & Bonding; Complete	1	Item			
<u>General</u>						
Testing and commissioning; all in accordance with the Electrical Engineers Specification Documents						
E	Testing and commissioning; complete	1	Item			
Operating and maintenance manuals; all in accordance with the Electrical Engineers Specification Documents						
F	Operating and maintenance manuals; complete	1	Item			
Working drawings; all in accordance with the Electrical Engineers Specification Documents						
G	Working drawings; complete	1	Item			

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<u>(6-) ELECTRICAL INSTALLATION (Cont)</u>						
Co- ordination drawings; all in accordance with the Electrical Engineers Specification Documents						
A	Co- ordination drawings;complete	1	Item			
As built drawings; all in accordance with the Electrical Engineers Specification Documents						
B	As built drawings; complete	1	Item			
Identification plates, labels and the like; all in accordance with the Electrical Engineers Specification Documents						
C	Identification plates, labels and the like; complete	1	Item			
(62) POWER DISTRIBUTION SERVICES - CONTAINMENT						
<u>System</u>						
Cable ladder/ tray/ trunking installation, testing and commissioning; complete; The Contractor shall supply and install a complete cable support system using cable tray, trunking, conduit and support steelwork as shown on the drawings and as detailed in the specification. The Contractor shall include for all incidental cable containment which may not be shown on the drawings but which may be required to effect cable routes to individual items of equipment, luminaires etc; include for all joints, fixing brackets and supports; The Contractor shall include for all proposed containment to connect to existing in locations as indicated on drawing; all in accordance with the Electrical Engineers Specification A.2.3.2.1, A.2.3.2.2, Section 61 and Drawings 6917-4/E/06, 6917-4/E/08						
D	Conduit; Class 4 heavy gauge hot dipped galvanised welded steel; size 20mm diameter; complete	1	Item			
E	Conduit; Class 4 heavy gauge hot dipped galvanised welded steel; size 25mm diameter; complete	1	Item			
F	Conduit; Class 4 heavy gauge hot dipped galvanised welded steel; size 30mm diameter; complete	1	Item			
G	Flexible Conduits; galvanised steel flexible core, thermoplastic cover; size in compliance with I.S10101; complete	1	Item			
<u>General Earthing and Bonding</u>						
General Earthing and bonding in accordance with the - National Rules for Electrical Installation I.S. 10101 Current edition; all in accordance with Engineers Specifiiciation						
H	Generally	1	Item			

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<u>(6-) ELECTRICAL INSTALLATION (Cont)</u>						
<u>General</u>						
Testing and commissioning; all in accordance with the Electrical Engineers Specification Documents						
A	Testing and commissioning; complete	1	Item			
Operating and maintenance manuals; all in accordance with the Electrical Engineers Specification Documents						
B	Operating and maintenance manuals; complete	1	Item			
Working drawings; all in accordance with the Electrical Engineers Specification Documents						
C	Working drawings; complete	1	Item			
Co- ordination drawings; all in accordance with the Electrical Engineers Specification Documents						
D	Co- ordination drawings;complete	1	Item			
As built drawings; all in accordance with the Electrical Engineers Specification Documents						
E	As built drawings; complete	1	Item			
Identification plates, labels and the like; all in accordance with the Electrical Engineers Specification Documents						
F	Identification plates, labels and the like; complete	1	Item			
(62) POWER - GENERAL POWER SERVICES						
<u>System</u>						
General Services and small power installation, testing and commissioning; complete; The provision of new power and control wiring to serve the proposed alterations and additions to the existing air conditioning installation and existing mechanical ventilation services in both Building No 2; all in accordance with the Electrical Engineers Specification A.2.3.2.1 , A.2.3.2.2, Section 62 and Drawings 6917-4/E69/06 to 6917-4/E69/08						
G	General Services Installation	1	Item			

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<u>(6-) ELECTRICAL INSTALLATION (Cont)</u>						
<u>Accessories associated with terminal equipment</u>						
Fuse Spur Outlet; 16amp; supply and installation; complete; Manufacturer: MK metalclad Plus, Ref: K972D6 ALM or equivalent c/w galvanised steel back boxes; wired from local distribution board using 3 x 2.5mm ² "PVC 6491 B OHLS" cable; Final connections in 3 core flex PVC cable; include all terminations, earthing, identification, containment, accessories, fixings and connections necessary for a complete installation; all in accordance with the Electrical Engineers Specification A.2.3.2.2, Section 65.6						
A	Fuse Spur Outlet; switched, neon; motorised vent	1	nr			
Fuse Spur Outlet; 16amp; supply and installation; complete; Manufacturer: MK metalclad Plus, Ref: K972D6 ALM or equivalent c/w galvanised steel back boxes; wired from local distribution board using 3 x 2.5mm ² "PVC 6491 B OHLS" cable; Final connections in 3 x 2.5mm ² "PVC 6491 B OHLS" cable; include all terminations, earthing, identification, containment, accessories, fixings and connections necessary for a complete installation; all in accordance with the Electrical Engineers Specification A.2.3.2.2, Section 65.6						
B	Fuse Spur Outlet; switched, neon; motorised smoke vent	25	nr			
Isolation Switch; c/w galvanised steel back boxes; wired from local distribution board using "PVC 6491 B OHLS" or equivalent, Internal Units: 3 x 2.5mm ² , External Units: 3 x 4mm ² ; Final connections: re-enforced flexible cable, Internal units 3 x 2.5 mm ² , External units: 3 x 4mm ² ; include all terminations, earthing, identification, containment, accessories, fixings and connections necessary for a complete installation; all in accordance with the Electrical Engineers Specification A.2.3.2.2, Section 62.6						
C	Isolator; 20amp; SP; AC internal nits	1	nr			
D	Isolator; 20amp; SP; IP65; AC external units	1	nr			
Junction Box; supply and installations complete; wired from local Smoke vent control panel using 4 x 1.5mm ² loop "PVC 6491 B OHLS" or equivalent cable; include all terminations, earthing, identification, containment, accessories, fixings and connections necessary for a complete installation; all in accordance with the Electrical Engineers A.2.3.2.2, Section 65.8						
E	Junction Box; complete	1	nr			
Motorised Vent; wiring installation and final connections ONLY; complete; wired from local smoke vent control panel using "PVC 6491 B OHLS" or equivalent cable; Motorised vent: 4 core 1.5mm ² cable; Breakglass unit: 4 core 1.5mm ² cable; Rain sensor: 3 core 0.8mm ² ; include all terminations, earthing, identification, containment, accessories, fixings and connections necessary for a complete installation; all in accordance with the Electrical Engineers Specification A.2.3.2.2, Section 65.8 & Architects Specification						
F	Control Panel	1	nr			
G	Motorised Vents	1	nr			

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<u>(6-) ELECTRICAL INSTALLATION (Cont)</u>						
A	Rain Sensors	1	nr			
B	Break glass	1	nr			
<u>General Earthing and Bonding</u>						
General Earthing and bonding in accordance with the - National Rules for Electrical Installation I.S. 10101 Current edition; all in accordance with Engineers Specifiaciion						
C	Generally	1	Item			
<u>General</u>						
Testing and commissioning; all in accordance with the Electrical Engineers Specification Documents						
D	Testing and commissioning; complete	1	Item			
Operating and maintenance manuals; all in accordance with the Electrical Engineers Specification Documents						
E	Operating and maintenance manuals; complete	1	Item			
Working drawings; all in accordance with the Electrical Engineers Specification Documents						
F	Working drawings; complete	1	Item			
Co- ordination drawings; all in accordance with the Electrical Engineers Specification Documents						
G	Co- ordination drawings;complete	1	Item			
As built drawings; all in accordance with the Electrical Engineers Specification Documents						
H	As built drawings; complete	1	Item			
Identification plates, labels and the like; all in accordance with the Electrical Engineers Specification Documents						
J	Identification plates, labels and the like; complete	1	Item			

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<u>(6-) ELECTRICAL INSTALLATION (Cont)</u>						
(65) PROTECTIVE SERVICES - FIRE ALARM						
<u>System</u>						
Fire Alarm installation; testing and commissioning complete; The specialist Contractor shall extend/ alter the existing analogue addressable fire alarm systems in Building 2; New fire alarm interface units and manual call points/ override switches are to be provided for the new motorised smoke vents; Fire alarm equipment is to comply with the current BS EN 54 standards and be installed in accordance with I.S. 3218:2024; New "Apollo" XP open-protocol analogue addressable loop interface units compatible with the existing system are to be installed; One interface unit is to be located adjacent to each Smoke Vent Control Panel; Interface units are to be connected into the existing fire alarm loop using 2-core 1.5mm2 Prysmian FP Plus fire alarm cable; Cable is to be 120-minute fire rated in accordance with I.S. EN 50200 and BS 8434-2; Cable is to be installed in 25 mm diameter continuous rewirable dedicated steel conduit/ trunking; On operation of the relevant existing smoke detector, the fire alarm interface is to signal the smoke vent control panel to open the motorised smoke vent; The Contractor and his Electrical Contractor shall include in their tender for the complete testing, pre-commissioning and re-commissioning and handover of the fire alarm installation throughout the Building No 1 by the specialist equipment suppliers and shall include also for attendance on the suppliers during the commissioning and testing as necessary; all in accordance with the Electrical Engineers Specification A.2.3.2.1, A.2.3.2.2, Section 65 and Drawings 6917-4/E/06, 6917-4/E/8						
A	Fire Alarm System Alterations	1	Item			
<u>Accessories Associated with Terminal Equipment</u>						
Interface units; supply and installations complete; Manufacturer: Messurs Siemens, Ref: 55000-847 or equivalent; wired from local fire alarm control panel using 2 x 1.5mm2 loop "Prysmian FP Plus" or equivalent fire alarm cable; include all terminations, earthing, identification, containment, accessories, fixings and connections necessary for a complete installation; all in accordance with the Electrical Engineers Specification A.2.3.2.2, Section 65.2						
B	Interface Unit; complete; Ref: IFU	23	nr			
Junction Box; supply and installations complete; wired from local Smoke vent control panel using 4 x 1.5mm2 loop "Prysmian FP Plus" or equivalent fire alarm cable; include all terminations, earthing, identification, containment, accessories, fixings and connections necessary for a complete installation; all in accordance with the Electrical Engineers A.2.3.2.2, Section 65.2						
C	Junction Box; complete	47	nr			

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<u>(6-) ELECTRICAL INSTALLATION (Cont)</u>						
Smoke Vent; wiring installation and final connections ONLY; complete; wired from local smoke vent control panel using "Prysmian FP Plus" or equivalent fire alarm cable; Smoke vent: 4 core 1.5mm ² cable; Breakglass unit: 4 core 1.5mm ² cable; Rain sensor: 3 core 0.8mm ² ; include all terminations, earthing, identification, containment, accessories, fixings and connections necessary for a complete installation; all in accordance with the Electrical Engineers Specification A.2.3.2.2, Section 65.2 & Architects Specification						
A	Control Panel	25	nr			
B	Smoke Vents	47	nr			
C	Rain Sensors	16	nr			
D	Break glass	14	nr			
<u>General Earthing and Bonding</u>						
General Earthing and bonding in accordance with the - National Rules for Electrical Installation I.S. 10101 Current edition; all in accordance with Engineers Specification						
E	General Earthing & Bonding; Complete	1	Item			
<u>General</u>						
Testing and commissioning; all in accordance with the Electrical Engineers Specification Documents						
F	Testing and commissioning; complete	1	Item			
Operating and maintenance manuals; all in accordance with the Electrical Engineers Specification Documents						
G	Operating and maintenance manuals; complete	1	Item			
Working drawings; all in accordance with the Electrical Engineers Specification Documents						
H	Working drawings; complete	1	Item			
Co- ordination drawings; all in accordance with the Electrical Engineers Specification Documents						
J	Co- ordination drawings;complete	1	Item			
As built drawings; all in accordance with the Electrical Engineers Specification Documents						
K	As built drawings; complete	1	Item			
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<u>(6-) ELECTRICAL INSTALLATION (Cont)</u>						
Identification plates, labels and the like; all in accordance with the Electrical Engineers Specification Documents						
A	Identification plates, labels and the like; complete	1	Item			
(65) SECURITY & PROTECTION - LIGHTNING PROTECTION						
<u>System</u>						
Lightning Protection Installation; installation; testing and commissioning; complete; The lightning protection system shall be installed in accordance with IS EN 62305: 2024; The system shall consist of a series of 25x3mm aluminium lightning conductor tapes bonded to the aluminium rooftop, which will act as the air termination network, and terminated at earth pits at various ground level locations. all in strict accordance with the Electrical Engineers Specification A.2.3.2.1, A.2.3.2.2, Section 69 and Drawing 6917-4/E69/03						
B	Lightning Protection System	1	Item			
<u>Fittings</u>						
Strike pads; installed on the apex of the pitched roof areas; c/w saddle supports; complete; as per Engineers Specifications A.2.3.2.2, Section 69.3						
C	Strike pads	1	Item			
Air termination tape; supply and installation; complete; Bare aluminium conductor tape fitted at roof level; fitted with non matalic clips suitable for earth tape; include for square tape clamps as required; complete; as per Engineers Specifications A.2.3.2.2, Section 69.3						
D	25mm x 3mm Air termination network tape	1	Item			
Lightning protection bond from the air termination network to items of plant, roof lights, guttering etc; complete; as per Engineers Specifications A.2.3.2.2, Section 69.3						
E	Lightning Protection bond - Roof lights	1	Item			
F	Lightning Protection bond - Handrails	1	Item			
G	Lightning Protection bond - Ductwork					
H	Lightning Protection bond - Flues	1	Item			
J	Lightning Protection bond - Roof covering to structural Steel	1	Item			
K	Lightning Protection bond - Steel Columns	1	Item			
L	Lightning Protection bond - PV Panels	1	Item			

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<u>(6-) ELECTRICAL INSTALLATION (Cont)</u>						
A	Lightning Protection bond - Access Hatch	1	Item			
Down Conductors and Earthing points; 25 x 3 mm PVC coated aluminium earth tapes; bonded to the air termination network and drop externally down the outside of the building at 10m intervals around the outside perimeter; The down conductors shall be fixed to the external facade of the building at 1m centres using standard D/C clips; A bi-metallic clamp shall be fitted to each down conductor); complete; as per Engineers Specifications A.2.3.2.2, Section 69.4						
B	Down Conductors	15	nr			
Earthing points; 25x3mm down conductors from building terminating at ground level within inspection pit; 70 CSA PVC earth copper cable from main earth bar terminating at ground level in a set of earth rods size 17.2mm diameter x 1200mm long; ERBO earth rod coupling; connection of earth conductor to electrode by ERA 1631 clamp; complete; all in strict accordance with the Electrical Engineers A.2.3.2.2, Section 69.5						
C	Earthing Points	15	nr			
<u>General Earthing and Bonding</u>						
General Earthing and Bonding; Design parameters as defined within I.S 10101: 2020 regulations; all in strict accordance with the Electrical Engineers Specification						
D	General Earthing and Bonding; complete	1	Item			
<u>General</u>						
Testing and commissioning; all in accordance with the Electrical Engineers Specification Documents						
E	Testing and commissioning; complete	1	Item			
Operating and maintenance manuals; all in accordance with the Electrical Engineers Specification Documents						
F	Operating and maintenance manuals; complete	1	Item			
Working drawings; all in accordance with the Electrical Engineers Specification Documents						
G	Working drawings; complete	1	Item			
Co-ordination drawings; all in accordance with the Electrical Engineers Specification Documents						
H	Co-ordination drawings;complete	1	Item			

					€	c
<u>(6-) ELECTRICAL INSTALLATION (Cont)</u>						
As built drawings; all in accordance with the Electrical Engineers Specification Documents						
A	As built drawings; complete	1	Item			
Identification plates, labels and the like; all in accordance with the Electrical Engineers Specification Documents						
B	Identification plates, labels and the like; complete	1	Item			
(65) EARTHING AND BONDING						
<u>System</u>						
Earthing and Bonding; installation; testing and commissioning; The Electrical Contractor shall supply, install, test and commission a complete earthing and bonding system in accordance with the Electricity Supply Company requirements, current best practice, I.S. 10101, this Specification and Drawings. The Electrical Contractor shall form an equipotential zone in the building to provide protection against indirect contact, by bonding all extraneous and exposed conductive parts to the main earth terminal; all in accordance with the Electrical Engineers Specification A.2.3.2.1, A.2.3.2.2, Section 68 and Drawings 6917-4/E/06, 6917-4/E/08						
C	Earthing and Bonding	1	Item			
<u>Fittings</u>						
Equipotential earth bonding; Cable: 4mm ² insulated standard copper conductor; shall be carried out on extraneous metal parts at the following locations; all in accordance with the Electrical Engineers Specification 68.7						
D	Metallic Wireways and Containment	1	nr			
E	Suspended Ceiling Grids	1	nr			
F	Wash Hand Basins	1	nr			
G	Showers	1	nr			
H	Sinks	1	nr			
J	WC's	1	nr			
K	Cleaners Sinks	1	nr			
L	Catering equipment	1	nr			
M	Metal worktops	1	nr			
N	Plantroom Pipework	1	nr			
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<u>(6-) ELECTRICAL INSTALLATION (Cont)</u>						
<u>General Earthing and Bonding</u>						
General Earthing and bonding in accordance with the - National Rules for Electrical Installation I.S. 10101 Current edition; all in accordance with Engineers Specification						
A	Generally	1	Item			
<u>General</u>						
Testing and commissioning; all in accordance with the Electrical Engineers Specification						
B	Testing and commissioning	1	Item			
Operating and maintenance manuals; all in accordance with the Electrical Engineers Specification						
C	Operating and maintenance manuals	1	Item			
Working drawings; all in accordance with the Electrical Engineers Specification						
D	Working drawings	1	Item			
Co-ordination drawings; all in accordance with the Electrical Engineers Specification						
E	Co-ordination drawings	1	Item			
As built drawings; all in accordance with the Electrical Engineers Specification						
F	As built drawings	1	Item			
Identification plates, labels and the like; all in accordance with the Electrical Engineers Specification						
G	Identification plates, labels and the like	1	Item			

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SITEWORKS

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(10) SITE PREPARATION (Cont) COLLECTION Page No. Siteworks /1 (10) SITE PREPARATION Carried to Summary					
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<u>(50) SITE SERVICES - STORM DRAINAGE</u>						
<u>DRAINAGE</u>						
General Information						
<u>Information</u>						
A	When pricing the following items the Contractor's attention is drawn to the location of the site. The Contractor should also visit and check the site. No claims on the grounds of want of knowledge in respect of the above will be entertained whatsoever.		note			
B	Any un-authorised excavations below the required level shall be made up with concrete of the same composition as for drain beds at the Contractors own expense; all as per Architects Specification		note			
Drainage Below Ground - Storm Water						
<u>Excavation</u>						
Excavating trenches to receive pipes / ducts not exceeding 250mm diameter, earthwork support to sides of trenches; include for excavating below ground water level; grading bottoms of excavations; backfilling with imported selected fill material free from stones larger than 40mm, lumps of clay over 100mm, timber, frozen material and vegetable matter; approved by the Engineer; disposal of surplus soil off site; All surplus materials to be disposed of off-site to a licenced waste disposal facility granted by the EPA under Section 40 of the Waste Management Act or by the Local Authority under the Waste Facility Permit Regulations; as per Architects Drawing 013						
C	Average Depth 500 - 1000mm	67	m			
D	Average Depth 1000 - 1500mm	33	m			
E	Average Depth 1500 - 2000mm	41	m			
<u>Extra over excavating trenches irrespective of depth</u>						
Breaking up & Reinstating						
F	Breaking out existing concrete footpath and associated make-up; saw cutting surface; include for reinstating concrete surfacing and all associated hardcore makeup; comprising 100mm thick of C28/35 Concrete with 1 Layer A142 mesh, control joints at 3m centres; laid on 150mm deep clause 808 stone sub-base; include for fair jointing to fair edges; include for breaking out and reinstating all kerbing required; disposal of excavated material off site; all in accordance with the Architects Drawing 013	139	m			
Around existing services parallel excavations						
G	Storm drain; parallel excavations	139	m			

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<u>(50) SITE SERVICES - STORM DRAINAGE (Cont)</u>					
Around existing services crossing excavations					
A	Storm pipe; crossing excavations	5	nr		
Disposal					
B	Ground water	1	item		
C	Surface water	1	item		
<u>Plain in-situ concrete bed and surround; minimum 150mm bed; Class 16/20; leanmix concrete backfill; as per Architects Drawing 013</u>					
Beds and Surrounds					
D	600 x 650mm to 150mm diameter pipe	139	m		
PVC marker tape "Heptape" or equivalent					
E	Continuous strip laid during trench backfill, 100mm above pipework	139	m		
<u>Pipe; PVC SN8 pipework and fittings; to Engineer's Specification</u>					
Pipes; loose couplers and ceiling ring joints in the running length					
F	150mm diameter	139	m		
<u>Extra over</u> pipework runs for					
G	connection to Surface Water Inspection Chambers	8	nr		
H	connection to Surface Water AJs	17	nr		
J	connection to BIGT	5	nr		
K	connection to manholes	3	nr		
<u>Accessories</u>					
Back Inlet Gully Trap; complete; as per Architect's Specification Q10; Manufacturer: Contractor to submit proposals for selection by ER; Type: Back inlet Bottle gully (roddable); Cover: Square topped grating to be galvanised steel to requirements of BS EN1253: Part 2. Grating to allow for surface water collection; Support: 300x300x200mm deep concrete base and lean mix of concrete (no richer than 1 in 18) should support the Bottle Gully; surrounded with granular backfill. To ensure the gully is easily accessible for cleaning out, its base should be within easy reach from ground level; jointed to PVC pipes; include for all excavation, disposal, backfilling, concrete, formwork, etc; as per Architect's Drawing 013					
L	Back Inlet Gully Trap; 150mm outlet; galvanised cast iron grid cover	5	nr		

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<u>(50) SITE SERVICES - STORM DRAINAGE (Cont)</u>						
<u>Inspection Chambers</u>						
Inspection Chambers, Complete; Blockwork Inspection Chamber; Internal Dims: 600x600mm diameter; 600mm x 600mm opening in slab; 225mm C25/30 Concrete base on 75mm grade C12/15 bliding concrete; 50mm cross fall; Manhole Construction: 215mm thick 20N/mm2 concrete block work in accordance with IS EN 771-3; Pipes built into chamber wall or joint formed with watertight seals; Refer to engineers details for backfill and bedding details; 1 to 3 courses of class B engineering bricks to Engineer's Specification set in C50/60 mortar; cover to be set as per manufacturers specification; sealed manhole cover to suit IS EN 124 loading; including all necessary excavation, disposal, working space, earthwork support, dewatering, backfilling, formwork, reinforcement, construction joints, concrete lintols and finishes; all as per Architects Drawing 013						
A	Depth to invert Not exceeding 500mm	2	nr			
B	Depth to invert 500 - 1000mm	1	nr			
C	Access junctions to Engineer's Specification; complete with B125 lockable access cover; bedding and surrounding in concrete Grade 25N20; backfilling with granular material; including all necessary excavations, disposal, dewatering, back filling, etc; as per Architects Drawing 013					
D	Depth to invert Not exceeding 500mm	3	nr			
E	Depth to invert 500 - 1000mm	5	nr			
<u>Manholes</u>						
Manholes, Complete; Precast Manhole; Internal Dims: 1200mm diameter; 600mm x 600mm opening in slab; 500mm C30/37 mm Reinfoced Concrete Foundations on 75mm grade C12/15 bliding concrete; invert in base should be formed with cast in-situ concrete C25/30 20mm aggregate finished with a 1:3 cement sand mortar; Manhole Construction: 150mm thick grade C16/20 in-situ concrete surround; Precast concrete manhole rings to IS 420 in conjunction with IS EN 1917:2004; 1:3 cement:sand mortar with steel towel finish at a 1:30 slope towards the channel; when chamber is occupied where the pipe; precast RC roof slab shall be 225mm thick in Class 30N/20mm with 40mm cover to steel; 1 to 3 courses of class B engineering bricks to Engineer's Specification set in C50/60 mortar; short length pipe and pipe joint external to manhole shall not exceed 600mm from the inner face of manhole wall; pipe should be cut flush with the inside surface of the manhole wall so that the channel extends the full length of the manhole; including all necessary excavation, disposal, working space, earthwork support, dewatering, backfilling, formwork, reinforcement, construction joints, concrete lintols and finishes; including resessed lid; all as per specification and Architects Drawing 013						
F	Depth to invert 1500 - 2000mm	2	nr			

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<u>(50) SITE SERVICES - STORM DRAINAGE (Cont)</u>						
<u>Sundries</u>						
Approved pattern cast iron manhole cover and frame; Class D400 to IS/EN 124; 150mm deep; non rock design; closed keyways; manufactured from spherical graphite cast iron (ductile cast iron), 600x600 clear opening; cover and frame coated in bitumen or other approved material; cover to have a minimum mass of 140kg/m ² ; frame bedding area shall be 80,000mm ² min; frames shall be designed to prevent covers falling into manholes; frames shall be bedded on approved mortar to manufacturers instructions						
A	Ope size 600 x 600mm	2	nr			
Steel ladders; hot dipped galvanised; comply with IE EN 14396 or equivalent except that stringers should be not less than 65 x 12mm in section & rungs 25mm in diameter; distance from the top rung of the ladder to ground level should not exceed 500mm; ladder stringers should be adequately supported from the manhole wall at intervals of not more than 2.0m, stringers shall be bolted to cleats to facilitate renewal; all ladders, rungs to be hot dipped galvanised; as per Engineer's Specification						
B	to suit 2000mm deep manhole	2	nr			
<u>Mains</u>						
Connection to existing						
C	Connecting new storm drain to existing storm drain; locating and diverting flows; include for carefully excavating by hand; form new connection into manhole; include for all fittings, etc.; making good and reinstating all work and surfaces disturbed to match existing; maintain flow at all times; all in strict accordance with Architects Drawing 013	3	nr			
D	Connecting new storm manhole to existing storm drain line; locating and diverting flows; include for carefully excavating by hand; form new connection into manhole; include for all fittings, etc.; making good and reinstating all work and surfaces disturbed to match existing; maintain flow at all times; all in strict accordance with Architects Drawing 013	1	nr			
<u>Testing and Commissioning</u>						
E	TESTING OF SEWERS: All foul and storm drainage pipes to be tested in accordance with clause 3.20 Recommendations for Site Development Works for Housing areas by the DOE&LG. The contractor is to engage an engineer with professional indemnity insurance to supervise all air/water tests on sewer mains and water mains before backfilling. Manhole infiltration Manholes shall be tested for infiltration according to clause 3.21 Recommendations for Site Development Works for Housing areas by the DOE&LG.	1	item			
F	1. PREPARATION: (a) The section of pipeline to be tested shall consist of one class of pipe only. (b) Pipe joints shall be left exposed during the test. (c) Each pipe opening shall be securely plugged by means of screw down sewer plugs, fitted across the diameter of the pipes.	1	item			

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<u>(50) SITE SERVICES - STORM DRAINAGE (Cont)</u>						
A	2. FLUSHING: (a) Before backfilling or haunching, each length of sewer or drain between manholes, or such lengths as may be decided upon by the Test Engineer/Supervisor, shall be cleaned through (e.g. by dragging a suitable rubber plunger through the pipe). (b) A sufficient interval of time shall be allowed to elapse to permit the joints to set to the satisfaction of the Test Engineer/Supervisor.	1	item			
B	3. PRESSURE TESTING: Air Test: (i) Air shall be pumped into the line by suitable means until a pressure of 100mm head of water is indicated on a U-tube connected to the system. (ii) The system shall be allowed to stabilise, and pumped again until the pressure of 100mm is reached once more. (iii) The air pressure shall not fall to less than 75mm head during a period of 5 minutes without further pumping. Failure to pass an air test should not be taken as conclusive. When failure occurs, a water test should be undertaken. Acceptance or rejection of the line under test should be based on the results of this water test.	1	item			
C	Water Test: (iv) A hydraulic pressure of not less than 1.2 meters and not more than 2.5 meters of water over the soffit of the sewer shall be applied to the higher end of the test section by means of a standpipe. (v) The section under test shall be allowed to stand for 1 hour to accommodate absorption. The head at the lower end shall not exceed 6.0 metres, and steeply graded sewers shall be tested in sections where the latter pressure would be exceeded if the whole section were tested at once. (vi) The loss of water over the test period shall be measured by adding water to the standpipe from a measuring vessel at 10-minute intervals and noting the quantity required to maintain water level in the standpipe. (vii) The average quantity of water added shall not exceed 0.5 litres of water per mm bore of main per 100m of pipeline per 24 hours. (viii) The Test Pressure shall be maintained for at least twenty minutes and the pipes shall bear the test without signs of leakage or injury either on the joints or on the barrels. Any defective joints or pipes shall be removed and made good to the satisfaction of the Test Supervisor.	1	item			
D	4. INFILTRATION TEST: (a) On completion, an infiltration test will be carried out unless otherwise directed by the Test Engineer/Supervisor, by collecting the discharge of the section under test in a vessel of known capacity. Non-pressure pipelines and manholes shall be inspected and tested for infiltration, after backfilling. All inlets to the system shall be effectively closed, and any residual flow shall be deemed to be infiltration. (b) The rate of infiltration shall not exceed 0.1 litres per second, per metre diameter per kilometre of pipe. (c) Notwithstanding the satisfactory completion of the above inspection or test, if there is any discernible flow of water entering the sewers or manholes which can be seen either by visual or CCTV inspection, the Contractor shall take measures as are necessary to stop such infiltration. The contractor Engineer shall conduct these tests and an Engineers Certification shall be submitted in regard to sewer tests prior to completion of the development.	1	item			
E	WATER TIGHTNESS OF MANHOLES, CHAMBERS AND PUMP CHAMBERS; These shall be inspected to ensure that they are watertight with no identifiable flow of water penetrating the chamber.	1	item			

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<u>(50) SITE SERVICES - STORM DRAINAGE (Cont)</u>						
A	FAILURE OF TESTS & REMEDIAL WORKS; The failing of tests and any subsequent remedial works must be notified to the Consultant Engineer. Remedial works to be approved by Consultant Engineer. Further tests to be carried out and any further remedial works completed until the required tests yield a PASS result. All pipelines or manholes that are defective will have to be rectified by the Contractor at their own expense.	1	item			
B	CLEANING OF SEWERS, DRAINS & MANHOLES; At the time of completion of the drainage works, the Contractor should ensure, to the satisfaction of the local authority, that all sewers, drains and manholes within the site are clean and free from obstructions. This is to be carried out prior to internal inspections such as CCTV surveys.	1	item			
C	AS-BUILT INSPECTIONS & SURVEYS CCTV; A CCTV survey must be carried out by an independent contractor of the as-built foul and storm drainage main drainage lines and associated manholes, as shown on the engineering drawings, on completion of the works. The CCTV survey is also to include all the permitter drainage as shown on the architects drawing and is to include all the under slab pipe work upto the floor pop ups. Provide continuous recording with still photographs. Illumination to be of adequate intensity. The CCTV survey shall include a DVD of recordings and narrative report. Report to include photographs of each manhole and clearly identify the manhole and location on site by providing a site layout showing the positions of all manholes relative to the road and/or dwelling outline. Two copies of the report and DVD to be submitted to the Consultant Engineer prior to practical completion. The CCTV survey to be submitted to the Consultant Engineer for review and any pipelines or manholes that are defective will have to be rectified by the Contractor. A repeat CCTV survey is to be carried out for this section of pipeline or manhole, this is at the Contractors own expense. Complete testing to be done in two different stages: Initially a copy of the CCTV survey including a diagrammatic layout of the sewer is to be submitted to the engineer prior to backfilling of works. On completion of works a cctv survey is to be carried out on the existing and new drainage in the public sewer. The contractor is to carry out a cctv survey of all public sewers in the vicinity of the site including all spurs into the public sewer coming out of the site.	1	item			
D	AS-BUILT SURVEY; Upon completion of all ground works, in relation to services and drainage, an as-built topographical survey must be submitted including - location of manholes relative to the building outline - cover and invert levels and pipe diameters - location of gullies relative to the road edge - identify the location and type of drainage pipeline for the entire drainage length - location and type of service access points - identify the location and type of each service run around the site for its entire length This is to be submitted to the Consultant Engineer for review prior to practical completion. The topographical survey is to be submitted in AutoCAD 2010 with two hard copies of adequate scale.	1	item			

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<u>(50) SITE SERVICES - STORM DRAINAGE (Cont)</u>					
COLLECTION					
Page No. Siteworks /3					
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(50) SITE SERVICES - STORM DRAINAGE					
Carried to Summary					
26405 - GRETB Mervue Roof Upgrade					
August 2026					
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Siteworks /9					

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(60) SITE SERVICES (MAINLY ELECTRICAL) - EARTHING SYSTEM & LIGHTNING PROTECTION					
<u>EARTHING SYSTEM & LIGHTNING PROTECTION SERVICES</u>					
General Information					
<u>Information</u>					
A	When pricing the following items the Contractor's attention is drawn to the location of the site. The Contractor should also visit and check the site. No claims on the grounds of want of knowledge in respect of the above will be entertained whatsoever.		note		
B	Any un-authorised excavations below the required level shall be made up with concrete of the same composition as for drain beds at the Contractors own expense; all as per Architects Specification		note		
C	Tendering Contractor to note that all excavated material is to be disposed on-site and regraded / levelled. Contractor to include within the below rates for all works associated with disposal of the excavated material on-site as directed by the ER and all regrading / levelling works as directed. Contractor to determine if temporary spoil heaps will be required based on their own sequencing of the works - if temporary spoil heaps are required all costs associated with same are to be included within the rate.		item		
Builders work in connection with all installation					
<u>Excavation</u>					
D	Excavating trenches to receive 1nr duct not exceeding 250mm diameter, earthwork support to sides of trenches; include for excavating below ground water level; grading bottoms of excavations; backfilling with imported hardcore; disposal of surplus soil off site; All surplus materials to be disposed of off-site to a licenced waste disposal facility granted by the EPA under Section 40 of the Waste Management Act or by the Local Authority under the Waste Facility Permit Regulations				
E	Average depth not exceeding 1000mm	34	m		
<u>Sand bed and surround; to Engineer's Specification</u>					
Beds and Surrounds					
F	450 x 450mm; to 150mm diameter duct	34	m		
PVC Red marker tape; "Heptape" or equivalent					
G	Continuous strip; laid during trench backfill; 100mm above pipework	34	m		
PVC Yellow marker tape; "Heptape" or equivalent					
H	Continuous strip; laid during trench backfill; 300mm above pipework	34	m		

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(60) SITE SERVICES (MAINLY ELECTRICAL) - EARTHING SYSTEM & LIGHTNING PROTECTION (Cont)					
<u>Ductwork; uPVC duct; to ESB Specification; Red</u>					
150mm dia.; include for 10mm diameter draw-rope					
A	Laid in trenches	34	m		
<u>Extra over</u> pipework runs for:					
B	connection to earthing pits	34	nr		
C	long radius bends	34	nr		
<u>Chambers</u>					
Lightning earth pits c/w integral test point; approx size 300 x 300 x 300mm deep; concrete manhole by Furse or equivalent; including rod to clamp tape plus test link, driving stud and earth rods; include all necessary excavations; dispose of surplus soil; grading bottom; earthwork support; concrete where necessary; formwork; opening for ducting; including heavy duty cover lid; all in strict accordance with M & E Engineer's Specification and Drawing					
D	Generally	34	nr		
MECHANICAL INSTALLATIONS					
<u>System; Site services installation; Lightning Protection Installation; 25x3mm lightning conductor tapes connected to earth pits (earth pits measured elsewhere); complete; as per Engineer's Specification and Drawing</u>					
Lightning Protection Installation					
E	Generally	1	item		

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(60) SITE SERVICES (MAINLY ELECTRICAL) - EARTHING SYSTEM & LIGHTNING PROTECTION (Cont)					
COLLECTION Page No. Siteworks /10 Page No. Siteworks /11 (60) SITE SERVICES (MAINLY ELECTRICAL) - EARTHING SYSTEM & LIGHTNING PROTECTION Carried to Summary					
26405 - GRETB Mervue Roof Upgrade					

26405 - GRETB Mervue Roof Upgrade
August 2026
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TEMPORARY WORKS

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<u>(--)</u> TEMPORARY WORKS						
<u>PRELIMINARIES</u>						
2.5 Obligations & Restrictions Imposed by the Employer						
<u>Provide, maintain, operate and subsequently remove temporary heating installations as necessary to maintain suitable internal temperatures within all occupied areas affected by the Works for the duration of any interruption, isolation or shutdown of the existing heating installation. Include all temporary heaters, distribution equipment, controls, electrical supplies and/or fuel, attendance, maintenance, relocation and all associated measures necessary to maintain safe and comfortable conditions for building occupants.</u>						
Temporary Heating to Occupied Areas; Provide temporary heating installations						
A	Generally; Building 1	1	Item			
B	Generally; Building 2	1	Item			
<u>Operate and maintain the temporary heating installations as required to achieve and maintain a minimum even internal temperature of 18°C within all affected occupied areas; required temperature to be achieved prior to commencement of occupation at 07:00 and maintained throughout the Training Centres operational hours, being Monday to Thursday 07:00 to 18:00 and Friday 07:00 to 17:00. Include heating to all occupied rooms affected by any heating-circuit isolation, whether or not directly below the active roof work area, together with all electricity and energy consumption, thermostatic controls, temperature monitoring, daily temperature records, maintenance and testing, repair or replacement of defective heaters, provision of additional heating capacity where required, attendance and supervision, and restoration of vacated rooms to a minimum temperature of 18°C prior to return to Training Centre use.</u>						
Temporary Heating to Occupied Areas; Operate and maintain temporary heating installations						
C	Generally; Building 1	1	Item			
D	Generally; Building 2	1	Item			
<u>Repeatedly disconnect, relocate, reconnect, test and recommission temporary heating equipment on an ad hoc room-by-room or heating-zone basis as the Works progress; including repeated moves between rooms and buildings, adjustment of heater numbers and output, adaptation to revised heating-zone isolations, provision of additional temporary heaters where required, alteration of cable routes and controls, coordination with room releases and handbacks, and all labour, plant, supervision and attendance necessary to maintain the complete temporary heating arrangement. Include all relocations and reconfigurations required throughout the 12-calendar-month construction period.</u>						
Temporary Heating to Occupied Areas; Relocation and reconfiguration of temporary heating						
E	Generally; Building 1	1	Item			
26405 - GRETB Mervue Roof Upgrade					To Collection €	
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Temp Works /1						

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(--) TEMPORARY WORKS (Cont)						
A	Generally; Building 2	1	Item			
<u>Disconnect and remove all temporary heating equipment, controls, cabling and associated components when no longer required, including reinstatement and making good of all affected areas</u> Temporary Heating to Occupied Areas; Remove temporary heating installations						
B	Generally; Building 1	1	Item			
C	Generally; Building 2	1	Item			
4(a) Supervision & Co-ordination of the Works						
<u>Provide a dedicated, competent and suitably experienced full-time Occupied-Building Liaison Officer for the duration of the Works, based on Site during the Training Centres operational hours, Monday to Friday 08:00 to 17:00, and available outside these hours where works may affect the operation, safety, security or services of the Training Centre. Provide a clearly identified liaison office or agreed contact point on Site and ensure the Liaison Officer has sufficient authority to coordinate the Contractors activities, direct operatives and subcontractors, alter or suspend the daily work sequence where necessary, arrange emergency attendance and commit appropriate Contractor resources. Duties shall include acting as the principal day-to-day contact with Training Centre management, coordinating weekly room releases and returns, roof-zone and room-access programming, advance notices, weekly and daily coordination meetings where required, service isolations, temporary heating, temporary lighting and ventilation, disruptive operations, deliveries and material movements, condition surveys, room handovers, complaints, emergency actions, maintenance of relevant records, ensuring operatives remain within agreed work areas, and verifying that rooms are clean, safe and suitable for return to use. Provide an authorised replacement of equivalent competence and authority during any absence of the Liaison Officer and ensure that the liaison function remains continuously available during the Training Centres operational hours.</u> Occupied-Building Liaison Officer						
D	Generally	1	Item			

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<u>(--) TEMPORARY WORKS (Cont)</u>						
<u>GENERAL</u>						
General Requirements						
<u>The following temporary works items shall be read in conjunction with the Volume A Works Requirements and all relevant drawings and specifications.</u>						
A	The Contractor shall include for carrying out the Works while Buildings 1 and 2 remain fully occupied and operational; sequential working between buildings; phased and fragmented working within each building; restricted access to rooms and roof areas; repeated visits to the same work areas; repeated mobilisation and demobilisation; out-of-hours working where required; protection of occupied areas; and all associated effects on productivity and programme.	1	Item			
B	The Contractor shall determine the number, size, orientation and sequence of temporary-roof phases necessary to complete the Works within the 12-calendar-month construction period.	1	Item			
C	No additional payment shall arise solely because the Contractors selected temporary-roof arrangement requires additional phases, alterations, extensions, reductions, relocations, inspections, certifications or a longer period of use than anticipated at tender stage.	1	Item			
D	Permanent roofing, permanent roof decking, permanent rooflights, asbestos removal and permanent mechanical and electrical works are measured elsewhere.	1	Item			
Specialist temporary-roof design, coordination and certification						
<u>Engage a suitably qualified, competent and experienced specialist temporary works designer/installer to inspect the existing buildings and prepare the complete temporary-roof strategy for Buildings 1 and 2 and associated sheds</u>						
Include the following:						
E	overall temporary-roof strategy	1	Item			
F	phase-specific designs	1	Item			
G	verification of existing roof structures, walls, parapets, foundations, external hardstandings and all proposed support and restraint locations	1	Item			
H	design calculations	1	Item			
J	temporary works design risk assessments	1	Item			
K	phase layout drawings	1	Item			
L	design-check certification appropriate to the complexity of the temporary works	1	Item			
M	erection, alteration, extension, reduction, relocation and dismantling methodologies	1	Item			
N	temporary drainage proposals	1	Item			

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<u>(--) TEMPORARY WORKS (Cont)</u>					
A	inspection and maintenance plans	1	Item		
B	weather-monitoring procedures	1	Item		
C	severe-weather procedures	1	Item		
D	emergency response plans	1	Item		
E	evidence of the specialist designer's competence	1	Item		
F	appropriate Professional Indemnity Insurance	1	Item		
G	revised drawings and calculations following material alterations	1	Item		
H	certification and recertification of each temporary-roof configuration	1	Item		
<u>DEMOLITION & ALTERATIONS</u>					
Demolition					
Temporary roof to Building 1: Supply and erect a complete Contractor-designed temporary-roof system to Building 1, either covering the complete building or provided in Contractor-selected phases, with each phase covering the entire active roof work area at all times; including all temporary support framing, scaffolding or independent supporting structures, trusses, beams, bracing, bases, sole plates, spreaders, ties, anchors, ballast or kentledge, restraint against wind uplift, roof sheeting, side and end sheeting where required, flashings, closures, weatherproof interfaces with existing roofing, completed permanent roofing, parapets, walls, upstands and adjoining temporary-roof phases, temporary gutters, outlets, downpipes, safe temporary rainwater discharge arrangements, access hatches, inspection access, lifting arrangements, fixings, fastenings and all associated ancillary components. Each temporary-roof phase shall be fully erected, securely restrained, fully sheeted, provided with temporary drainage, weatherproofed at all interfaces, inspected and certified before any existing roof covering, rooflight, glazing, insulation, decking, flashing, seal, kerb, upstand or other weatherproof construction within that phase is removed, opened or disturbed. Temporary Roofs; Provide & Erect					
J	Building 1 Temporary Roof	1	Item		

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(--) TEMPORARY WORKS (Cont)						
<u>Maintain temporary roof to Building 1: Maintain the complete temporary-roof system to Building 1 for the duration required within the 12-calendar-month construction period, including planned inspections, inspections before and following forecast severe weather, monitoring of ties, anchors, ballast and bracing, tightening and retensioning, replacement of damaged or defective sheeting, maintenance of flashings and closures, clearing and maintenance of temporary gutters, outlets and downpipes, maintenance of safe access arrangements and inspection records, weather monitoring, 24-hour emergency contact, emergency labour and attendance, suitable temporary materials, access equipment, pumps and water-removal equipment, drying equipment, protection of occupied areas below and completed permanent roofing, and all measures necessary to maintain the building continuously safe, secure and weatherproof; including all associated fuel, power, attendance and consumables.</u> Temporary Roofs; Maintain						
A	Building 1 Temporary Roof	1	Item			
<u>Alteration and relocation of temporary roof to Building 1: Alter, extend, reduce, dismantle, relocate, re-erect and reconfigure the temporary-roof system between all phases required by the Contractors proposed roof-replacement strategy, including all phase changes, repeated dismantling and re-erection, temporary storage, lifting and crange, additional mobilisation and demobilisation, additional supports, ties, anchors, bracing and restraints, adaptation of temporary roof sheeting and side and end sheeting, alteration of flashings and closures, alteration and reinstatement of temporary drainage, weatherproofing of all revised interfaces, protection of completed permanent roofing and roof areas not yet commenced, revised specialist design, drawings and calculations, specialist inspections, updated certification and recertification, and all measures necessary to prevent any temporary loss of weather protection during phase transfers; include all alterations and relocations necessary regardless of the number, size or configuration of phases selected by the Contractor.</u> Temporary Roofs; Alter, Adapt & Relocate						
B	Building 1 Temporary Roof	1	Item			

					€	c
(--) TEMPORARY WORKS (Cont)						
<u>Remove temporary roof from Building 1: Dismantle and remove the complete temporary-roof system on completion of the relevant permanent roofing works and once the roof below has been completed, inspected and confirmed secure and weatherproof; including all roof and side sheeting, temporary support framing, scaffolding or independent supports, trusses, beams, bracing, ties, anchors, ballast or kentledge, temporary gutters, outlets and downpipes, access equipment, lifting arrangements, fixings, fastenings and all ancillary components. Include all labour, plant and equipment required for dismantling and removal, clearing away from site, disposal of temporary materials not retained by the Contractor, and reinstatement and making good of all existing and permanent construction, surfaces and finishes disturbed or damaged by the temporary works.</u> Temporary Roofs; Removal						
A	Building 1 Temporary Roof	1	Item			
<u>Provide, erect, maintain, alter, relocate and remove temporary roofing to associated sheds; Provide complete contractor-designed and certified temporary-roof arrangements to the associated sheds, including design, erection, supports, restraint, weatherproof sheeting, temporary drainage, maintenance, inspections, phase alterations, relocations, certification, emergency attendance, removal and making good</u> Temporary Roofs; Removal						
B	Building 1 Sheds	1	Item			
<u>Temporary roof to Building 2: Supply and erect a complete Contractor-designed temporary-roof system to Building 1, either covering the complete building or provided in Contractor-selected phases, with each phase covering the entire active roof work area at all times; including all temporary support framing, scaffolding or independent supporting structures, trusses, beams, bracing, bases, sole plates, spreaders, ties, anchors, ballast or kentledge, restraint against wind uplift, roof sheeting, side and end sheeting where required, flashings, closures, weatherproof interfaces with existing roofing, completed permanent roofing, parapets, walls, upstands and adjoining temporary-roof phases, temporary gutters, outlets, downpipes, safe temporary rainwater discharge arrangements, access hatches, inspection access, lifting arrangements, fixings, fastenings and all associated ancillary components. Each temporary-roof phase shall be fully erected, securely restrained, fully sheeted, provided with temporary drainage, weatherproofed at all interfaces, inspected and certified before any existing roof covering, rooflight, glazing, insulation, decking, flashing, seal, kerb, upstand or other weatherproof construction within that phase is removed, opened or disturbed.</u> Temporary Roofs; Provide & Erect						
C	Building 2 Temporary Roof	1	Item			

					€	c
(--) TEMPORARY WORKS (Cont)						
<u>Maintain temporary roof to Building 2: Maintain the complete temporary-roof system to Building 1 for the duration required within the 12-calendar-month construction period, including planned inspections, inspections before and following forecast severe weather, monitoring of ties, anchors, ballast and bracing, tightening and retensioning, replacement of damaged or defective sheeting, maintenance of flashings and closures, clearing and maintenance of temporary gutters, outlets and downpipes, maintenance of safe access arrangements and inspection records, weather monitoring, 24-hour emergency contact, emergency labour and attendance, suitable temporary materials, access equipment, pumps and water-removal equipment, drying equipment, protection of occupied areas below and completed permanent roofing, and all measures necessary to maintain the building continuously safe, secure and weatherproof; including all associated fuel, power, attendance and consumables.</u> Temporary Roofs; Maintain						
A	Building 2 Temporary Roof	1	Item			
<u>Alteration and relocation of temporary roof to Building 2: Alter, extend, reduce, dismantle, relocate, re-erect and reconfigure the temporary-roof system between all phases required by the Contractors proposed roof-replacement strategy, including all phase changes, repeated dismantling and re-erection, temporary storage, lifting and crange, additional mobilisation and demobilisation, additional supports, ties, anchors, bracing and restraints, adaptation of temporary roof sheeting and side and end sheeting, alteration of flashings and closures, alteration and reinstatement of temporary drainage, weatherproofing of all revised interfaces, protection of completed permanent roofing and roof areas not yet commenced, revised specialist design, drawings and calculations, specialist inspections, updated certification and recertification, and all measures necessary to prevent any temporary loss of weather protection during phase transfers; include all alterations and relocations necessary regardless of the number, size or configuration of phases selected by the Contractor.</u> Temporary Roofs; Alter, Adapt & Relocate						
B	Building 2 Temporary Roof	1	Item			

		€	c
<u>(--) TEMPORARY WORKS (Cont)</u> Remove temporary roof from Building 2: Dismantle and remove the complete temporary-roof system on completion of the relevant permanent roofing works and once the roof below has been completed, inspected and confirmed secure and weatherproof; including all roof and side sheeting, temporary support framing, scaffolding or independent supports, trusses, beams, bracing, ties, anchors, ballast or kentledge, temporary gutters, outlets and downpipes, access equipment, lifting arrangements, fixings, fastenings and all ancillary components. Include all labour, plant and equipment required for dismantling and removal, clearing away from site, disposal of temporary materials not retained by the Contractor, and reinstatement and making good of all existing and permanent construction, surfaces and finishes disturbed or damaged by the temporary works. Temporary Roofs; Removal Building 2 Temporary Roof		1	Item
<u>LOCAL TEMPORARY ROOFLIGHT CLOSURES</u> <u>PROTECTION OF OCCUPIED AREAS</u> <u>Temporary protection and segregation of occupied areas</u> Provide, maintain, relocate, repeatedly install and subsequently remove all temporary protection required to fully segregate the Works from occupied classrooms, workshops, offices, stores, circulation spaces and ancillary areas; including temporary partitions and enclosures, waterproof protective sheeting, debris containment, dust-control measures, acoustic screens, protection to floors, walls, ceilings, furniture, equipment, machinery and teaching materials, temporary barriers and signage, and all measures necessary to prevent water ingress, dust, fumes, excessive noise and vibration and falling tools, fixings, materials or debris entering occupied areas. Include maintaining emergency escape routes and circulation routes at all times, repeated establishment, relocation and removal of protection to facilitate room-by-room working, cleaning and drying of affected areas, making all work areas safe, secure, clean, dry and weatherproof at the end of each working shift, and final removal, reinstatement and making good on completion.		1	Item
26405 - GRETB Mervue Roof Upgrade		To Collection €	

					€	c
(--) TEMPORARY WORKS (Cont)						
DEMOLITIONS & ALTERATIONS						
Demolition						
Design, supply, install, maintain and subsequently remove a rigid, secure and structurally adequate temporary closure to each existing rooflight opening following removal of the existing rooflight (measured elsewhere); comprising suitably supported external-grade plywood or other system approved by the specialist temporary works designer, including supporting framing, fixings, restraint against foreseeable construction and wind loads, weather protection, appropriate fire performance, edge protection, dust and debris containment, protection against water ingress and protection against persons, tools, fixings and materials falling through the opening, together with all associated components and ancillary works. Temporary closures shall remain secure and effective during working hours, nights, weekends and holiday periods and shall remain in place until the permanent rooflight has been installed. Include repeated removal, adaptation, temporary storage, re-erection, reinstatement, resealing and inspection on more than one occasion as necessary to facilitate roof-deck alterations, structural trimming, rooflight supports, kerbs, upstands, permanent rooflight installation and associated works.						
Temporary Screens; Building 1						
A	Exceeding 300mm wide; Raking (Existing Northlight Glazing Panels - 28no. 21.3m x 1.8m)	1,074	m2			
B	Exceeding 300mm wide; Laid to Falls (Existing Rooflight - 6no. 1.4m x 1.4m)	12	m2			
C	Exceeding 300mm wide; Laid to Falls (Existing Rooflight - 5no. 2m x 1.4m)	14	m2			
D	Exceeding 300mm wide; Laid to Falls (Existing Rooflight - 5no. 2m x 2m)	8	m2			
E	Exceeding 300mm wide; Laid to Falls (Existing Rooflight - 26no. 4.8m x 1.135m)	142	m2			
F	Exceeding 300mm wide; Laid to Falls (Existing Rooflight - 9no. 2.25m x 1.135m)	54	m2			
G	Exceeding 300mm wide; Laid to Falls (Existing Rooflight - 3no. 8.65m x 1.135m)	30	m2			
H	Exceeding 300mm wide; Laid to Falls (Existing Rooflight - 1no. 9m x 1.135m)	11	m2			
J	Exceeding 300mm wide; Laid to Falls (Existing Rooflight - 1no. 9.25m x 1.135m)	11	m2			
Temporary Screens; Building 2						
K	Exceeding 300mm wide; Raking (Existing Northlight Glazing Panels - 4no. 10.52m x 2.25m)	95	m2			
L	Exceeding 300mm wide; Raking (Existing Northlight Glazing Panels - 20no. 10.67m x 1.6m)	342	m2			
26405 - GRETB Mervue Roof Upgrade August 2026 SFR115/Issue1/190207					To Collection €	
Temp Works /9						

26405 - GRETB Mervue Roof Upgrade
August 2026
SFR115/Issue1/190207

GENERAL SUMMARY

	<u>GENERAL SUMMARY</u>				€	
	Amount for:					
A	PRELIMINARIES					
B	BUILDING - 1					
C	BUILDING - 2					
D	SITEWORKS					
E	TEMPORARY WORKS					
F	Total (excluding VAT)			€		
G	Provide for: entering into a bond with an approved Insurance Company which will become bound jointly and severally with the Contractor in a sum equal to 12.5% of the contract sum; paying all premiums and expenses arising; complying with all conditions of the bond; lodging the bond with the Architect		Item			
	<u>PROJECT SUPERVISOR</u>					
H	Provide for all costs in respect of: The appointment of project supervisor for the Construction Stage. We agree to nominate a suitably qualified person to provide the required services and have included for all costs associated with the provision of such services to fulfill the function and perform on behalf of the Employer the duties of the Project Supervisor for the Construction Stage as set out in paragraphs 6 & 7 of the safety, Health and Welfare at Works Construction Regulations 2013; complying with the Conditions of the Collateral Agreement including any additional insurance costs (Exclusive of Value Added Tax)		Item			
	TOTAL AMOUNT OF TENDER (EXCLUDING VAT) FORWARD TO FORM OF TENDER			€		

APPENDIX A - VAT SCHEDULE

SCHEDULE OF WORKS ITEMS SUBJECT TO VAT AT RATES OTHER THAN SPECIAL BUILDING RATE					
(13.5%)					
<u>Notes</u>					
1. Please list separately the items included in the tender amount (including M&E Items) that are liable for VAT at rates other than the special building rate (13.5%) i.e. 23% to allow for the calculation of the Employer's total VAT outlay on the contract.		Note			
2. The Employer reserves the right to seek advice from the Revenue Commissioners on the accuracy of the VAT allocations shown and, in the event of a dispute, the opinion of the Revenue Commissioners on the VAT rate appropriate to any item of work shall be final.		Note			
3. Where the cost of any items are VAT exempt or zero rated zero rated for VAT purposes the relevant items shall be itemised and the amount of the liability at this rate shall be clearly identified		Note			
4. This schedule is for information purposes only and should not be carried forward to the General summary and will therefore not be included in the Tender amount.		Note			

Ref	Description	Unit	Amount Subject to VAT at rates other than 13.5% €	VAT Percentage Amount e.g. 23% %	Amount of VAT €
	<u>Please See Below Example on How the Schedule is to be Filled Out (For information Purposes Only)</u>	Note			
	<u>The following example should not form any part of the Tenderers calculation</u>	Note			
	<u>Example</u>				
	Light Fittings	Item	€10,000.00	23.00%	€2,300.00
	<u>Works Items</u>				
A					
B		Item			
C		Item			
D		Item			
E		Item			
F		Item			
G		Item			
H		Item			
I		Item			
J		Item			
K		Item			
L		Item			
M		Item			
N		Item			

<u>Ref</u>	<u>Description</u>	<u>Unit</u>	<u>Amount</u> <u>Subject to</u> <u>VAT at rates</u> <u>other than</u> <u>13.5%</u> <u>€</u>	<u>VAT</u> <u>Percentage</u> <u>Amount e.g.</u> <u>23%</u> <u>%</u>	<u>Amount of</u> <u>VAT</u> <u>€</u>
	<u>Works Items</u>				
A		Item			
B		Item			
C		Item			
D		Item			
E		Item			
F		Item			
G		Item			
H		Item			
I		Item			
J		Item			
K		Item			
L		Item			
M		Item			
N		Item			
O		Item			
P		Item			
Q		Item			
R		Item			
S		Item			
T		Item			
U		Item			
V		Item			

<u>Ref</u>	<u>Description</u>	<u>Unit</u>	<u>Amount</u> <u>Subject to</u> <u>VAT at rates</u> <u>other than</u> <u>13.5%</u> <u>€</u>	<u>VAT</u> <u>Percentage</u> <u>Amount e.g.</u> <u>23%</u> <u>%</u>	<u>Amount of</u> <u>VAT</u> <u>€</u>
	<u>Works Items</u>				
A		Item			
B		Item			
C		Item			
D		Item			
E		Item			
F		Item			
G		Item			
H		Item			
I		Item			
J		Item			
K		Item			
L		Item			
M		Item			
N		Item			
O		Item			
P		Item			
Q		Item			
R		Item			
S		Item			
T		Item			
U		Item			
V		Item			



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General Summary	
Appendix A – VAT Schedule	

Please check that no page is missing or in duplicate.

Contractor's Name :

Address :
.....

Date :

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August 2026



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